Wealden District Council

SHELAA
Appendix 4
Parish Summaries

February 2024

Wealden
District Council

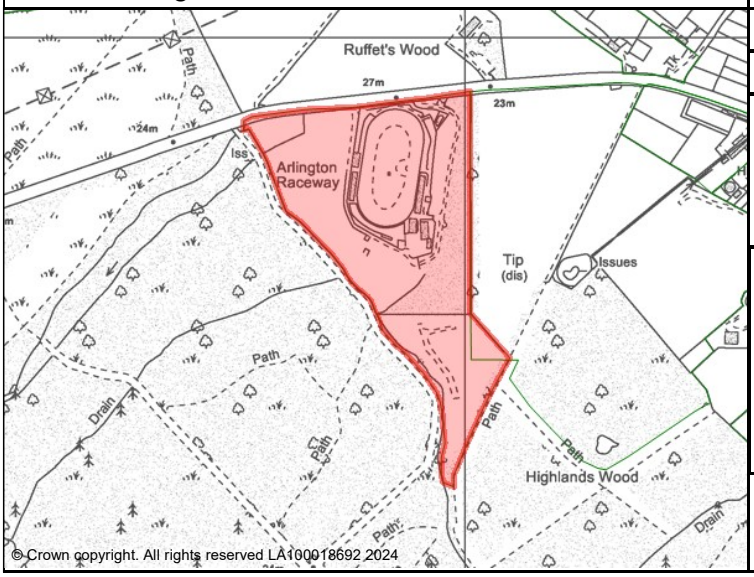
How to Contact Us

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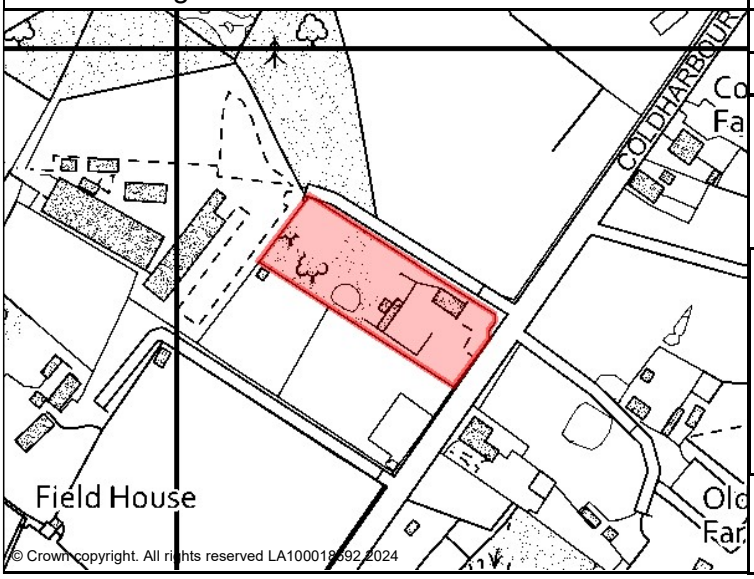
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 044/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Arlington Address: Arlington Stadium, Arlington Road West, Hailsham Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 7.42 Site area (ha) Net: 3

Reasons: The site comprises of a racetrack, warehouse, associated buildings and car park and is located to the west of the A22 on Arlington Road West. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate landscape sensitivity, as the site is surrounded by ancient woodland on all sides and some trees that are subject to a group Tree Protection Order (TPO) located on the site. The site is severed from Hailsham by the A22 and is rural in nature. The site is isolated and remote from local services, facilities and public transport. Owing to its isolated location, this site is unsuitable for residential development. However, given the current use of the site, it is considered suitable for employment development. Proposals for the intensification of employment uses will need to be subject to a full transport assessment and modelling work to evaluate their highways impact and ensure that suitable connectivity can be achieved to the existing highway network. Suitable remediation works may also be required if development was to be brought forward to mitigate any potential land contamination, given the sites existing use and the land adjacent to the east (SHELAA site 839/1310) being previously used for landfill.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

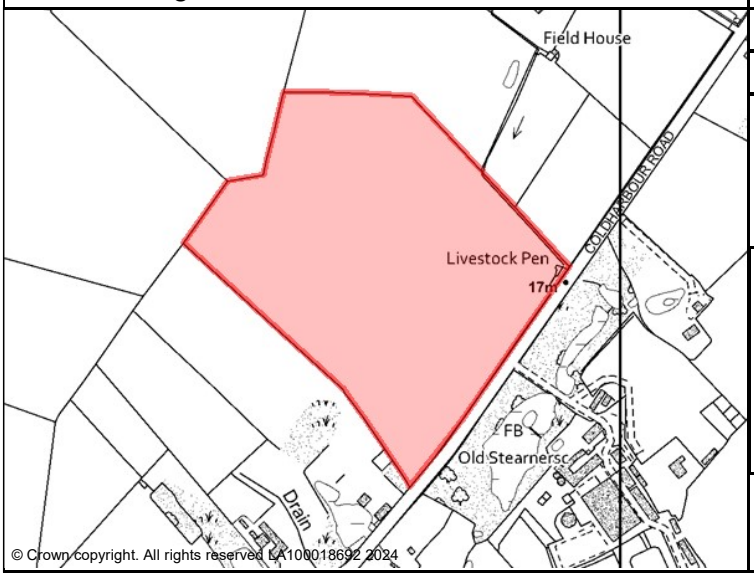
Plan showing whole extent of submitted site	Site Reference: 878/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Robins Nursery, Coldharbour Road, Upper Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 0.5 Site area (ha) Net: 0.3

Reasons: This horticultural nursery is situated on Coldharbour Lane amongst scattered residential dwellings and farmsteads. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate landscape sensitivity, due in part to its semi-enclosed character and existing employment uses on site. The site is situated next to a poultry farm and is located adjacent to its existing vehicular access. Owing to its isolated location, this site is unsuitable for housing development. In addition, the redevelopment of this site will involve the loss of a rural business, the need for which would be required to be assessed by the Council against policies in the Local Plan. However, development of the site for employment uses may be suitable given the site's existing use and its proximity to the poultry farm to the west and north of the site.

If a Local Plan proposes large-scale development of this area (see SHELAA Site 825/1310) with associated infrastructure and amenities, then the site may be suitable for housing development as part of a comprehensive redevelopment of the area.

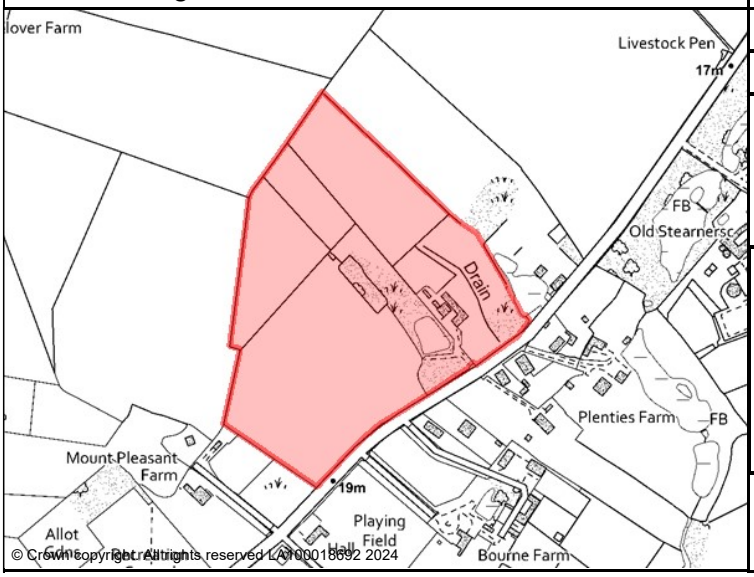
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 015/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 7.22 Site area (ha) Net: 0

Reasons: The site is an agricultural field surrounded by open farmland and scattered houses and farmsteads alongside Coldharbour Road. The site is isolated and detached from any identified settlement or local facilities and amenities. Therefore, in isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. The 2023 Landscape Sensitivity Assessment states that the site is moderate sensitivity to development in part due to mature hedgerow vegetation at the boundaries, and moreover, glimpsed longer distance views towards the SDNP, which increases landscape sensitivity. However, if a Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development.

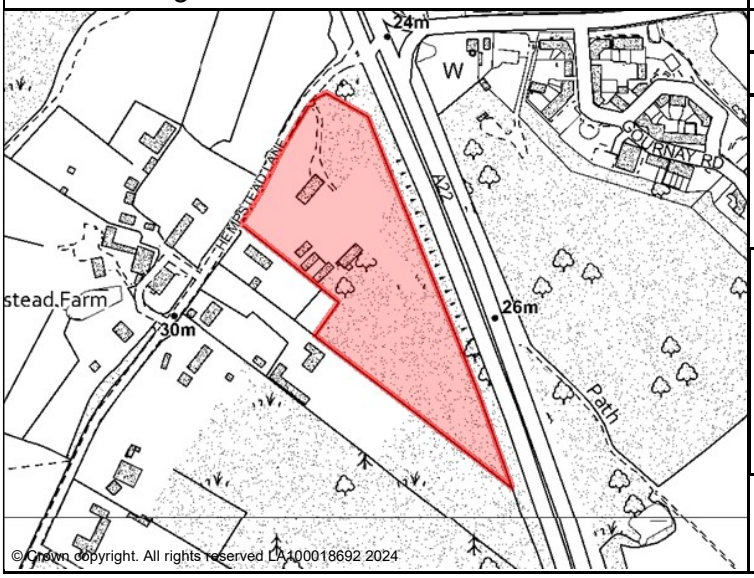
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 224/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Mayfields Farm, Coldharbour Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 6.85 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a group of fields used for grazing surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road. A public right of way runs east to west across the site's northern boundary. The site is detached from Upper Dicker village and is remote from local amenities and facilities. The 2023 Landscape Sensitivity Assessment has also indicated that the site is of moderate landscape sensitivity due to the mature wooded boundaries that increase sensitivity in the north of the site and therefore, in isolation, large-scale residential development would be unsuitable in this semi-rural location and be out of character with the surrounding area. However, if a Local Plan proposes large-scale development in this location with associated infrastructure and amenities, then the site may be suitable for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 237/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Arlington Address: Chicheley Farm, Hempstead Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.25 Site area (ha) Net: 0

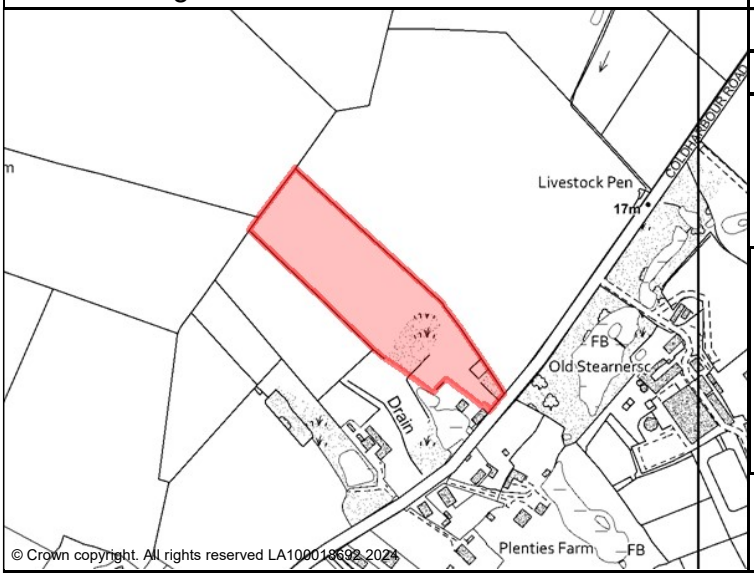
Reasons: The site comprises a house, garden and large area of ancient woodland, which covers over 50% of the site. The site is severed from Hailsham by the A22, which bounds the sites eastern boundary. Despite the close proximity to the A22, the site is rural in nature and is isolated, being remote from local services, facilities and public transport. Owing to its isolation, this site is considered unsuitable for residential development, which would be out of keeping with the surrounding land uses.

However, if a Local Plan proposes large-scale development of this area and the site was submitted as part of a comprehensive redevelopment of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities. If development were considered suitable as part of a more comprehensive redevelopment of the area, suitable mitigation measures would be required to reduce the noise impact of the A22. The 2023 Landscape Sensitivity Assessment states that the site is of high landscape sensitivity, due to its elevated position and the inclusion of significant ancient woodland. A dwelling, Hempstead, is a grade II listed building and located to the west of the site. The suitability of development would also

Wealden SHELAA Unsuitable Sites Summary

need to be considered in the context of the setting of this listed building.

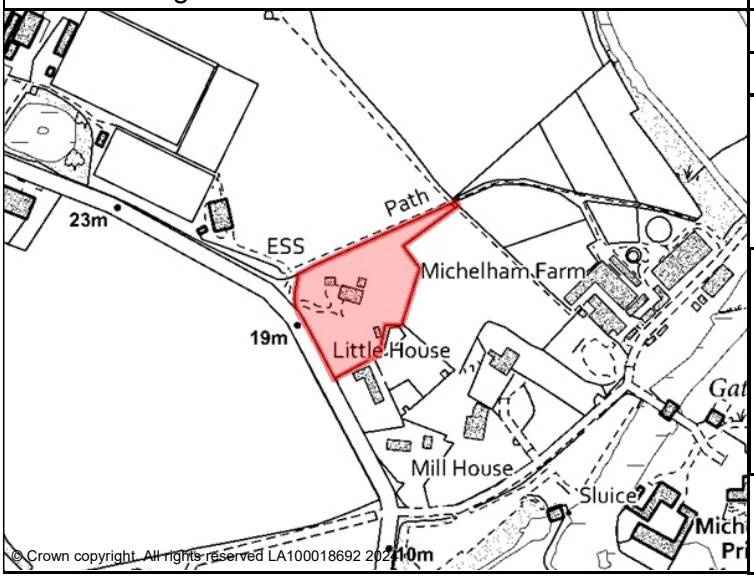
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 405/3300
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Upper Dicker
	Parish: Arlington
	Address: Brickfields, Coldharbour Road, Upper Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.19 Site area (ha) Net: 0

Reasons: The site comprises of a single field surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road. The site is detached from Upper Dicker village and is remote from local amenities and facilities. Therefore, in isolation large scale residential development would be unsuitable in this semi-rural location and be out of character with the surrounding area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development in part due to mature hedgerow vegetation at the boundaries, and moreover, glimpsed longer distance views towards the SDNP, which increases landscape sensitivity. However, if a Local Plan proposes large-scale development in this location with associated infrastructure and amenities, then the site may be suitable for development.

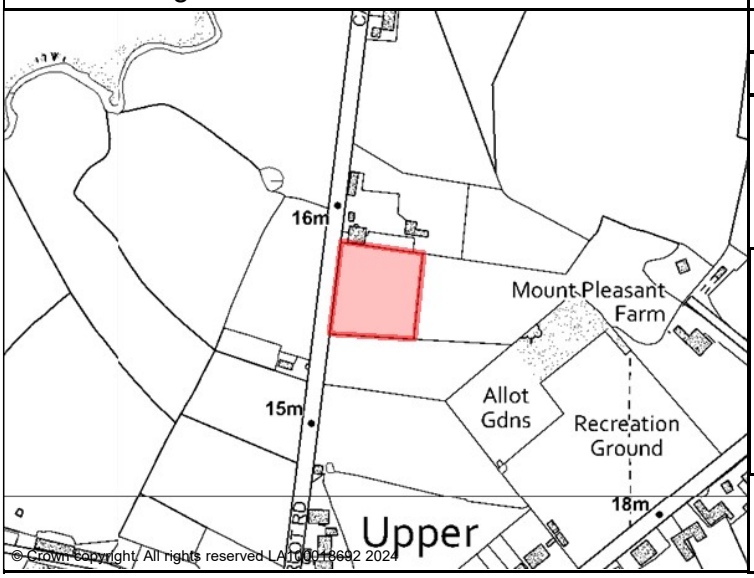
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 531/3300
	Settlement: Upper Dicker Parish: Arlington Address: Land at Old Waye, Michelham Priory Road, Upper Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.63 Site area (ha) Net: 0

Reasons: The site comprises of an existing residential dwelling and garden located to the east of Upper Dicker and to the east of Michelham Priory Road. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Upper Dicker. Housing development would be unsuitable in this location and would have a detrimental impact on the character of the surrounding countryside. The site is also located to the west of Michelham Priory, which is a Grade I listed building and a scheduled ancient monument (the Michelham Priory site contains a host of other listed buildings). It is likely that the delivery of new development in this location will lead to harm to those designated heritage assets without significant mitigation. A public right of way bounds the site's northern boundary.

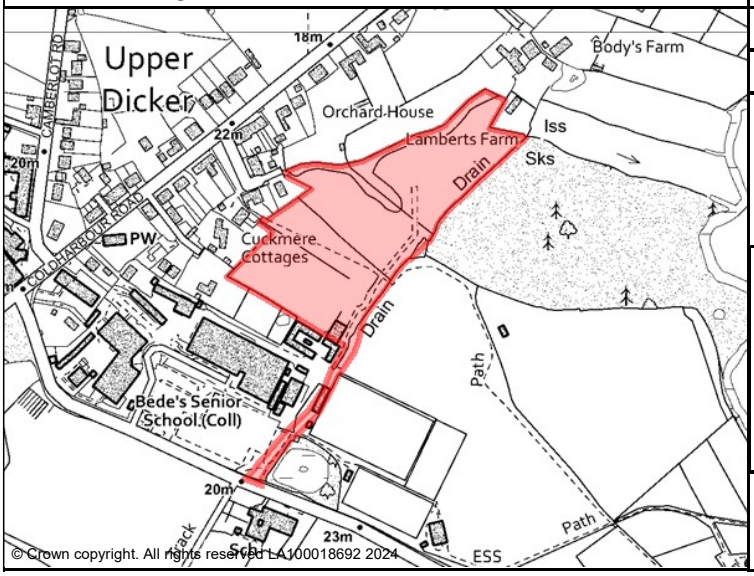
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 542/3300
	Settlement: Upper Dicker Parish: Arlington Address: Land at Camberlot Road, Upper Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.39 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a single field surrounded by open farmland, scattered houses and farmsteads along Camberlot Road. The site is detached from Upper Dicker village and is remote from local amenities and facilities. In addition, the 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate landscape sensitivity due to its tree/hedgerow enclosures that are key landscape features. The site also forms part of the rural setting to Lower Dicker that increases sensitivity. Therefore, residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 558/3300
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Upper Dicker
	Parish: Arlington
	Address: Land north of St Bede's Sports Centre, Michelham Priory Road, Upper Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.96 Site area (ha) Net: 0

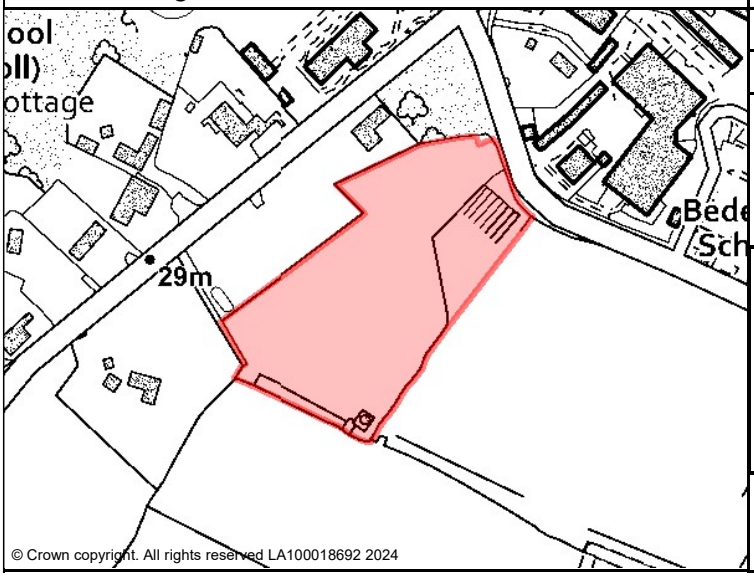
Reasons: The site is comprised of a number of grass fields located to the north of Michelham Priory Road and Bedes School, as well as behind existing linear development to the east of Coldharbour Road in Upper Dicker. The site gained planning permission for a change of use to provide four sports pitches for outdoor sport for use by the St Bede's School Trust (Sussex) under planning reference WD/2015/0418/F, but the development of those sports pitches has not yet come to fruition.

The site is located near to the centre of the existing built-up area of Upper Dicker. The site benefits from close proximity to associated existing services and local facilities that Upper Dicker provides, albeit these are limited. If development was to be brought on this site, it would form a type of backland development that would not resemble the existing built form of the village that is predominantly linear development along both Coldharbour Road and Camberlot Road. The scale of the site is also substantial for a village with limited facilities and services, and it is concluded that residential development is not suitable in this location.

The site, as submitted, has a poor existing vehicular access via an unmade, long and narrow track, which is unsuitable to serve any further significant residential development without significant upgrading. A Grade II listed building (Upper Dicker Post Office) lies adjacent the sites western boundary and residential

development, particularly to west of the site will likely be detrimental to setting of that heritage asset, without significant mitigation. A public right of way crosses through the centre of the site from east to west.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

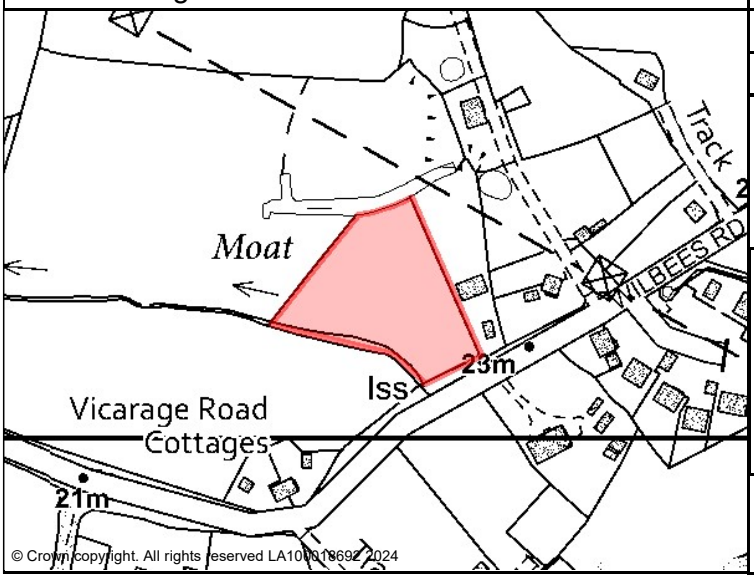
Plan showing whole extent of submitted site	Site Reference: 603/3300
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Upper Dicker Parish: Arlington Address: Land off Michelham Priory Road, Upper Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.28 Site area (ha) Net: 0

Reasons: The site comprises of private, informal recreation land previously used as cricket nets for Bedes School (now relocated within the school grounds) located in the centre of the existing built-up area of Upper Dicker. The site benefits from close proximity to associated existing services and local facilities that Upper Dicker provides. The site is considered suitable for residential development subject to the provision of a suitable vehicular access. The site previously achieved full planning permission for 14 dwellings under planning reference WD/2016/1780/MAJ, however, this permission has now lapsed. A resubmission of the approved application is subject to a live application under planning reference WD/2020/1174/MAJ.

Upper Dicker is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

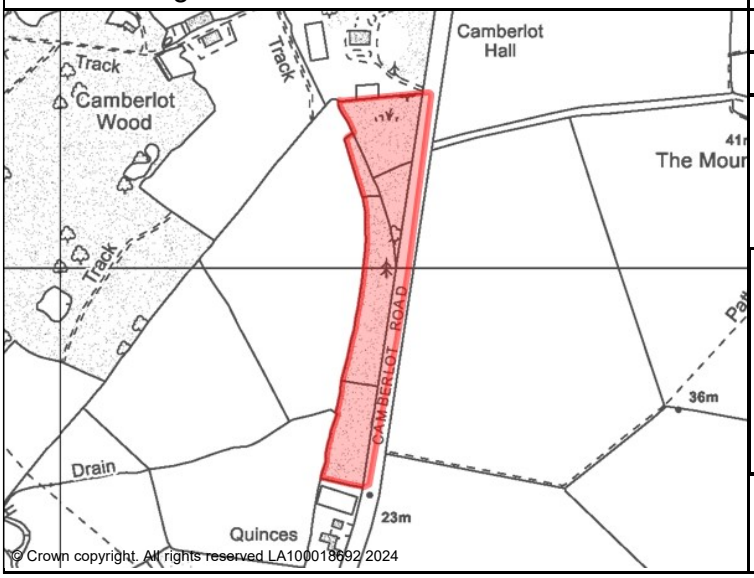
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 668/1730
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Arlington Parish: Arlington Address: Land adjoining Three Oaks Cottages, Wilbees Road, Arlington Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.53 Site area (ha) Net: 0

Reasons: The site comprises a single field used as a paddock, which is visually and functionally separate from the village of Arlington that lies to the west. This is an isolated site, remote from public transport, local services and facilities. Therefore, housing development would be unsuitable and would appear out of keeping with the rural character and landscape appearance of the locality.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

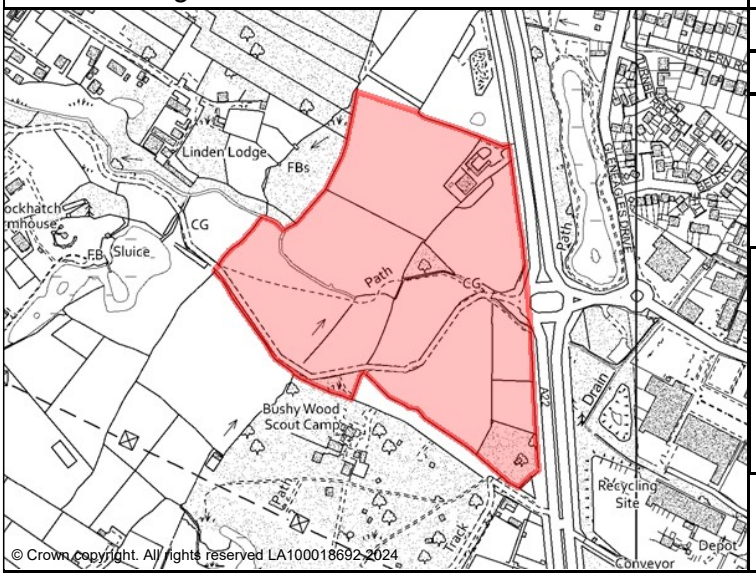
Plan showing whole extent of submitted site	Site Reference: 680/3300
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Upper Dicker Parish: Arlington Address: Land adjacent to Camberlot Hall, Camberlot Road, Upper Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.72 Site area (ha) Net: 0

Reasons: This narrow site is comprised of woodland located adjacent to Camberlot Road. There is a group TPO running along the eastern boundary, which could restrict any potential development of the site. Two public rights of way cross through the site towards the northwestern corner. The site is detached from any settlement and is remote from local services and facilities. The 2023 Landscape Sensitivity Assessment states that this site is moderate to higher sensitivity to residential

Wealden SHELAA Unsuitable Sites Summary

development in part due to the site being bound by mature hedgerows, shaws and areas of woodland. Housing development would be unsuitable owing to the woodland habitat, the size of site, the isolation from local services and the impact upon rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

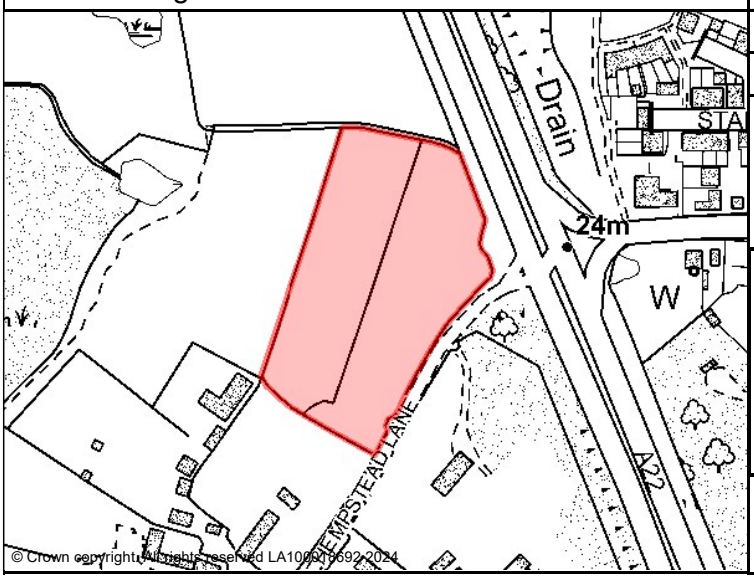
Plan showing whole extent of submitted site	Site Reference: 692/1310
	Settlement: Hailsham Parish: Arlington Address: Land west of the A22, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.41 Site area (ha) Net: 0

Reasons: The site comprises several fields and a poultry farm adjacent to the A22, which runs along the eastern boundary of the site. The site is detached from Hailsham by the A22 and is therefore isolated from local services, facilities and public transport. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site would create car dependant development. Owing to its isolation, the site is considered unsuitable for residential or employment development. The 2023 Landscape Sensitivity Assessment states that the site has moderate landscape sensitivity. If development was to be brought forward, it must take into consideration and reinforce the existing mature screening on site, to ensure that the impact on the wider landscape is minimised. This includes the retention of existing landscape buffers on the site's boundaries and the retention of the tree and hedgerow belts that separate the fields on site. Additionally, there is a need to retain public access and consider views from the public rights of way, which pass near Knockhatch Adventure Park, and those which pass through the wider countryside. Enhanced buffering will also be required to protect the amenity of Bushy Wood Activity Centre to the south and Knockhatch Adventure Park to the south west.

The central portion of the site is subject to Flood Risk Zones 2 and 3, which precludes development in this area. Suitable mitigation measures would be required to reduce the impact of noise from the A22. Ancient woodland bounds the site on a small portion of the southern and larger portion of the north western boundaries. A small parcel of ancient woodland is located within the centre of the site. A suitable buffer to these parcels of ancient woodland would be required as part of any scheme. The eastern part of the site was subject to an outline

planning application for the relocation of the Hailsham Cattle Market (that includes offices, a livestock building and parking) under planning reference WD/2022/2878/MAO, but this withdrawn in December 2023.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

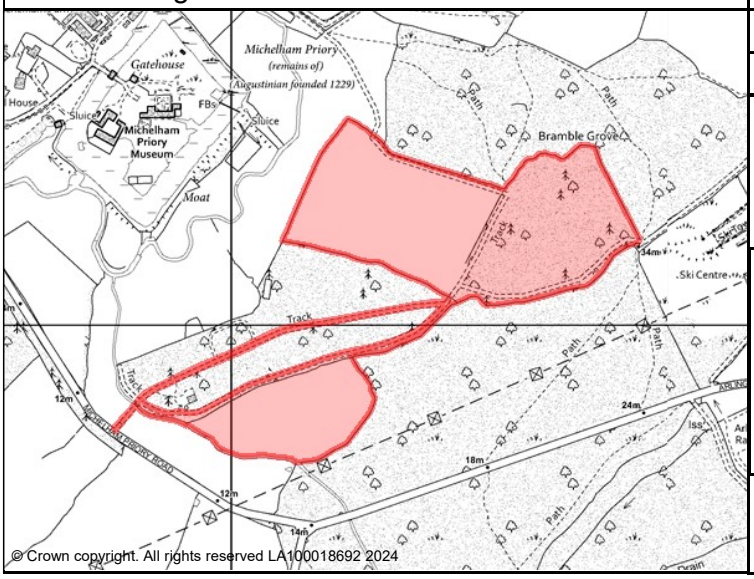
Plan showing whole extent of submitted site	Site Reference: 751/1310
 © Crown copyright and database rights reserved LA100031692 2024	Settlement: Hailsham
	Parish: Arlington
	Address: Land at Hempstead Lane, A22, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.21 Site area (ha) Net: 0

Reasons: The site consists of a small field used for grazing to the north of Hempstead Lane, which is a rural lane with no footpaths. The site is severed from Hailsham by the A22, which runs to the east of the site. The 2023 Landscape Sensitivity Assessment states that the site is of a moderate landscape sensitivity. The site is detached from the urban area of Hailsham and is therefore isolated from any local facilities, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for development in this location.

However, if a Local Plan proposes large-scale redevelopment of this area and the site was to come forward as part of a comprehensive redevelopment of the land connected to the A22 and SHELAA sites 806/1310 and 825/1310, it may be considered suitable for development with associated infrastructure and amenities. A dwelling, Hempstead Farm, is Grade II listed and is located to the south of the site. The suitability of development would also need to be considered in the context of the setting of this listed building. A public right of way runs along the northern boundary of the site and would need to be retained. If development were to be brought forward, suitable mitigation measures would be required to reduce the impact of noise from the A22.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

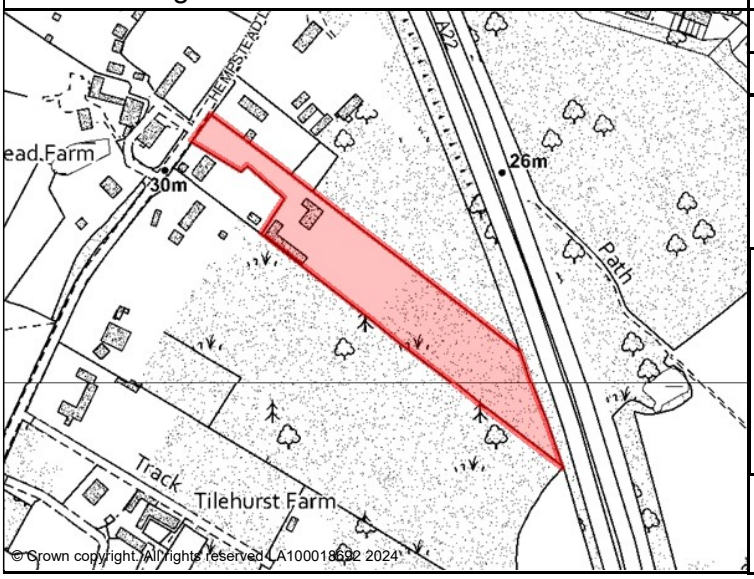
Plan showing whole extent of submitted site	Site Reference: 754/1310
	Settlement: Hailsham Parish: Arlington Address: Land at Old Barn Farm, Michelham Priory Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 12.52 Site area (ha) Net: 0

Reasons: This is a large site comprising of fields used for agriculture and includes an agricultural barn. The site is visually and functionally separated from any nearby development and is therefore isolated from local services and facilities. Housing development would be unsuitable in this location and would have a detrimental impact on the character of the surrounding landscape. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to residential development in part due to woodland in the south of the site which forms part of a prominent wooded skyline at Wilmington Wood and forms part of the setting of Michelham Priory Scheduled Monument, which increase its landscape sensitivity.

The site is located to the south and east of Michelham Priory, which is a Grade I listed building and a scheduled ancient monument. There are many other Grade II listed buildings located within the vicinity. Development of this site would have a detrimental impact on the setting of these designated heritage assets and mitigation is unlikely to be possible. A small portion of the site's western boundary is located within Flood Risk Zones 2 and 3, which precludes residential development in this location. Ancient woodland (Bramble Grove) bounds the site's southern boundary.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

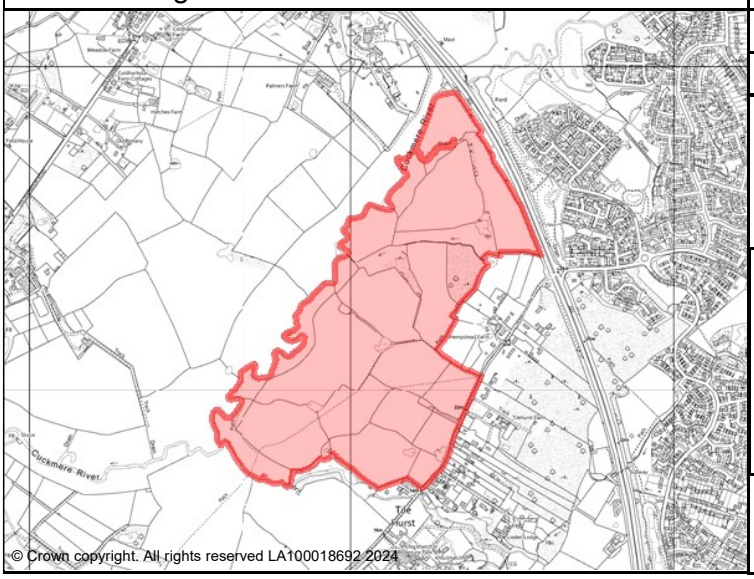
Plan showing whole extent of submitted site	Site Reference: 775/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land at Paulalyn, Hempstead Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.3 Site area (ha) Net: 0

Reasons: The site comprises land used for sheep grazing and is located on Hempstead Lane, which is a rural road with no footpaths. Ancient woodland covers approximately half of the site and would significantly reduce any developable area. The site is severed from Hailsham by the A22 and is generally rural in nature and is isolated and remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity, due to the site's elevated position and substantial proportion of Ancient Woodland on site. Owing to its isolation, residential development of this site is unsuitable and would be out of keeping with the character of the area in any case.

However, if a Local Plan proposes large scale redevelopment of this area and the site was submitted as part of a comprehensive redevelopment scheme of the land connected to the A22 and SHELAA site 806/1310 and 825/1310 it may be considered suitable for development with associated infrastructure and amenities. If development were to be brought forward, suitable mitigation measures would also be required to reduce the noise impact of the A22. A dwelling, Hempstead, is Grade II listed and is located to the west of the site and therefore the suitability of housing development would need to be considered in the context of the setting of the listed building.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

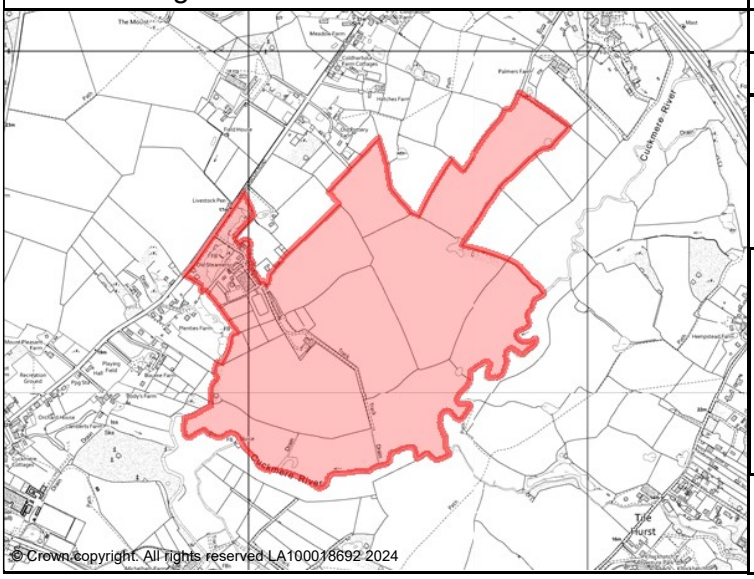
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 805/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham
	Parish: Arlington
	Address: Land north west of Hempstead Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 56.6 Site area (ha) Net: 0

Reasons: This is a large site comprising agricultural farmland situated to the west of Hailsham. The site is severed from Hailsham by the A22, which forms a proportion of its frontage, with the majority of the site situated to the west of Hempstead Lane and the tributaries of the River Cuckmere. Notwithstanding the presence of the A22, the site is relatively rural in nature. Two parcels of ancient woodland (Hempstead Farm Shaw) are located within the centre of the site. The Cuckmere River forms the sites western and southern boundaries and therefore parts of the site are located within Flood Zones 2 and 3, precluding residential development on these parts of the site. The Weald Way long distance footpath passes through the site from the south to the northeast. The topography is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of vegetation to the south and along the A22 frontage. However, there are long distance views into the site from high points in the South Downs, approximately 6-7km to the south of the site. There are also intermittent local views towards the site from the surrounding roads; A22, Hempstead Lane and Coldharbour Road. The site is isolated and detached from any identified settlement or local facilities and amenities. Therefore, in isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. However, if a Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development. The site is also assessed as part of SHELAA site 825/1310.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

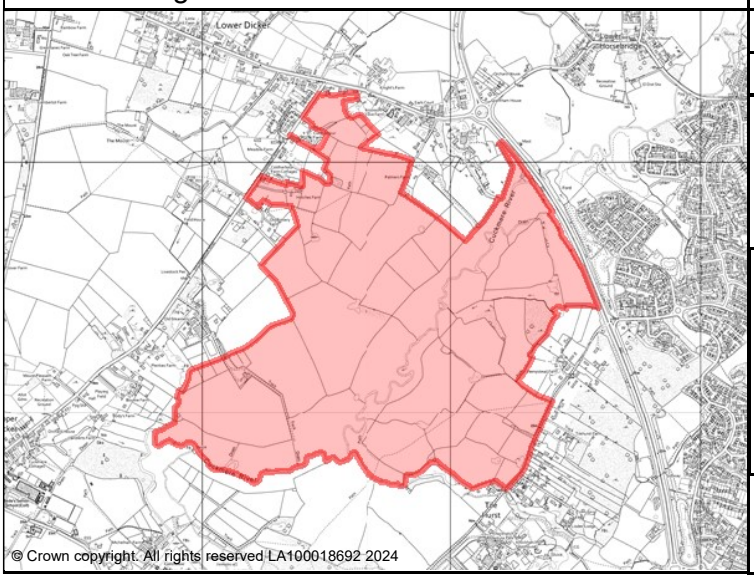
Plan showing whole extent of submitted site	Site Reference: 806/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham
	Parish: Arlington
	Address: Land at Starnash Farm, Coldharbour Road, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 66.13 Site area (ha) Net: 0

Reasons: This is a large site comprising of agricultural farmland, associated farm buildings, commercial caravan storage and a dwelling situated to the west of Hailsham and to the northeast of Upper Dicker (Coldharbour Road). The site is mainly in agricultural use and is bounded by the Cuckmere River to the south and east and therefore large parts of the site are covered by Flood Risk Zones 2 and 3, which precludes residential development on this part of the site. To the southwest of the site is Michelham Priory, a Scheduled Ancient Monument and Grade I listed building. Starnash Farm Cottage is Grade II listed and lies within the western part of the site. The topography is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of mature woodland, particularly to the south of the site. However, there are long distance views into the site from high points in the South Downs National Park, that lies approximately 6-7km to the south of the site. The site is isolated and detached from any identified settlement or local facilities and amenities. Therefore, in isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area.

However, if a Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development. The site is also assessed as part of SHELAA site 825/1310.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 825/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land to the north west of Hempstead Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 148.24 Site area (ha) Net: 0

Reasons: This is a large site situated to the west of Hailsham. The site is severed from Hailsham by the A22, which only forms a small proportion of the frontage with the majority of the site situated towards the rural areas of Upper and Lower Dicker to the west. The site is mainly in agricultural use and is bisected by the Cuckmere River and associated floodplain and flood zones. Notwithstanding the presence of the A22, the site is rural in nature. To the south west of the site is Michelham Priory, a Scheduled Ancient Monument and Grade I listed building. To the south and east of the site are two large areas of Ancient Woodland, Bramble Grove and Tile Hurst. Internal boundaries are typically formed by mature hedgerows and watercourses and there are a number of field ponds within the area and remnant oxbow features. The Weald Way long distance footpath passes through the site from the south to the northeast and several other public rights of way bisect the site. The topography is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of mature woodland – Tile Hurst Wood to the east, Bramble Grove to the south and mature vegetation around Michelham Priory. However, there are long distance views into the site from high points in the South Downs, approximately 6-7km to the south of the site. There are also intermittent local views towards the site from the surrounding roads; A22, Hempstead Lane and Coldharbour Road. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity given that it is located along the tranquil River Cuckmere valley that has a rural character (particularly away from the A22). It is noted that the south of the site is more sensitive due to the presence of medium scale assarts with mature internal hedgerows, small pockets of ancient woodland and the Wealdway long distance path.

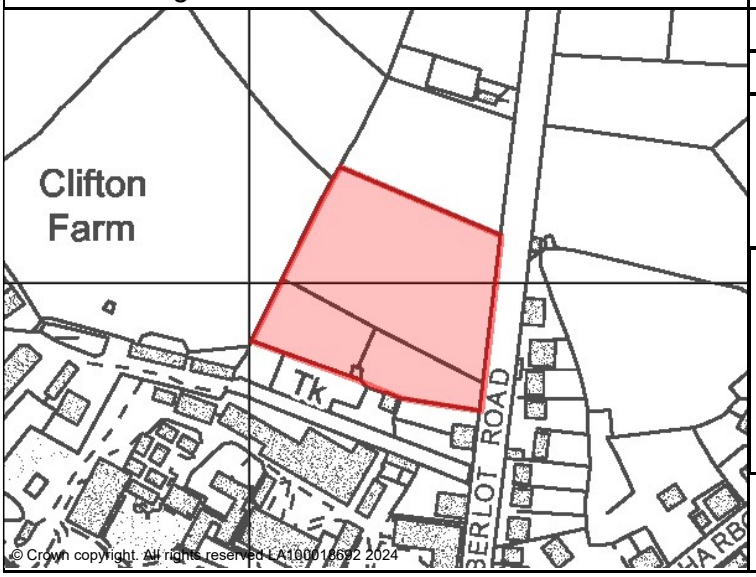
Development of this site would require careful consideration in relation to impacts on highway capacity on the A22, the Boship roundabout and the B2124 at Golden Cross. Early high-level transport modelling has been undertaken and at this time there are significant concerns relating to highways capacity (relating to the capacity along the northbound A22 close to the site). Further modelling will be required to determine whether mitigation can negate any highways capacity

Wealden SHELAA Unsuitable Sites Summary

impacts. The site would also need to demonstrate that suitable opportunities to create safe and legible access across the A22 can be achieved so that the residents had suitable access to Hailsham Town Centre. In addition to this, the site would need to be carefully masterplanned to allow connectivity across the site, whilst ensuring that the flood zones and River Cuckmere are respected; retain the Weald Way and its intrinsically rural features; retain landscape features; and providing necessary mitigation measures to the South Downs National Park and Michelham Priory. Significant off site and onsite infrastructure will be required and subject to all necessary studies.

The site is unsuitable, being rural in nature and isolated and remote from local services and facilities and public transport. The draft proposals from the site promoters show how these issues may be addressed in part (e.g. no development within flood zones), however significant concerns remain regarding other matters, in particular highways capacity and wider sustainability issues, including pedestrian access into Hailsham itself. Despite the sites size, it is not considered sufficient, in isolation, or combined with other adjacent land to deliver a genuinely sustainable garden settlement/urban extension.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

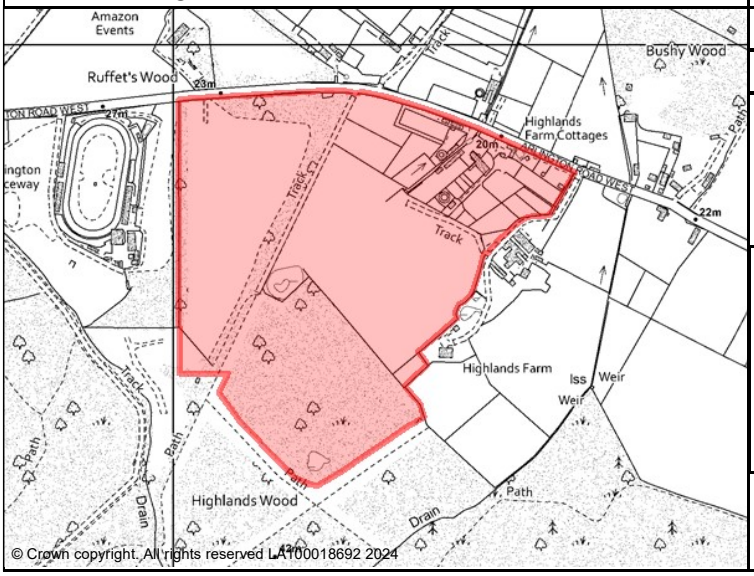
Plan showing whole extent of submitted site	Site Reference: 836/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.03 Site area (ha) Net: 0

Reasons: The site consists of a single paddock that is visually well contained by trees to the south and west and hedgerows to the east and north. The 2023 Landscape Sensitivity Assessment states that the site is of moderate landscape sensitivity. It is generally well related to the settlement pattern of Upper Dicker. However, any development should consider opportunities to soften the settlement edge and minimise visibility of the site in views from the South Downs National Park. The site is abutting the built-up area of the settlement and there is existing housing with an associated footpath opposite the site, as well as a site with an extant planning permission (reference WD/2022/1831/FA) for residential development to the north of the site. A transport assessment would be required to establish whether a suitable vehicular access can be established and to determine the

highways impact of residential development on Camberlot Road.

Upper Dicker is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

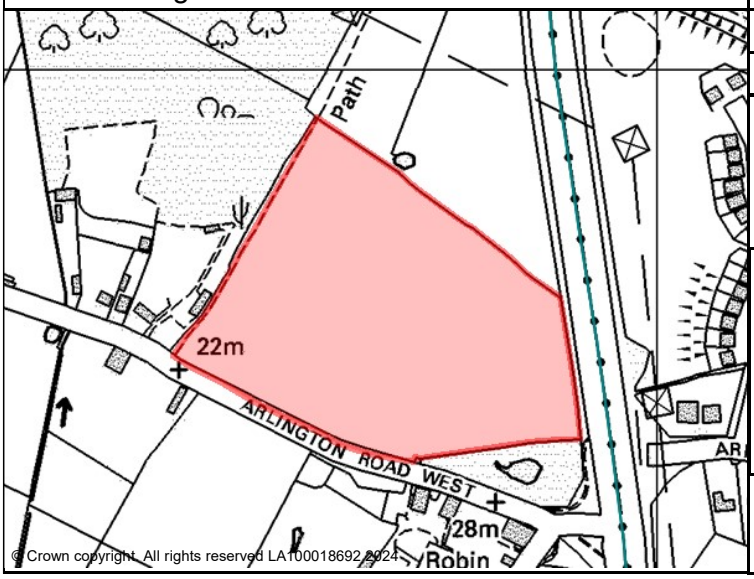
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 839/1310
	Settlement: Hailsham Parish: Arlington Address: Highlands Farm, Arlington Road West, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 15.83 Site area (ha) Net: 0

Reasons: The site comprises three fields, a block of woodland (including ancient woodland), two ponds and small number of sheds/outbuildings located on Arlington Road West, to the west of the A22. Ancient woodland covers the southeast portion of the site and would require a suitable buffer which would reduce the developable area of the site. The site is detached from the urban area of Hailsham and any other rural settlement and is therefore isolated from any local facilities, services and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to new development, due to the ancient woodland on and surrounding the site that increases sensitivity. Arlington Road West is a rural road with no footpaths and is characterised by sporadic properties and rural businesses along the frontage. Owing to its location and the rural nature of the site, large scale residential development is not considered suitable in this location.

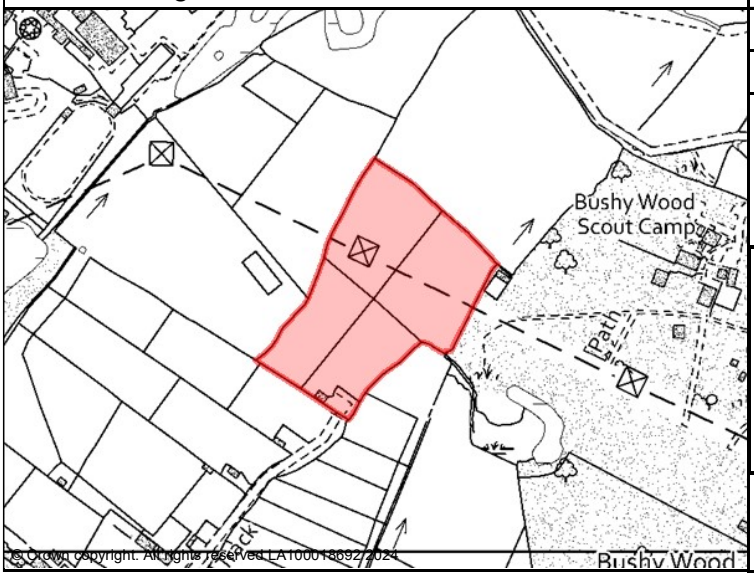
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 842/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Arlington Address: Land at Candleford, Arlington Road West, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.36 Site area (ha) Net: 0

Reasons: The site comprises of a single field which is severed from Hailsham by the A22 on the site's eastern boundary. The site is situated on the rural Arlington Road West, which has no public footpaths but does have existing sporadic frontage development. A public right of way crosses north to south along the site's western boundary. The site is detached from the urban area of Hailsham and is therefore remote from local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the landscape of the site is moderately sensitive noting that the site predominantly consists of small to medium scale assarts bound by mature hedgerows. Owing to its location and the rural nature of the site, residential development is not considered suitable in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

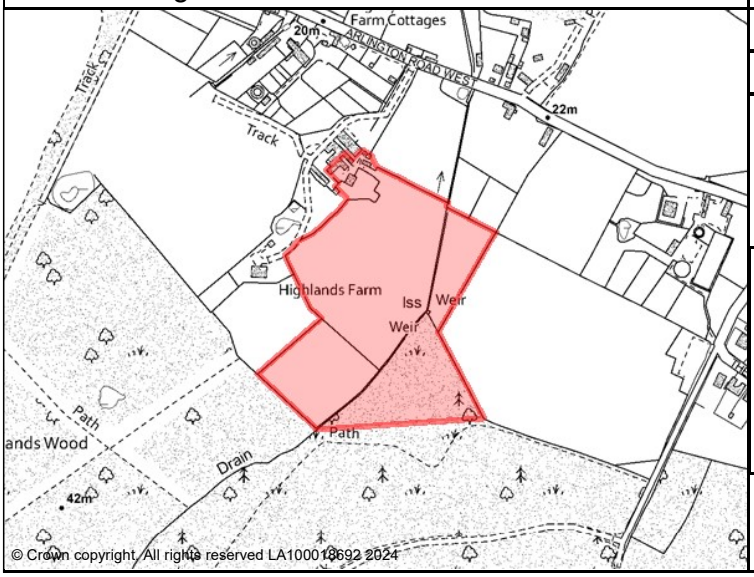
Plan showing whole extent of submitted site	Site Reference: 843/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Arlington Address: Plot 4 Knockhatch Wood, Arlington Road West, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.61 Site area (ha) Net: 0

Reasons: The site comprises of a single field used for grazing accessed off a private farm

Wealden SHELAA Unsuitable Sites Summary

track from Arlington Road West, which is a rural road with no footpaths that has some sporadic and rural development along its frontage. The site is detached from the urban area of Hailsham and any rural settlement and is therefore remote from local facilities, amenities and public transport. Owing to its rural location, it is not considered suitable for development. The site is constrained by pylons, which run through the site from west to east. Ancient woodland also bounds the sites eastern boundary.

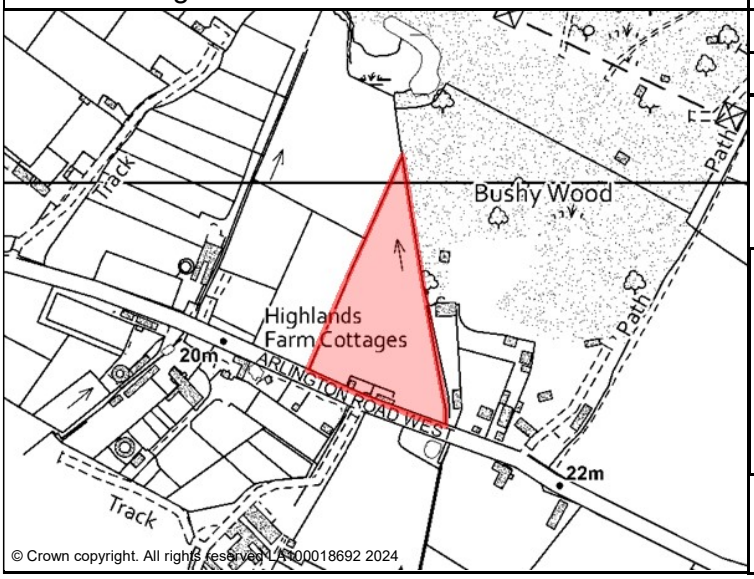
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 844/1310
	Settlement: Hailsham Parish: Arlington Address: Highlands Farm Cottage, Arlington Road West Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.72 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, a number of small grass fields and an area of ancient woodland forming part of the northern edge of Wilmington Wood. A Local Wildlife Site (Gillridge Wood) is also located in close proximity to the site's southern boundary. The site is situated off a farm track, which is accessed from Arlington Road West, a rural road with sporadic properties and rural businesses fronting the road. The site is detached from the urban area of Hailsham and is therefore remote from any local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive due to the ancient woodland and Local Wildlife Site close or on site. Owing to its location and the rural nature of the site, large scale residential development is not considered suitable.

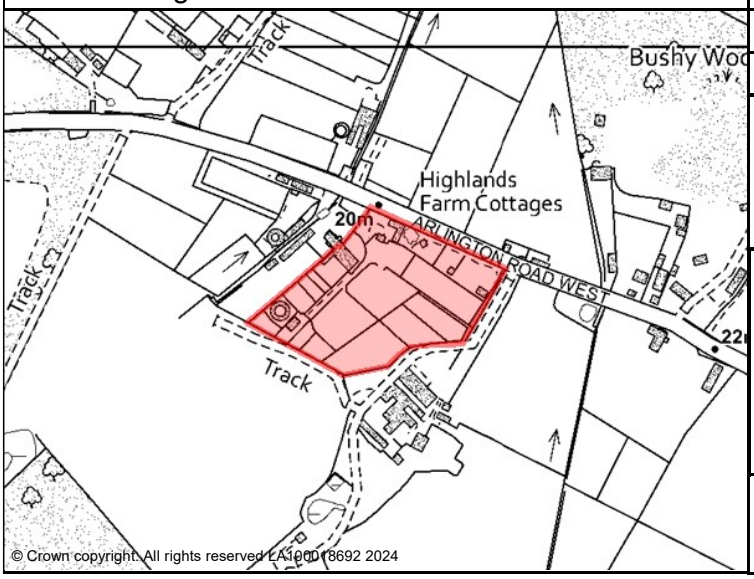
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 857/1310
	Settlement: Hailsham Parish: Arlington Address: Stables adjacent to Bushfield, Arlington Road West, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.95 Site area (ha) Net: 0

Reasons: The site comprises part of a patchwork of small fields used for horse grazing situated off Arlington Road West. Ancient woodland (Bushy Wood) is located adjacent to the north east of the site. Arlington Road West is a rural road with no footpaths and is characterised by sporadic properties and rural businesses along its frontage. The site is detached from the urban area of Hailsham and is therefore remote from any local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive. Owing to its location and the rural nature of the site, large scale residential development is not considered suitable in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

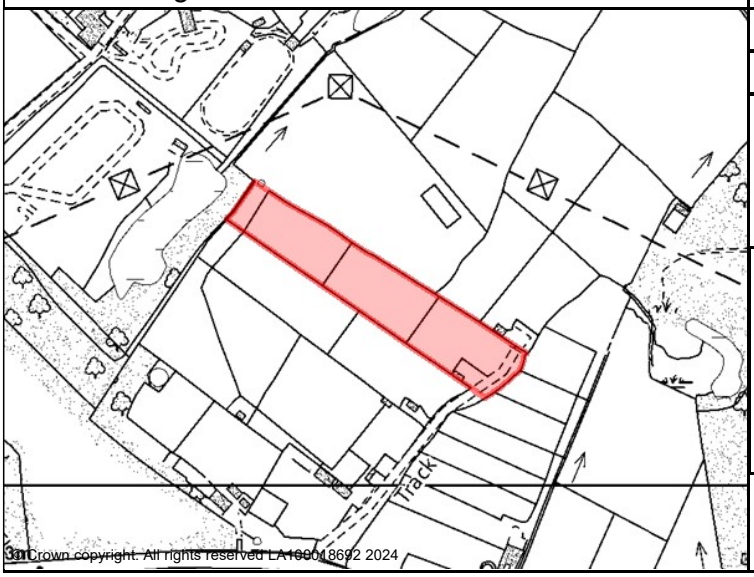
Plan showing whole extent of submitted site	Site Reference: 859/1310
	Settlement: Hailsham Parish: Arlington Address: 2 Highlands Farm Cottages, Arlington Road West, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.25 Site area (ha) Net: 0

Reasons: The site consists of cottages, paddocks and outbuildings associated with equestrian facilities which is directly accessed from Arlington Road West. The

Wealden SHELAA Unsuitable Sites Summary

site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham. The site is situated on a rural road with no footpaths and the land is rural in nature. Owing to its location and the rural nature of the site it is not considered suitable for development in this location.

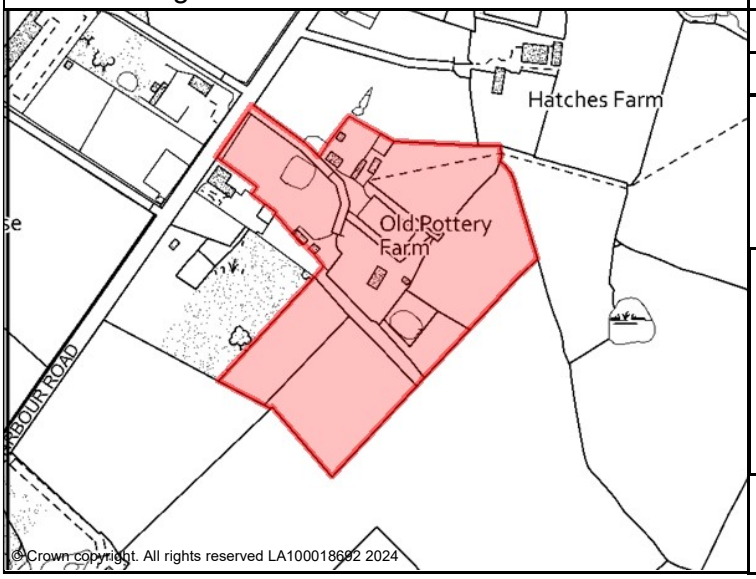
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 860/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land to the north of Arlington Road West, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.91 Site area (ha) Net: 0

Reasons: The site consists of a narrow open field, which is accessed off a private farm track from Arlington Road West, a rural road with no footpaths that has some sporadic and rural development on the frontage. The site is detached from Hailsham and is therefore isolated from local facilities, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 861/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Old Pottery Farm, Coldharbour Road, Upper Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.41 Site area (ha) Net: 0

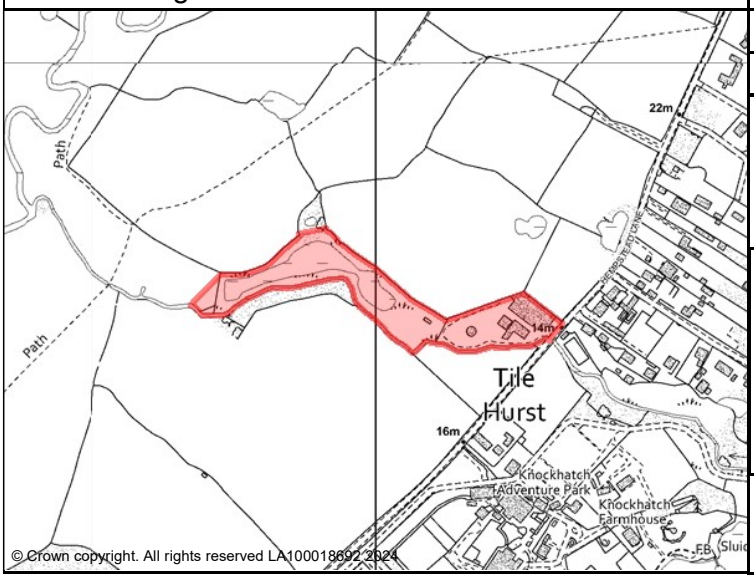
Reasons: The site is situated amongst scattered residential dwellings and farmsteads fronting onto Coldharbour Lane. It comprises of a track leading to a cottage and a larger house with several outbuildings, gardens, grazing paddocks and two ponds. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate landscape sensitivity due to its semi-enclosed character and existing development within the site, which decreases landscape sensitivity. The site is currently detached from any settlement boundary and is remote from any local services or amenities. Therefore, large-scale residential development in this location would in isolation be considered as unsuitable and would be out of keeping with the surrounding land uses.

However, this site is located adjacent to SHELAA site 825/1310 and other sites in this location. If these sites, subject to further testing, including understanding any infrastructure capacity issues, are considered suitable and deliverable, providing any necessary services and facilities, then this site may be considered suitable for development as part of a comprehensive redevelopment of the area.

In these circumstances, the scheme would have to incorporate the public right of way running east to west through the site and to retain its rural character. A dwelling, Hatches Farmhouse, is Grade II listed and is located to the north of the site and its setting would need to be considered as part of any development.

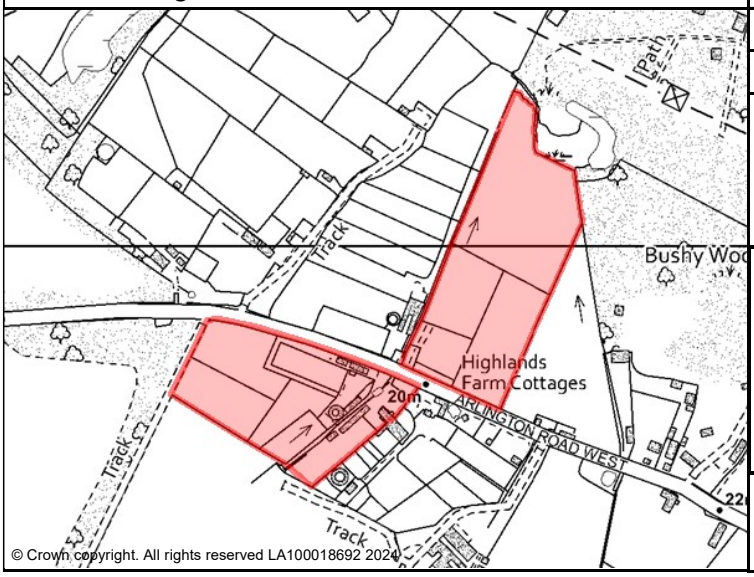
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 862/1310
	Settlement: Hailsham Parish: Arlington Address: Land west of Hempstead Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 2 Site area (ha) Net: 0

Reasons: The site comprises of dilapidated industrial buildings, structures and waste piles, a small lake, sheds and some ancillary garden infrastructure located to the west of Hempstead Lane. Most of the site is within Flood Risk Zones 2 and 3, which precludes residential development on this part of the site. The site is accessed from Hempstead Lane, which is a rural road with no public footpaths but has sporadic rural development along its frontage. The site is detached from Hailsham and is therefore remote from local facilities, amenities and public transport. Notwithstanding, the flood risk issues above, owing to its isolation, this site is considered unsuitable for residential development, which would be out of keeping with the surrounding land uses.

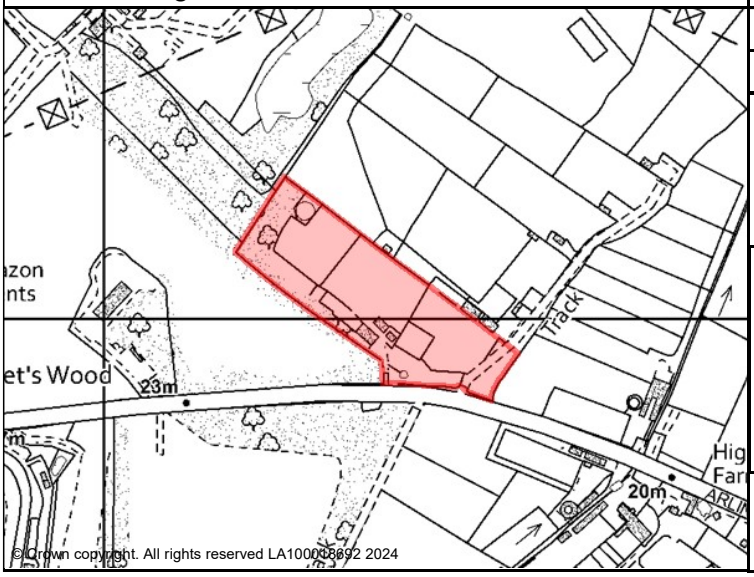
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 866/1310
	Settlement: Hailsham Parish: Arlington Address: Arlington Cattery, Little Highlands Farm, Arlington Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.48 Site area (ha) Net: 0

Reasons: The site consists of paddocks located to the north of Arlington Road West and a

cattery and equestrian facilities connected to a house to the south of the road that forms part of the site. Ancient woodland (Bushy Wood) is located adjacent to the northern boundary of the site. Arlington Road West is a rural road with no footpaths and is characterised by sporadic properties and rural businesses along its frontage. The site is detached from the urban area of Hailsham and is therefore remote from any local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive due to the Ancient woodland present to the northeast of the site. Owing to its location and the rural nature of the site, large scale residential development is not considered suitable in this location.

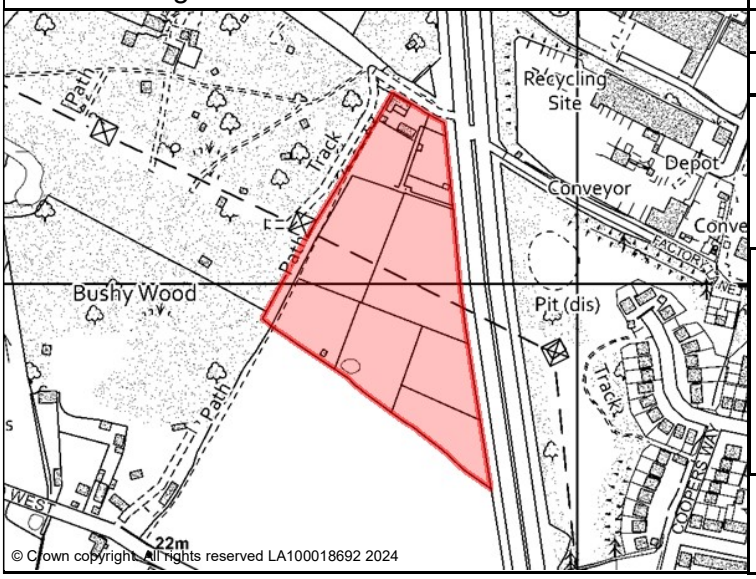
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 868/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Knockhatch Wood Smallholding, Arlington Road West, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.32 Site area (ha) Net: 0

Reasons: The site consists of a small field on the northern side of Arlington Road West. Ancient woodland is located adjacent to the north western boundary of the site. Arlington Road West is a rural road with no footpaths and is characterised by sporadic properties and rural businesses along its frontage. The site is detached from the urban settlement of Hailsham and is therefore remote from local facilities, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

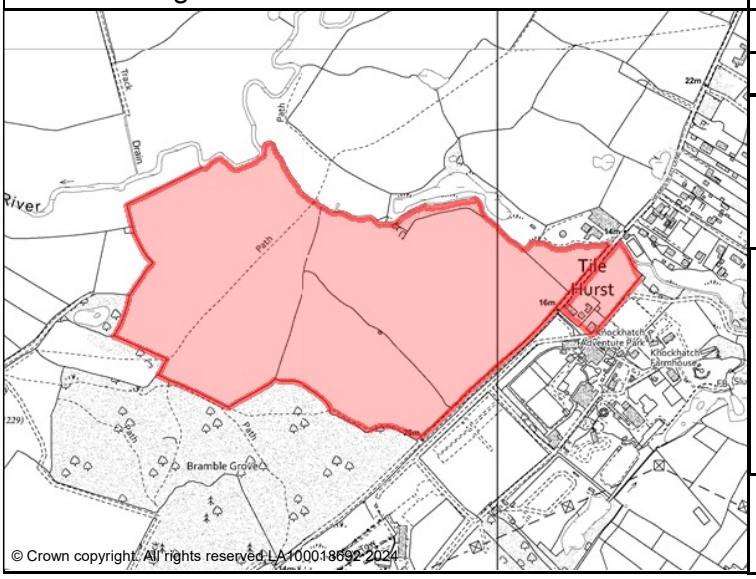
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 873/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Bushy Wood Farm, A22, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.91 Site area (ha) Net: 0

Reasons: The site comprises of several paddocks and an area of development around Bushy Wood Farm, with associated hard standing and outbuildings (including caravans). Ancient woodland (Bushy Wood) is located adjacent to the western boundary of the site. The site is constrained by overhead lines, which cross east to west through the centre of the site. A public right of way runs north to south along the site's western boundary. The site is severed from Hailsham by the A22 to the east and due to this severance, the site is remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive due to the presence of Ancient Woodland adjacent to the site, although this is decreased with existing development on site. Owing to its isolation, this site is considered unsuitable for residential development as it would be out of keeping with the surrounding land uses.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 887/1310
	Settlement: Hailsham Parish: Arlington Address: Knockhatch Farm Cottage, Hempstead Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 24.98 Site area (ha) Net: 0

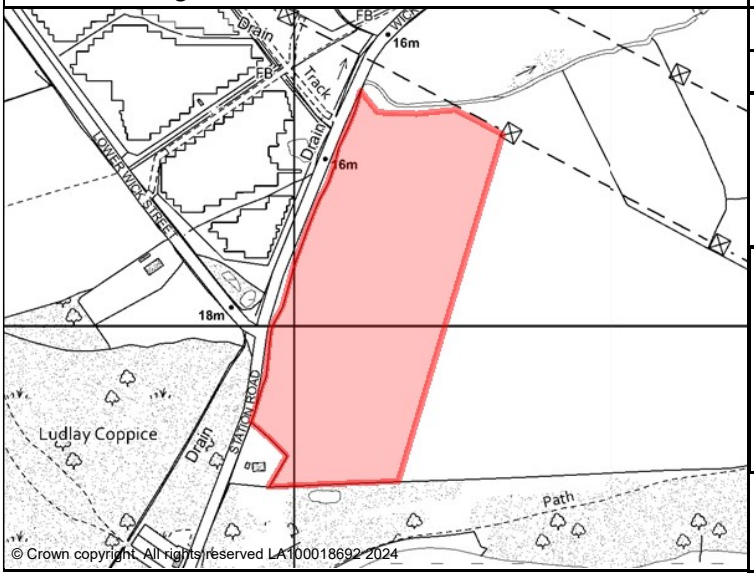
Reasons: The site consists of two areas; one to the west of Hempstead Lane comprising of a large field with the Cuckmere River running adjacent to the northern boundary and one to the east of Hempstead Lane comprising a house and large garden. Ancient woodland (Bramble Grove) bounds the southern and south-western boundaries of the western part of the site. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive particularly in the far western part of the site that has a sense of rural tranquillity, which is the furthest point from the A22 and Knockhatch Adventure Park. A public right of way crosses north to south through the western part of the site. Hempstead Lane is a rural road with one access point from the A22 that has no public footpaths and contains sporadic development associated with rural businesses. The site is detached from the urban area of Hailsham and any rural settlement and is therefore remote from any local facilities, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for development.

However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities. Any developable area for residential development would be required to exclude the area of the site within Flood Risk Zones 2 and 3 on the sites northern boundary that is close to the Cuckmere River.

The part of the site to the east of Hempstead Lane was refused full planning permission for 2 (net) dwellings under planning reference WD/2021/2712/F. The application was refused as it was considered to be in an unsustainable location for development and part of the site was also located within Flood Risk Zones 2 and 3. A further planning application for 2 (net) dwellings under planning reference WD/2023/0439/F was refused due to it being considered an unsustainable location for development only. This application is subject to an ongoing appeal.

Wealden SHELAA Unsuitable Sites Summary

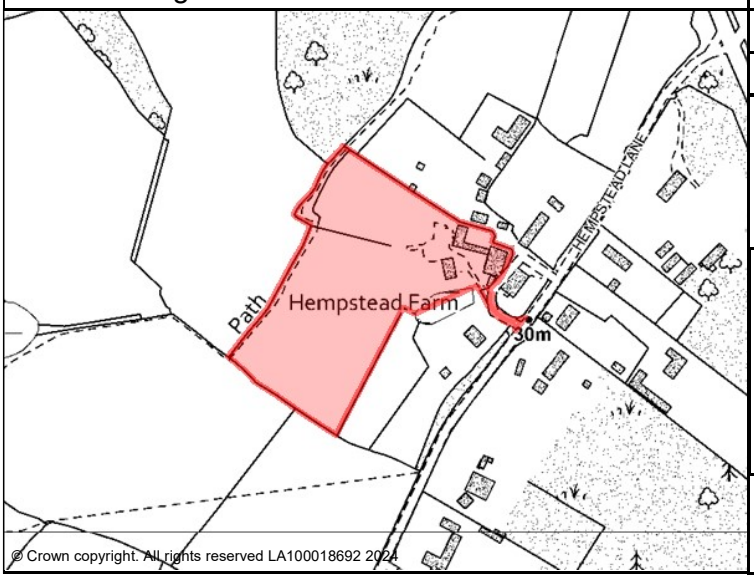
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 906/1780
	Settlement: Berwick Station
	Parish: Arlington
	Address: Land to the north of Arlington Reservoir, Station Road, Berwick Station
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 6.48 Site area (ha) Net: 0

Reasons: The site comprises part of an agricultural field located to the north of Arlington Reservoir and to the east of Wick Street. The site is surrounded by limited development, which fronts onto Station Road, a rural lane with no footpaths that connects Berwick Station to Upper Dicker. The site is detached from any settlement and is therefore remote from public transport, local services and facilities. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The northern section of the site is within Flood Risk Zones 2 and 3, which precludes residential development on this part of the site. Arlington reservoir, is a Site of Special Scientific Interest and a Local Wildlife Site and bounds the sites southern boundary. The potential expansion of Arlington Reservoir has also been documented within the South East Water's Revised Water Resources Management Plan (2025 to 2075) and it is therefore likely that this land will be safeguarded for this use in the future.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

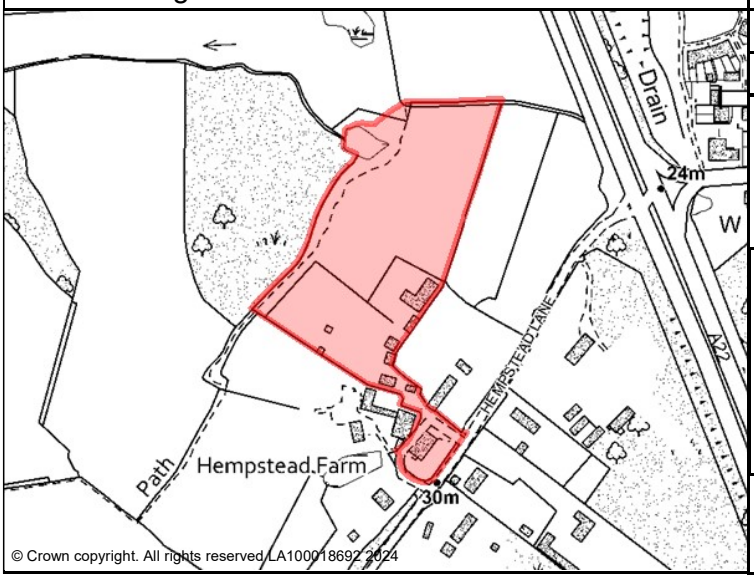
Plan showing whole extent of submitted site	Site Reference: 927/1310
	Settlement: Hailsham Parish: Arlington Address: Old Barn, Hempstead Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.93 Site area (ha) Net: 0

Reasons: The site consists of a house, garden and small field, to the west of Hempstead Lane. A public right of way runs north to south along the western boundary. Hempstead Lane is a rural road with one access point from the A22, with no public footpaths alongside the road and sporadic rural development. The site is detached from Hailsham and is therefore remote from any local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive due to the presence of Ancient Woodland on its boundaries and the Wealdway that passes along its boundary. Owing to its location and the rural nature of the site, it is not considered suitable for development.

However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment scheme of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities. A dwelling, Hempstead, is Grade II listed and is located to the north-east of the site and therefore its setting would need to be considered.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

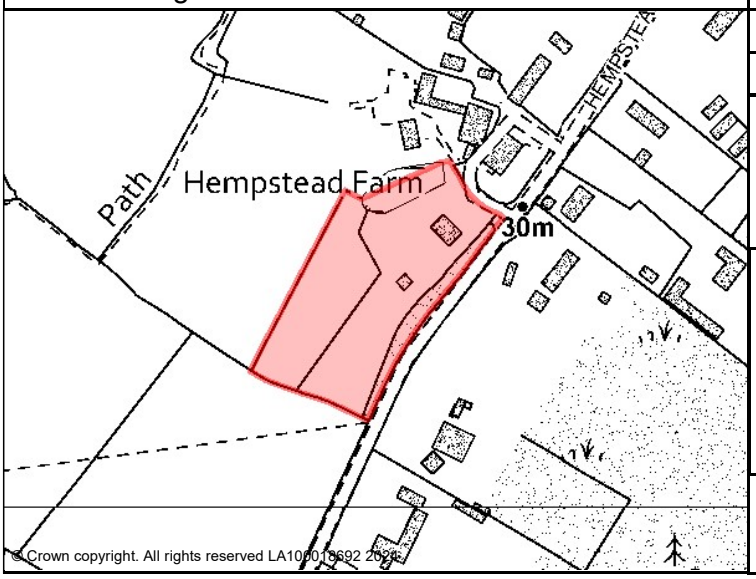
Plan showing whole extent of submitted site	Site Reference: 928/1310
	Settlement: Hailsham Parish: Arlington Address: Grain Cottage, Hempstead Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.14 Site area (ha) Net: 0

Reasons: The site consists of a house, garden and small fields with agricultural buildings to the west of Hempstead Lane. A public right of way runs along the sites western and northern boundaries. Hempstead Lane is a rural road with one access point from the A22, with no public footpaths and sporadic development associated with rural development. The site is detached from the urban area of Hailsham and is therefore remote from local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive due to the presence of Ancient Woodland on its western boundaries and the Wealdway that passes along its boundary. Owing to its location and the rural nature of the site, it is not considered suitable for development.

However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment scheme of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities. A dwelling, Hempstead, is Grade II listed and is located to the south east of the site, therefore its setting would need to be considered should a scheme come forward.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

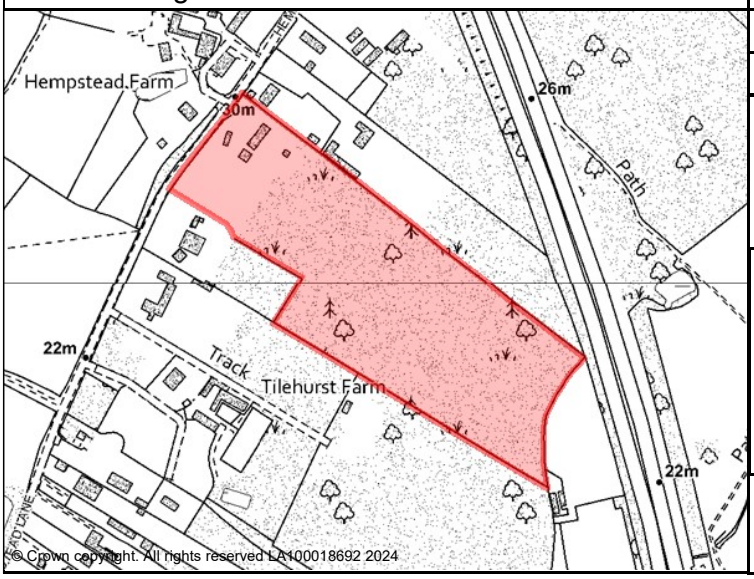
Plan showing whole extent of submitted site	Site Reference: 929/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.84 Site area (ha) Net: 0

Reasons: The site consists of a house, garden and small field to the north of Hempstead Lane. Hempstead Lane is a rural road with one access point from the A22, with no public footpaths and sporadic development associated with rural businesses. The site is detached from the urban area of Hailsham and any rural settlement and is therefore remote from local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive. Owing to its location and the rural nature of the site, it is not considered suitable for development.

However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment scheme of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities. A dwelling, Hempstead, is Grade II listed and is located to the north of the site, therefore its setting should be considered.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

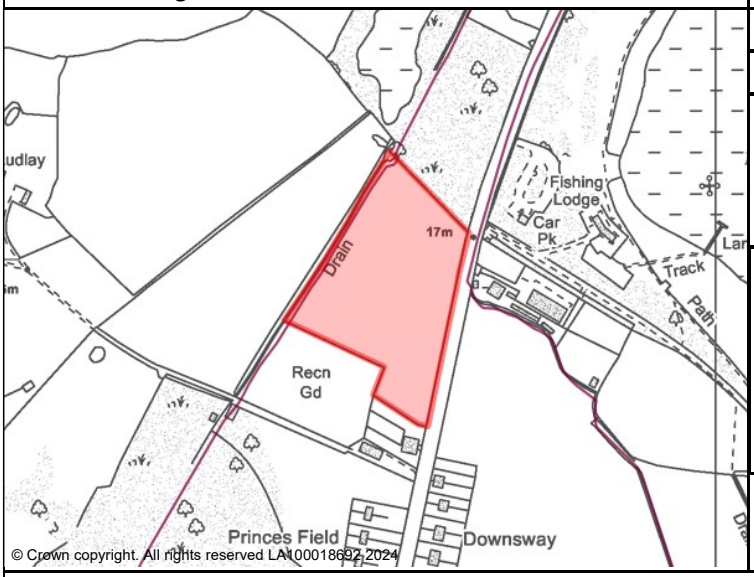
Plan showing whole extent of submitted site	Site Reference: 930/1310
	Settlement: Hailsham Parish: Arlington Address: Land at Woodlands, Hempstead Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 4.1 Site area (ha) Net: 0

Reasons: The site comprises of ancient woodland (Tile Hurst) and is located to the east of Hempstead Lane, which is a rural road with no footpaths. The site is severed from Hailsham by the A22, and due to this severance, the site is remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity, due in part to the site being almost entirely covered by Ancient Woodland. Owing to its isolation and the presence of ancient woodland on the site, development would be unsuitable.

However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable as green infrastructure as part of the overall scheme.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

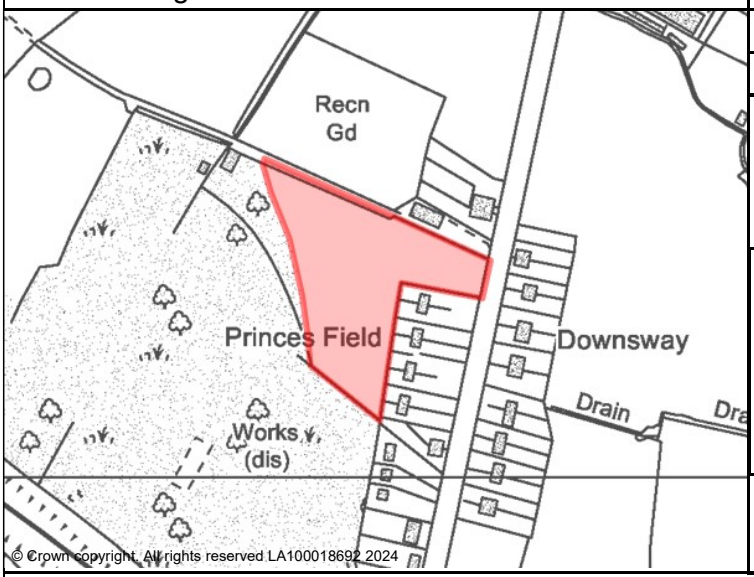
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 617/1780
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Berwick Station Parish: Berwick Address: Land north of Recreation Ground, Station Road, Berwick Station Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.71 Site area (ha) Net: 0.8
Delivery Yr 1-5: 10 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 10	

Reasons: The site comprises a single large field located to the west of Station Road. The site is located to the north of the linear development in Berwick Station and is relatively well screened by mature trees and hedgerows along its western, southern and northern boundaries. The site is bordered by a recreation ground to the south (associated with Berwick Village Hall). The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, due to part of the site being beyond the existing line of built-up development along Station Road that does not conform with the existing linear settlement pattern. Therefore, the development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. However, frontage development would be suitable along Station Road as an extension of the linear urban form of the settlement. Furthermore, existing hedgerows on the northern, western and southern boundaries should be protected and enhanced to retain the semi-enclosed nature of the site. A pedestrian access would also be required to be extended along Station Road towards to the rail station. It should be noted that to the east of the site (at the northern end) is an industrial unit, so the amenity of residential occupiers in this location will need to be considered. There is also several small, rural electricity pylons that runs along the eastern boundary of the site that may need to be put underground if feasible.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

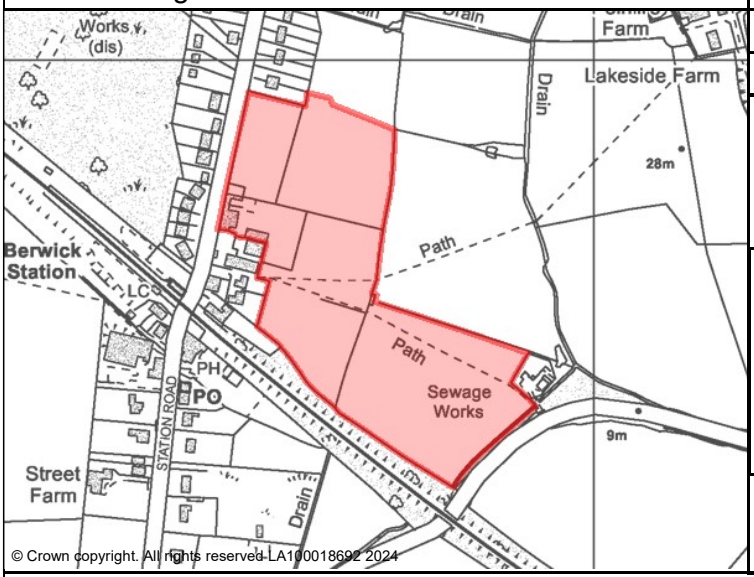
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 619/1780
	Settlement: Berwick Station Parish: Berwick Address: Land west of Station Road, Berwick Station Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.29 Site area (ha) Net: 1
Delivery Yr 1-5: 27	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 27

Reasons: The site comprises a single large field with a direct vehicular access to Station Road. Linear residential development runs to the south along Station Road and the recreation ground and village hall are located adjacent to the northern boundary of the site. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development. The site is well screened by mature trees and hedgerows to the southwest of the site, which should be retained. Further work would be required to establish a suitable vehicular access to the site, although it is considered that this would be achievable given the length of frontage available and an existing 30 mph speed limit. There is existing pedestrian access to the site (along Station Road) including access to the train station, which is located 360m to the south of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

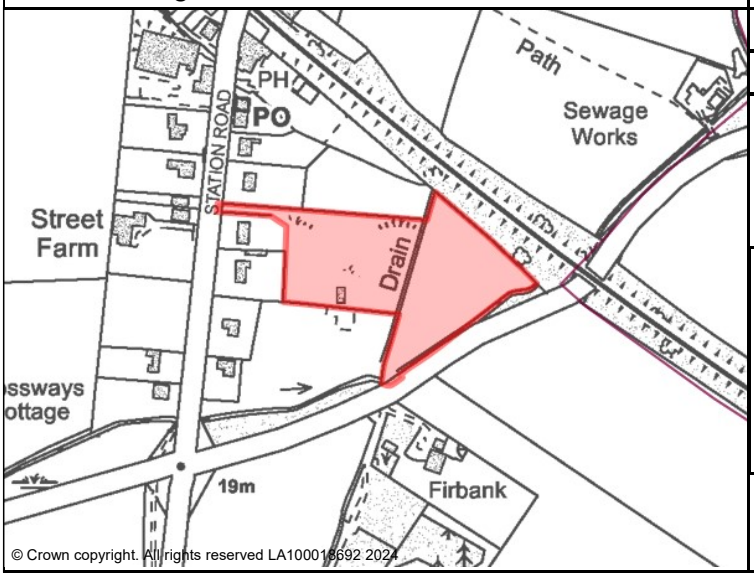
Plan showing whole extent of submitted site	Site Reference: 822/1780
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Berwick Station Parish: Berwick Address: Land to north east of Berwick Station, Station Road, Berwick Station Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 5.3 Site area (ha) Net: 1.4
Delivery Yr 1-5: 33	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 33

Reasons: This is a site of agricultural land within the eastern vicinity of Berwick Station (to the north of the rail line that runs west to east and to the east of Station Road). The western part of the site that adjoins Station Road, to the north of the rail station is considered suitable for residential/commercial development. This part of the site has gained a resolution to grant planning permission for 33 (net) dwellings, three shops and two offices (reference WD/2016/1659/MAJ) subject to a signed section 106 agreement. This would be subject to the provision of appropriate screening to the east to mitigate the impact of development on the wider landscape. This form of development would allow for the small-scale extension of the village that benefits from a mainline railway station and is therefore sustainable in transport terms.

Development in the remaining parcel of the land to the south and east beyond the planning permission for new development is not considered suitable for further residential development. The 2023 Landscape Sensitivity Assessment confirms that the site is of moderate to higher sensitivity to development, with the east of the site not well related to the existing linear settlement pattern of Berwick Station. This part of the site would also be more visible from the South Downs National Park, with the southeastern corner of the site impacted by the wastewater treatment works and also the train line which runs along the southern boundary of the site. For those reasons, the remaining part of the site is deemed unsuitable for residential/employment development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

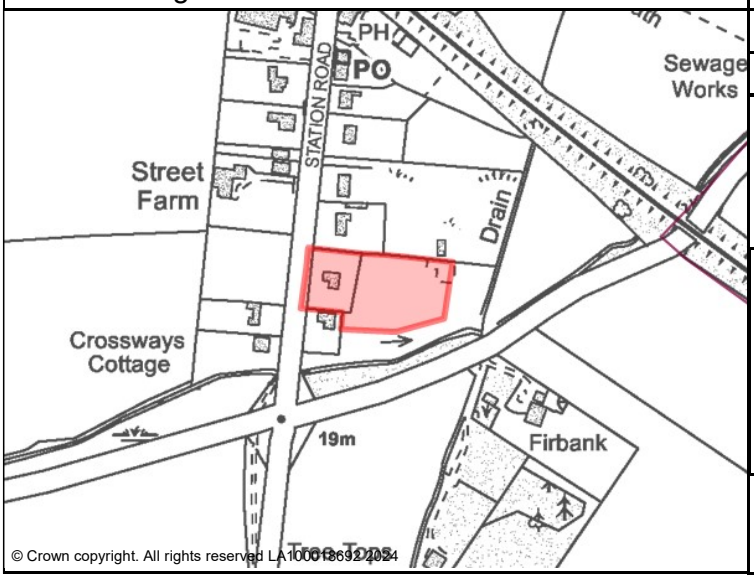
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 331/1780
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Berwick Station Parish: Berwick Address: Land east of Station Road, Berwick Station Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.33 Site area (ha) Net: 0

Reasons: The site comprises of two grassland fields located behind linear residential development to the south of Berwick Station. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, due to parts of the site being beyond the existing line of built-up development along Station Road that does not conform with existing linear settlement pattern. Therefore, development in this location would be out of keeping with the existing character of the area, which is predominantly comprised of detached dwellings with large gardens in linear form along Station Road. In addition, when considering the site on its own, it is unlikely that a suitable and safe vehicular access can be achieved. Vehicular access to the site would have to be taken from Chilver Bridge Road to the south, at a point just to the west of the railway bridge and at a blind corner on a road with a 60mph speed limit. However, access could be gained from site 616/1780 although this site is also considered unsuitable for development due to character issues as discussed above.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

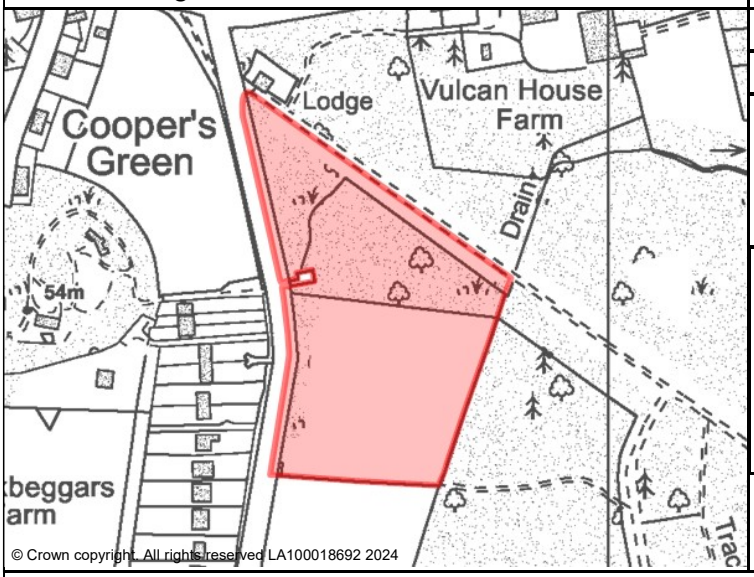
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 616/1780
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Berwick Station Parish: Berwick Address: Land at Brookfield Nursey, Station Road, Berwick Station Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.52 Site area (ha) Net: 0

Reasons: The site consists of a house, garden and small area of scrubland to the south of Berwick Station. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, due to parts of the site being beyond the existing line of built-up development along Station Road that does not conform with the existing linear settlement pattern. Therefore, development in this location would be out of keeping with the existing character of the area, which is predominantly comprised of detached dwellings with large gardens in linear form along Station Road. The development of this site would require a new vehicular access from Station Road that would require the removal of existing hedgerows and trees that would have a detrimental impact on the character of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

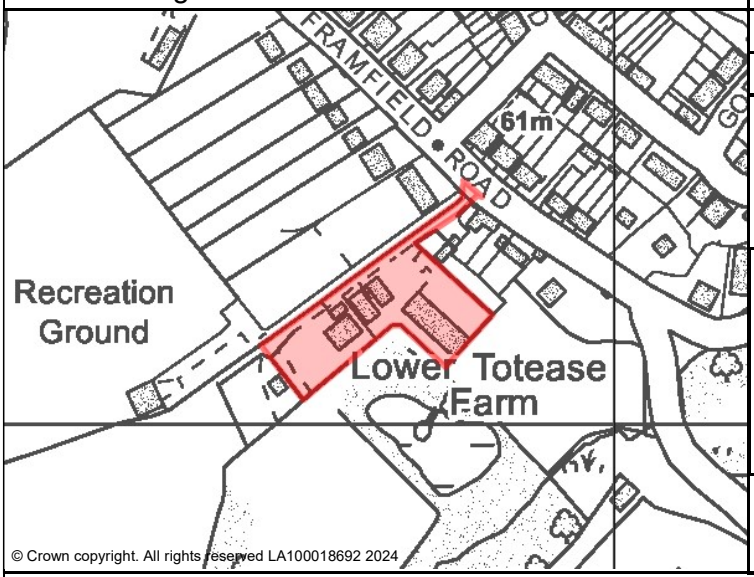
Plan showing whole extent of submitted site	Site Reference: 001/3225
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ringles Cross Parish: Buxted Address: Land east of Coopers Green Road, Ringles Cross Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.76 Site area (ha) Net: 1.07
Delivery Yr 1-5: 20	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 20

Reasons: The site comprises of a single grass field and woodland located to the south of Five Ash Down. The site is well screened in the surrounding landscape, but any development would require the provision of substantial landscape buffers to protect and reinforce the landscape structure of the site. The Landscape Sensitivity Assessment 2023 confirms that this site is of low to moderate sensitivity, in part due to its proximity to existing development and human activity, the site being flat and its limited contribution towards to the separation of settlements. A new vehicular/pedestrian access would be required. However, the Grade II* listed Buxted Park and Garden is located adjacent to the site to the east. The design and layout of any scheme would need to reflect its sensitive location. Ancient woodland (and an area of priority habitat deciduous woodland named Views Wood) both within the site and adjacent to the site would need to be retained and protected with a suitable buffer. This will reduce the developable area of the site. The site is adjacent to SHELAA site 291/3225 and both land parcels could be considered comprehensively.

The site is located within the Uckfield WTW catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth is realised. The northeastern part of the site is at risk of surface water flooding, therefore a suitable drainage system would be required as part of any development to overcome this constraint.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

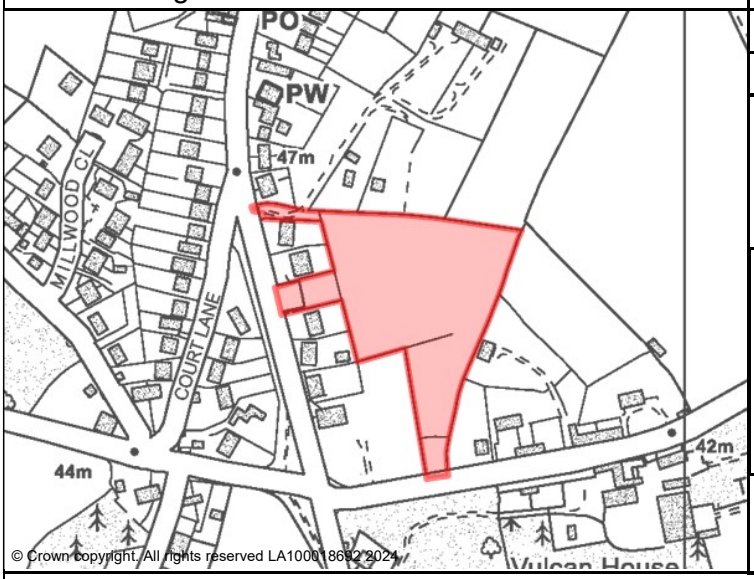
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 027/1840
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Buxted Parish: Buxted Address: Lower Totease Farm, Framfield Road, Buxted Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.44 Site area (ha) Net: 0.44
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 10

Reasons: The site comprises of a car storage business with ancillary repairs and maintenance and an office located on the southwestern fringe of Buxted to the south side of Framfield Road. Residential development on the edge of Buxted is located to the north and northeast, agricultural land to the south and a recreational area is located to the west of the site. There is a track to access the recreational land on the north-western boundary of the site. The site has existing light employment type uses (in sui generis use) and this could be reconfigured and/or intensified subject to the safeguarding of residential amenity. The site's existing vehicular access has visibility issues along the Framfield Road (to the south-east). The width of the vehicular access potentially available is also insufficient for Heavy Goods Vehicles (HGVs). However, given the present brownfield use of the site and its location along the Framfield Road, close to amenities and sustainable travel options in Buxted, the site is also suitable for small-scale residential uses, contiguous with the existing low-rise development pattern along Framfield Road, subject to the vehicular access constraint.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

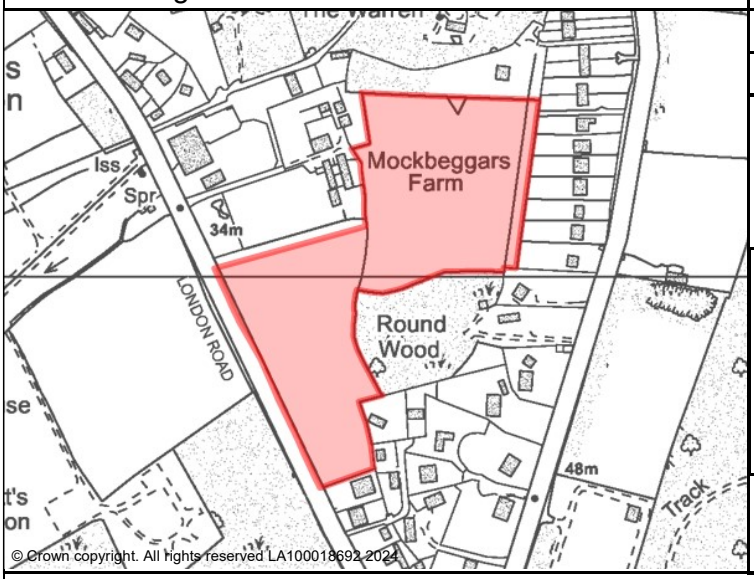
Plan showing whole extent of submitted site	Site Reference: 058/1990
	Settlement: Five Ash Down Parish: Buxted Address: Land at The Walled Garden, Five Ash Down Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.56 Site area (ha) Net: 1.1
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

Reasons: This site comprises of smaller pastoral and scrub fields that is located to the east of Five Ash Down (road) with part of the site north of A272, known as the walled garden. The site slopes gently from northeast to southwest and overhead cables run north/south through the eastern part of the site. Although a vehicular access exists to the site, the main access to serve the development should be provided from The Walled Gardens on the Five Ash Down (road). The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity due to its enclosed character through mature woodlands (to east and south) and hedgerows on the boundaries to the site. A grade II listed building (Coopers Farm House) lies to the southwest, and a further grade II listed building, named Treleaven, lies to the south east. Intervisibility between the listed buildings and the site is more limited through mature trees and hedgerows although there is still the potential to impact on the setting of listed buildings. An outline planning application for 33 (net) dwellings under reference WD/2021/1419/MAO was recently dismissed at planning appeal in 2023. The principal reason for this decision was the potential impact on the setting of the listed building (Coopers Farm House) to the southwest due to the scheme's design and density. It is considered that an alternative layout and design, comprising a lower number of dwellings will resolve this issue.

The site is within the Uckfield WTW catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth is realised.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

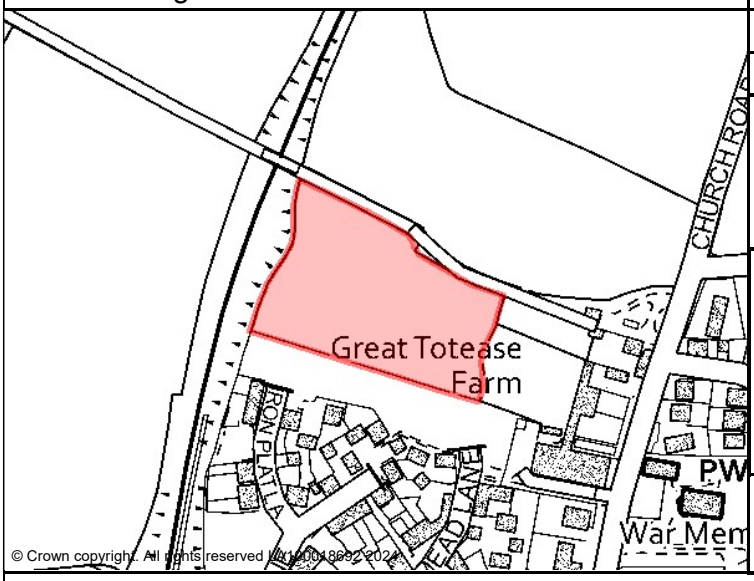
Plan showing whole extent of submitted site	Site Reference: 1005/1410
	Settlement: Ringles Cross Parish: Buxted Address: Land at Mockbeggar Farm, London Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 3.65 Site area (ha) Net: 3
Delivery Yr 1-5: 60 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 60	

Reasons: This site is located to the east of London Road and to the north of Ringles Cross and Uckfield. The site is in a relatively sustainable location with access to public transport modes and being within a short walking distance of Uckfield's urban boundary. The site is currently in agricultural use and is well screened by mature vegetation to most of its boundaries. The existing access is through the farmyard; however this is not included in the SHELAA submission and therefore the development will need a new access from London Road that would require a transport assessment (particularly given the speed limit of 60mph along this part of the roadway) and some removal of the existing vegetation to the London Road boundary. However, it is considered that the site can achieve a new access onto London Road.

The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity to residential development due to its flat nature, enclosures and proximity to the existing modern settlement edge of Ringles Cross. As part of any development, landscape buffers to the east and north would be required to be strengthened to protect existing residential development. The 'Round Wood' to the southeast of the site (to the east of the field fronting onto London Road and to the south of the field behind the properties that face on Five Ash Down (road)) is ancient woodland. Suitable buffers would be required between the new development and the ancient woodland. This reduces the site's developable area. The site is also within the Uckfield WTW catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth is realised. The site was refused outline planning permission for 60 (net) dwellings under planning reference WD/2022/0648/MAO owing to ecological issues, but it is considered that a revised scheme could achieve this. The site is now subject to an ongoing planning appeal.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

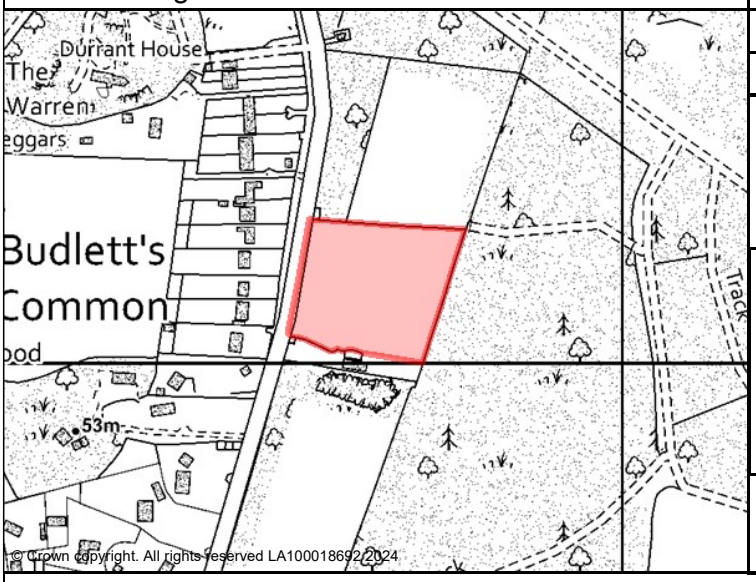
Plan showing whole extent of submitted site	Site Reference: 146/1840
	Settlement: Buxted Parish: Buxted Address: Land east of Great Totease Farm, Church Road, Buxted Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.8 Site area (ha) Net: 0.8
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

Reasons: The site is comprised of agricultural land located within the Low Weald landscape area and is to the north of a recently built housing site in Buxted under application reference WD/2009/1466/MAJ. The site can only be adequately accessed through the adjacent site at Iron Plat Lane. The site would be visible across the landscape to the north and an appropriate landscape buffer would be required, otherwise, development on the site should be seen against the backdrop of the village and the new development in situ. The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity to new development. The Grade II listed building, Totease Farmhouse, lies to the immediate east of the site, but is well screened by existing mature trees. However, it is considered that new residential development should be largely located to the west of the site submitted given the above.

Southern Water have indicated that the site is within 500m of the Buxted Water Treatment Works (located to the west) and therefore an odour assessment would be required to inform the site layout and/or other mitigation measures that may be required.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

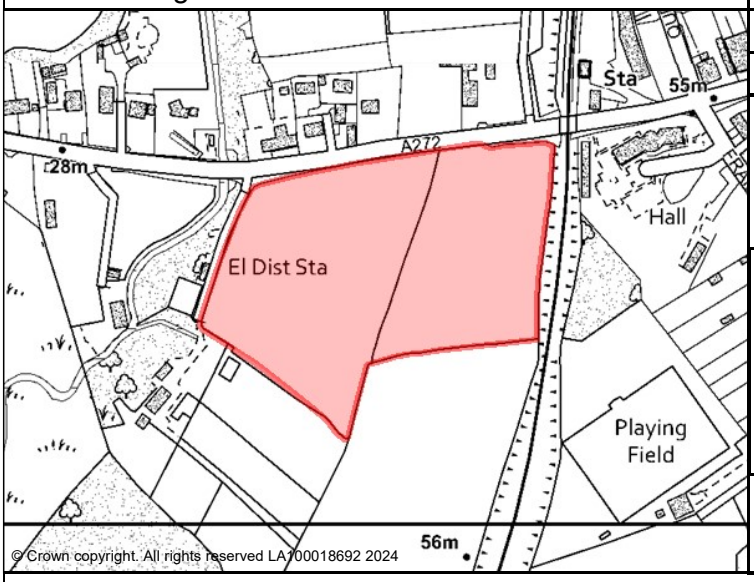
Plan showing whole extent of submitted site	Site Reference: 291/3225
	Settlement: Ringles Cross Parish: Buxted Address: Land behind the Croft, Coopers Green Road, Ringles Cross Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.99 Site area (ha) Net: 0.84
Delivery Yr 1-5: 15	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 15

Reasons: This site is comprised of agricultural land located to the east of Five Ash Down (road) at Coopers Green, which is north of Uckfield. The development on this site would require the provision of additional landscape buffers to protect and reinforce the landscape structure of the site, and to protect ancient woodland and the setting of the historic park and garden (Buxted Park) that sits to the east of the site. The 2023 Landscape Sensitivity Assessment states that the site's landscape is of low to moderate sensitivity to residential development being relatively flat and its proximity to residential development and other human activity that lowers sensitivity. A new vehicular/pedestrian access would be required, but this could come forward comprehensively with the adjoining site to the north under SHELAA reference 001/3225.

The site was refused full planning permission for a 50-bed residential care home (Use Class C2) under planning reference WD/2021/2641/MAJ and was also subject to a planning application under WD/2023/0947/MAJ for a residential care home (Use Class C2) that was also refused. This was primarily due to the size, scale and mass of the scheme, but it is considered that an alternative, reduced scheme could be suitable in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

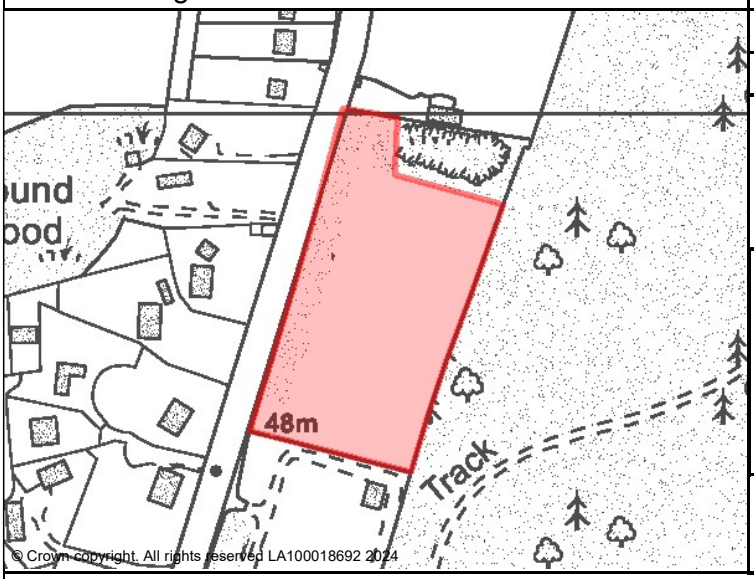
Plan showing whole extent of submitted site	Site Reference: 744/1840
	Settlement: Buxted Parish: Buxted Address: Land at Holly Farm, Station Road, Buxted Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 3.45 Site area (ha) Net: 1.2
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

Reasons: The site comprises of agricultural fields located to the west of the urban edge of Buxted separated from the settlement by a railway line which currently represents a clear and defining edge to the village of Buxted. The site is however within close proximity to the railway station at Buxted and the services and amenities along the settlement's High Street, as well as education facilities to the west. The site's western boundary relates closely with the River Uck and therefore some flood risk lies in close proximity to the site but does not readily affect the site. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, as it is separated from the settlement edge and retains some sense of rurality and tranquillity, albeit that the site does lie in close proximity to the A272. The site is located opposite a Grade II listed building (the White Hart Inn) and any development of the site's western field would need to take account of its setting and that of Buxted Park, a Grade II* listed park and garden which is located to the southwest of the site. This is particularly relevant to the eastern field which is readily visible from Buxted Park as the land is raised here (the land rises from west to east, and also north to south). Development would not therefore be suitable in this part of the site and the developable area has been reduced for this reason. However, the western field of the site, nearest to the electrical substation owing to its topography, is not readily visible from Buxted Park and therefore limited, low lying residential development would be suitable in this area of the site.

It is considered that the site can provide a vehicular access on the A272, given that the road has good alignment. A footway would be required along the frontage of the site to ensure good connectivity to Buxted Station to the east. It is noted that the site lies within 500m of the Buxted Water Treatment Works and therefore an odour assessment may be required to inform the site layout and/or other odour mitigation. The site is also located within a Biodiversity Opportunity Area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

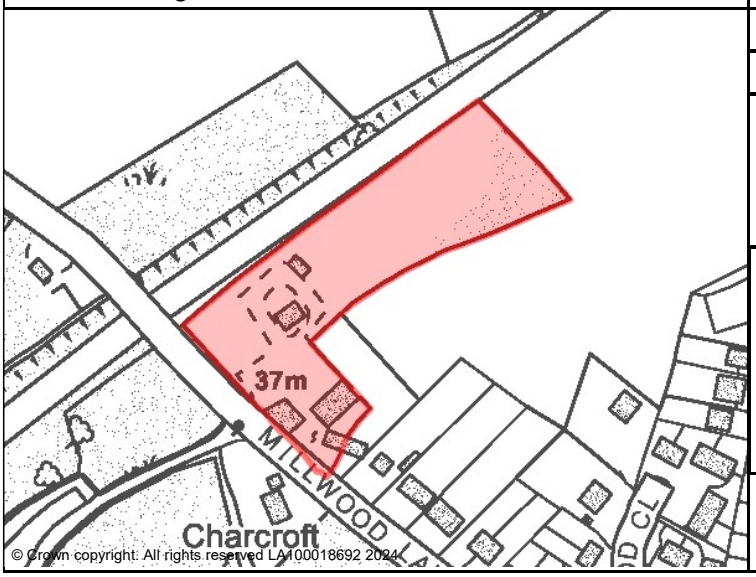
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 975/3225
	Settlement: Ringles Cross Parish: Buxted Address: Land opposite Roundwood, Coopers Green Road, Ringles Cross Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.35 Site area (ha) Net: 0.9
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

Reasons: The site comprises of a single grass field located to the north of Uckfield and to the east of Ringles Cross. The site is well screened in the surrounding landscape, but any development would require the provision of substantial landscape buffers to protect and reinforce the landscape structure of the site, particularly on the roadside. The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity to residential development due to its flat topography and semi enclosed nature, as well as proximity to linear residential development on the other side of the road. A new vehicular/pedestrian access would be needed from the site. A footway should be provided on this side of Coopers Green Road, if this site in combination with other sites to the north come forward. The Grade II* listed Buxted Park and Garden is located adjacent to the site to the east and its setting would need to be considered, albeit this is largely screened by the ancient woodland that acts as a landscape buffer to the site. 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. The site is located within the Uckfield WTW catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth is realised.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

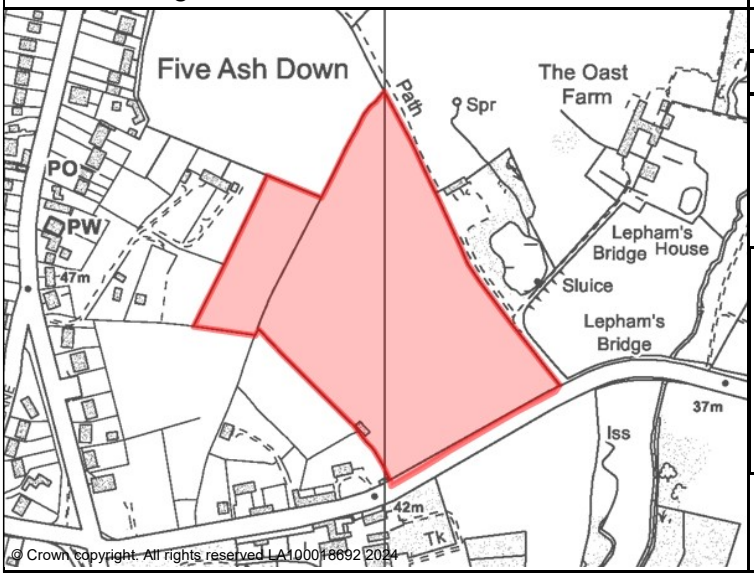
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 113/1990
	Settlement: Five Ash Down
	Parish: Buxted
	Address: Willows Sawmill, Millwood Lane, Five Ash Down
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.22 Site area (ha) Net: 1

Reasons: The site comprises of a sawmill located to the east of the A26 on the southwestern fringe of Five Ash Down. The site currently offers poor accessibility for pedestrians and has vehicular access problems. The site is affected by highway noise from the A26 and is potentially contaminated. In isolation the site is unsuitable for housing however given the current use of the site it may be suitable for employment uses.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

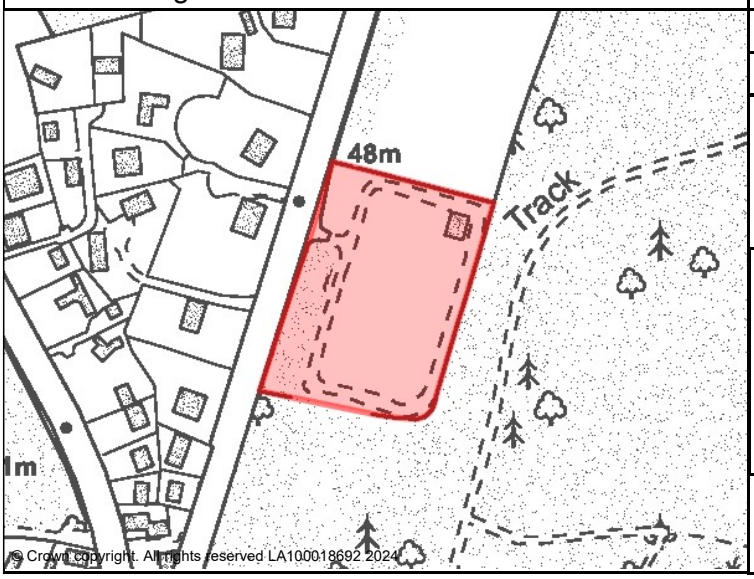
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 020/1990
	Settlement: Five Ash Down Parish: Buxted Address: Land at Coopers Green, Buxted Road, Five Ash Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.46 Site area (ha) Net: 0

Reasons: The site comprises of two grass fields located to the southeast of Five Ash Down and to the north of the A272. Limited residential development lies to the southwest and northwest of the site with agricultural land to the north and east. This is a substantial site in relation to the size of the existing settlement and is detached from its boundary. A number of Grade II listed buildings lie in close proximity to the southwestern boundary of the site and a Grade II* listed park and garden (Buxted Park) lies to the southeast and their settings will be impacted through new development in this location. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderate to higher sensitivity, citing the listed buildings located in close proximity the site and Buxted Park, as well as its prominence in the wider landscape due to its elevated landform. A public right of way extends north to south along the eastern boundary of the site. It is considered that residential development in this location would have a detrimental impact on the rural setting and character of Five Ash Down/Coopers Green and upon Buxted Park.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

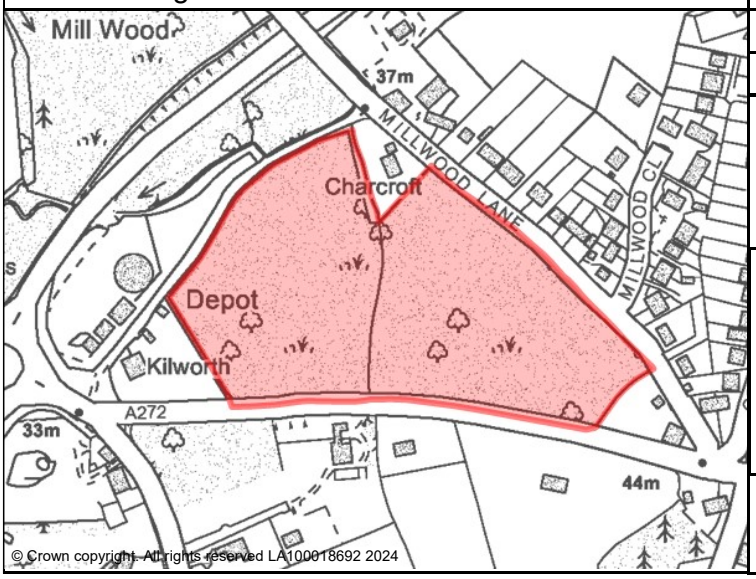
Plan showing whole extent of submitted site	Site Reference: 026/3225
	Settlement: Ringles Cross
	Parish: Buxted
	Address: Land opposite Roundwood, Coopers Green Road, Ringles Cross
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.04 Site area (ha) Net: 0

Reasons: The site comprises of a racing track and recreation football pitch located on the north edge of Uckfield at Ringles Cross. Large residential properties run in linear form to the west of the site with ancient woodland adjoining the site to the east and south. A small grass field is located to the north of the site. The site is generally well screened in the surrounding landscape, but any development would require the provision of additional landscape buffers to protect and reinforce the landscape structure of the site. The Landscape Sensitivity Assessment 2023 confirms that the site is of low to moderate sensitivity, in part due to its proximity to existing development and human activity, the site being flat and its limited contribution towards to the separation of settlements. However, the ancient woodland adjacent to the site is part of the listed historic park and garden at Buxted Park and therefore part of the site is not developable. The existing vehicular access to the site has scope for improvement, however footway provision is required on the east side of Coopers Green Road to improve connectivity to the town centre.

However, development of this site would involve the loss of a recreational playing field (with an extant use as a football pitch), the need for which would be required to be assessed by the Council against development plan policy and as part of the Local Plan. For this reason, the site is considered unsuitable for redevelopment at this stage. Should there be a deficit in provision, then the re-provision of a playing pitch elsewhere would be required. The site is within the Uckfield WTW catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth is realised.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

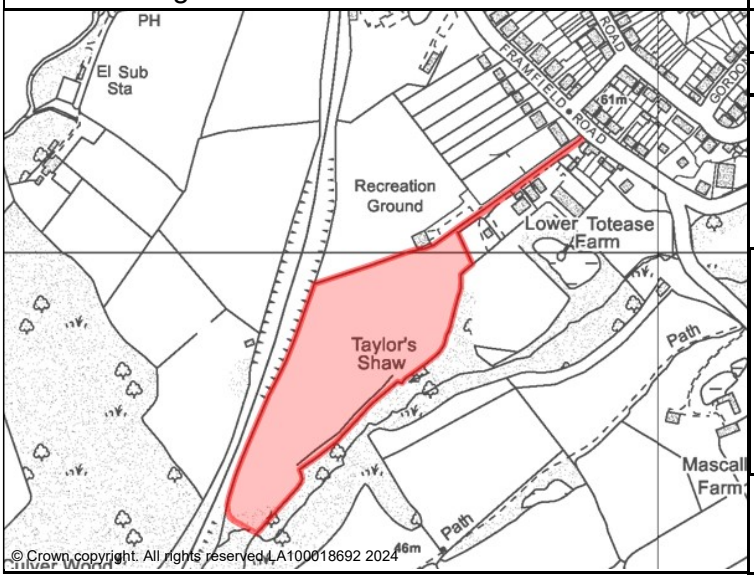
Plan showing whole extent of submitted site	Site Reference: 031/1990
	Settlement: Five Ash Down Parish: Buxted Address: Land south of Millwood Lane, Five Ash Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.48 Site area (ha) Net: 0

Reasons: The site is located between Millwood Lane and the A272 to the southwest of Five Ash Down. There is an East Sussex County Council grit depot located to the west of the site and isolated large single residential properties on each of the eastern and western boundaries. The site is comprised of woodland that covers the entirety of the site and there is a Tree Preservation Order (TPO) to the frontage with Millwood Lane. There is no suitable vehicular access to the site at present. In addition, Millwood Lane is narrow and unlikely to be able to serve a housing development of this nature, particularly with the TPO covering the frontage of the Lane. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitivity in part due to the extensive areas of priority habitat deciduous woodland, the relatively strong sense of tranquillity and informal recreational opportunities it provides. The sensitivity is also increased due to the sense of separation between Coopers Green and Maresfield when travelling on London Road. The redevelopment of the site for housing would mean the substantial loss of ecological assets on site, including woodland that is unlikely to be replaced on site. Given the issues associated with providing a highway/pedestrian access above, its higher landscape sensitivity and the significant loss of priority habitat, the site is considered unsuitable for residential development.

The site is subject to an ongoing full planning application for 65 (net) dwellings under planning reference WD/2022/1710/MAJ.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

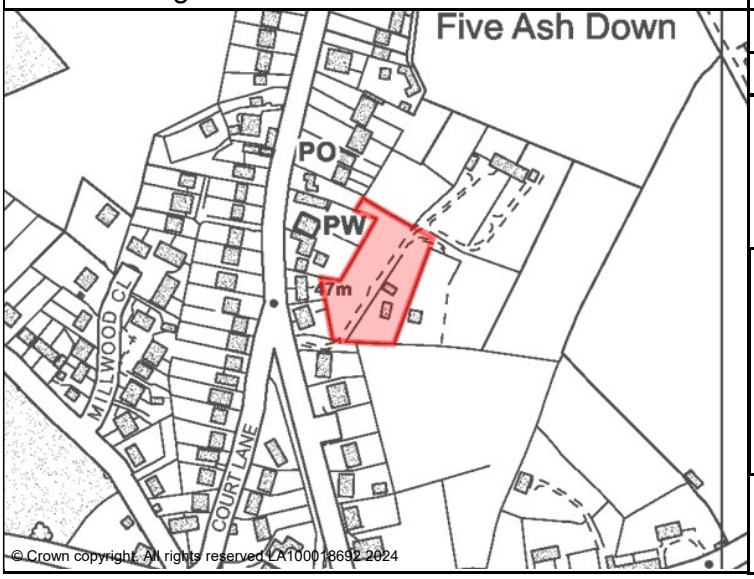
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 042/1840
	Settlement: Buxted Parish: Buxted Address: Land to the south west of Lower Totease Farm, Framfield Road, Buxted Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.08 Site area (ha) Net: 0

Reasons: The site comprises of a single field with mature trees along all boundaries. The site is in agricultural use and is located on the southwestern fringe of Buxted. The 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to development, in part due to the thick woodland that borders the southern part of the site, which increases sensitivity. The tree belt to the southeast of the site is ancient woodland. This would reduce any developable area of the site. This site's vehicular access is of narrow width and serves an existing commercial site (SHELAA Site 027/1840). It is considered that the transport demands for housing at this scale cannot be accommodated through this existing vehicular access, with no scope to improve this; the initial section of the access road is also privately owned. The site is considered unsuitable for development due to the existing vehicular access to the site that has inadequate visibility available onto the Framfield Road. There is no scope to improve this.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

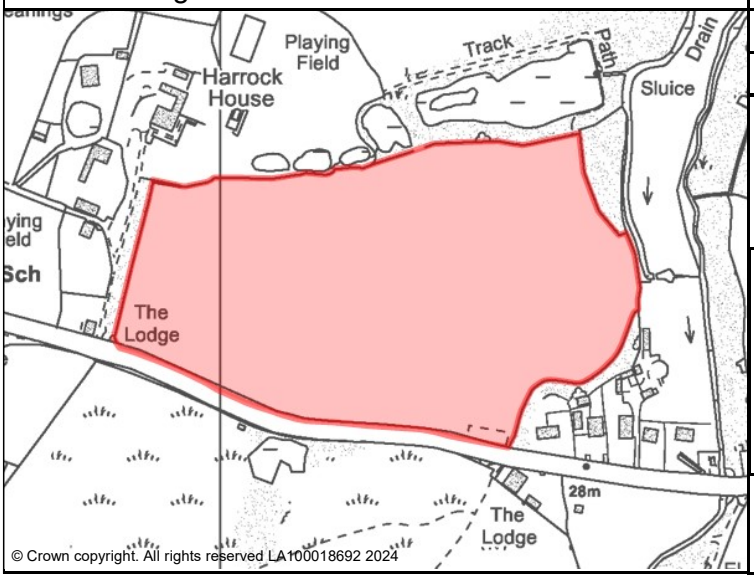
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 045/1990
	Settlement: Five Ash Down
	Parish: Buxted
	Address: Land at Belfort House, Five Ash Down
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.49 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and paddock located to the east of Five Ash Down (road). The 2023 Landscape Sensitivity Assessment has indicated that the site is of low to moderate sensitivity owing to the existing development on site and modern residential development to the west of the site along Five Ash Down, which detracts from the rural character of the immediate area. The site is well enclosed, and development should not have an adverse effect on the wider landscape from which it is well screened. However, the current vehicular access from Five Ash Down (road) is not considered suitable to serve further residential development of this nature. A new vehicular access would need to be established from the submitted SHELAA site (reference 058/1990) to the south, if this was to come for with new development. The site as submitted does not have appropriate vehicular and pedestrian access without the use of third-party land. The site is therefore considered unsuitable, as the existing vehicular access could not serve residential development of this nature.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1102/1840
	Settlement: Buxted Parish: Buxted Address: Land to the north of the A272, west of Buxted Suitable for housing?: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 8.63 Site area (ha) Net: 0

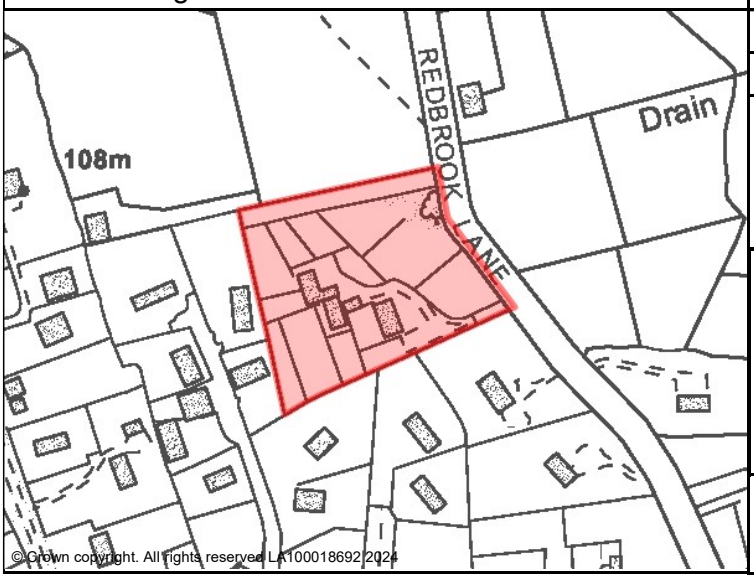
Reasons: The site comprises of an agricultural field, which is also in partial use as an angling club carpark (servicing a lake to the north of the site). The site is located to the west of the urban edge of Buxted, separated from the settlement by the railway line and Buxted Station, which currently represents a clear and defining edge to the village of Buxted. The site also directly adjoins (to the east) the River Uck, although there is only a very small portion of the site located within Flood Risk Zones 2 and 3. Despite the site's rural appearance, the site is located within walking distance of a primary school (to the west) and Buxted Rail Station, a GP practice and other amenities (including a convenience store and several public houses) to the east.

To the south is the A272 (that is 40mph at this juncture) and there is reasonably good visibility in either direction, with a vehicular likely to be achievable. The site abuts ancient woodland to the north and east and any development on site would require a sufficient buffer to protect this feature, which would reduce the developable area. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development in part due to the heritage assets that surrounds the site and its location to west of Buxted and the railway line, which separates the site from the settlement and affords it a more rural setting. The main constraint to the site is the setting of designated heritage assets, with three listed buildings to the southeast of the site, a single listed grade II* listed building to the northwest and Buxted park that is a grade II* listed park and garden located to the south of the site. The design and delivery of residential development on this site is dependent on the impact on these heritage assets, particularly to the northwest as this is on higher ground. The site is subject to an ongoing planning application for 49 (net) residential dwellings under planning reference WD/2023/2157/MAJ and it is noted that less than substantial harm on heritage assets is expected through that specific scheme, alongside concerns relating to drainage and ancient woodland. For those reasons, the site is currently considered unsuitable for residential development.

The site is also within 500m of Buxted WTW, therefore an odour assessment

would be required to inform site layout and/or other odour mitigation. The site is entirely within a Biodiversity Opportunity Area.

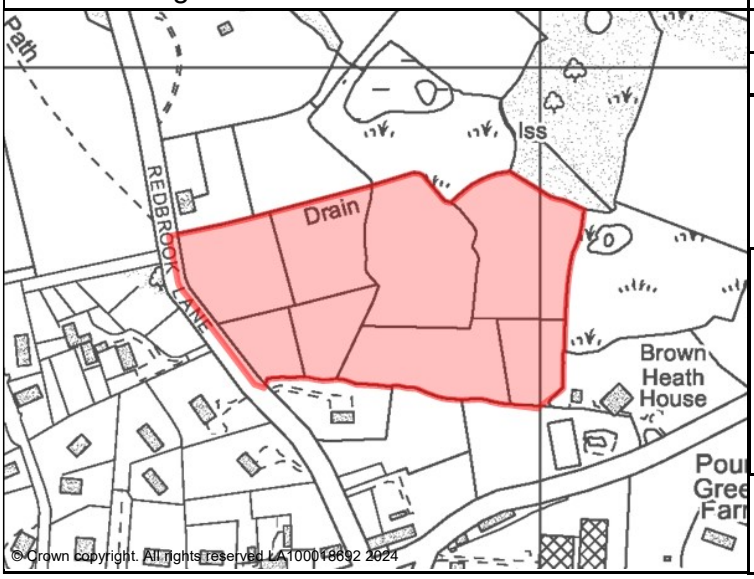
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1103/1840
	Settlement: Buxted Parish: Buxted Address: Hildenvale, Redbrook Lane, Buxted Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.05 Site area (ha) Net: 0

Reasons: The site currently contains a residential property with the remaining land used for equestrian activities. The site rises steeply from the highway (Redbrook Lane) to the north-western corner of the site and is in a prominent position within the landscape, where development would have a detrimental impact upon the character and appearance of the area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development because the site sits within an undulating landscape, with stream valleys creating relatively complex topography, which increases its sensitivity. Creating a safe access to the site both for vehicles and pedestrians would not be possible, given the narrow nature of Redbrook Lane that is effectively a public right of way with limited vehicle movements at this juncture, with no opportunities to widen due to the requirement for third party land. The lane is accessed via the A272, but this is also a substandard junction. The site is located on the eastern fringe of Buxted where there is no opportunity to improve the connectivity between the village centre and the site. The site was subject to a planning application for the demolition of the equestrian buildings and the erection of 8 dwellings (WD/2020/1823/O), that was refused in November 2021. The planning application was subject to an appeal that was dismissed in August 2022. The main reasons for the development not proceeding were the impacts of the proposal on the character and appearance of the area and on highways safety along Redbrook Lane and the A272.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

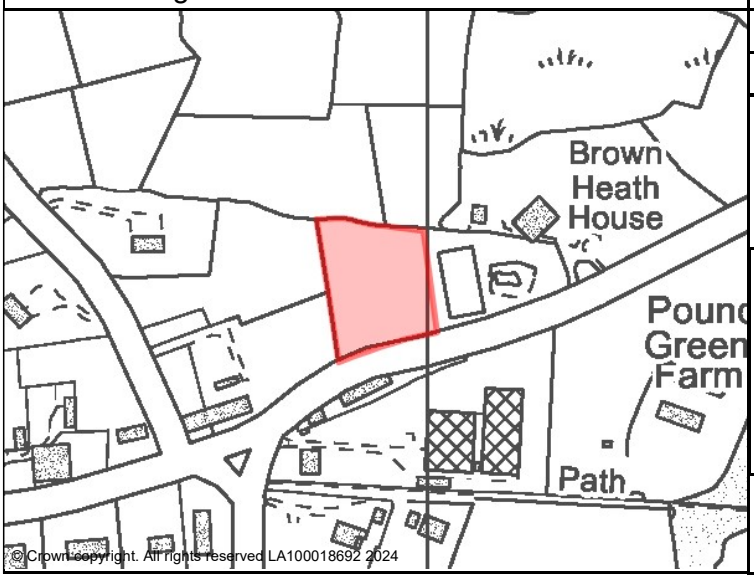
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1104/1840
	Settlement: Buxted Parish: Buxted Address: Land on the east side of Redbrook Lane, Buxted Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.74 Site area (ha) Net: 0

Reasons: The site compromises of multiple equestrian fields to the east of Buxted and Redbrook Lane. The western boundary is considerably higher than the rest of the site as it drops away significantly eastwards into a valley. This has also resulted in this portion of the site having long views to the north and part of the site being prominent within the landscape due to its topography, where development would have a detrimental impact upon the character and appearance of the area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development due to its prominence within the wider landscape and its complex topography. Creating a safe access to the site both for vehicles and pedestrians would not be possible, given the narrow nature of Redbrook Lane that is effectively a public right of way with limited vehicle movements at this juncture, with no opportunities to widen due to the need for third party land. The lane is accessed via the A272, but this is also a substandard junction. The site is located on the eastern fringe of Buxted, where there would not be the opportunity to improve the connectivity between the village centre and the site. These factors contribute to the site's unsuitability for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

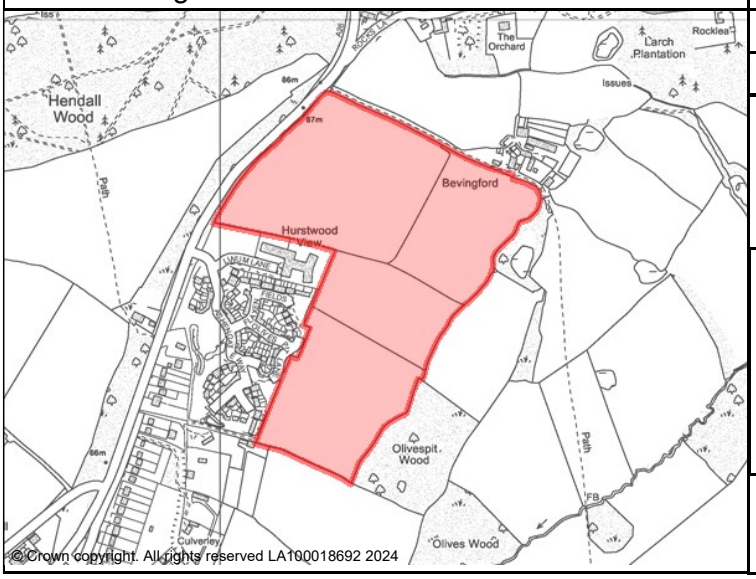
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1154/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.33 Site area (ha) Net: 0

Reasons: This site is located to the north of the A272 at the eastern fringe of Buxted and is situated in a semi-rural location. The site is unused and consists of overgrown woodland and shrubbery with large residential dwellings in significant plots located both sides of it and the open countryside to the north. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, with the site's strong network of hedgerows and trees, alongside dense roadside vegetation that indicates higher sensitivity. The site is well screened by the dense woodland and shrubbery; however, this would make it difficult to provide a suitable vehicular access to the site through the mature tree row. The visibility for any potential access for the site is also poor, particularly given the junction configuration at Limes Cross/A272 just to the west of the site. The site is located on the eastern fringe of Buxted, where there would not be the opportunity to improve the connectivity between the village centre and the site. These factors contribute to the site's unsuitability for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

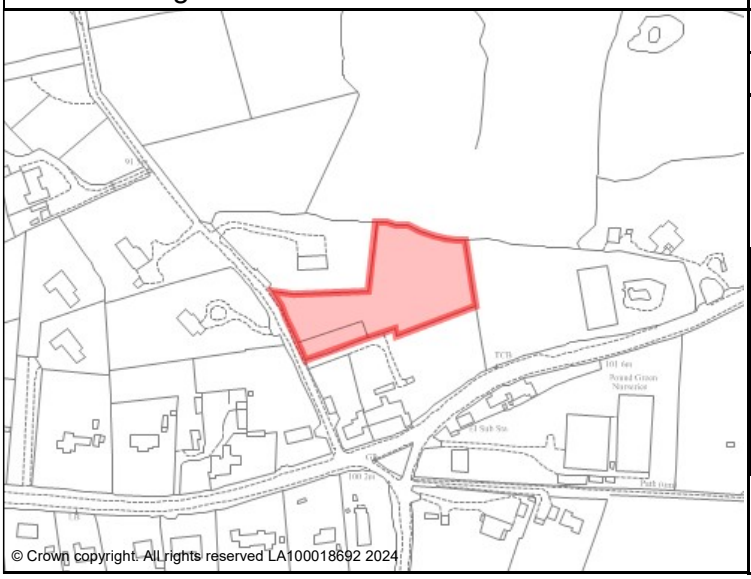
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1199/1990
	Settlement: Five Ash Down Parish: Buxted Address: Land east of Five Ash Down Road, Five Ash Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 17.36 Site area (ha) Net: 0

Reasons: The site is comprised of four large agricultural fields located on the northern outskirts of Five Ash Down and to the east of the A26. There is a recently completed, modern residential development to the north of Five Ash Down (under planning reference WD/2007/1075) on the former Grampian Country Food Group Factory site (a brownfield site) to the east of the A26, which this site wraps round to the east and north of. The site is situated within a prominent location within the wider landscape and panoramic views are provided across the surrounding countryside to the north and east. The site would also be of a significant scale (particularly when coupled with the recently completed residential site to the west) and would be at odds with the largely linear settlement pattern of Five Ash Down. It is considered that housing development would be unsuitable and out of keeping with the semi-rural character and appearance of the countryside in this location. In addition, the site may have difficulty in terms of achieving a suitable vehicular access, given the speed of the road (50 mph speed limit), the bend of the A26 and the undulating topography as it moves northwards, which may also affect visibility splays. Ancient woodland bounds the south-eastern and north-eastern boundaries of the site. A public right of way runs east to west along the site's northern boundary. Two Grade II listed buildings (Bevingford and barn to west of Bevingford) lie adjacent the sites northeastern boundary, which would be a limiting factor in terms of development on that part of the site.

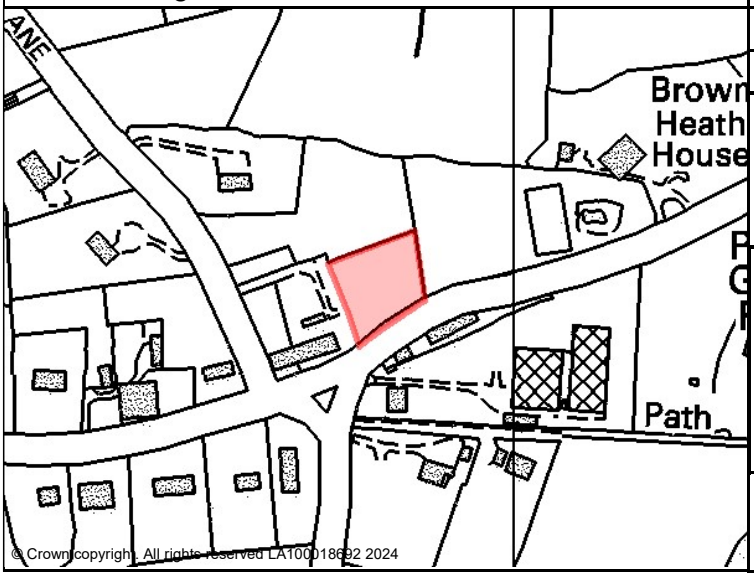
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 163/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Talbot Ghyll Site A, Redbrook Lane, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.45 Site area (ha) Net: 0

Reasons: The site comprises of gardens and agricultural land located on the eastern fringe of Buxted to the north of the A272 and to the east of Redbrook Lane. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development, with the site being covered by scrub and mature trees that has indicated higher sensitivity. Creating a safe access to the site both for vehicles or pedestrians would not be possible with the site as submitted, nor would there be the opportunity to improve the connectivity between the village centre and the site. These factors contribute to the site's unsuitability for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

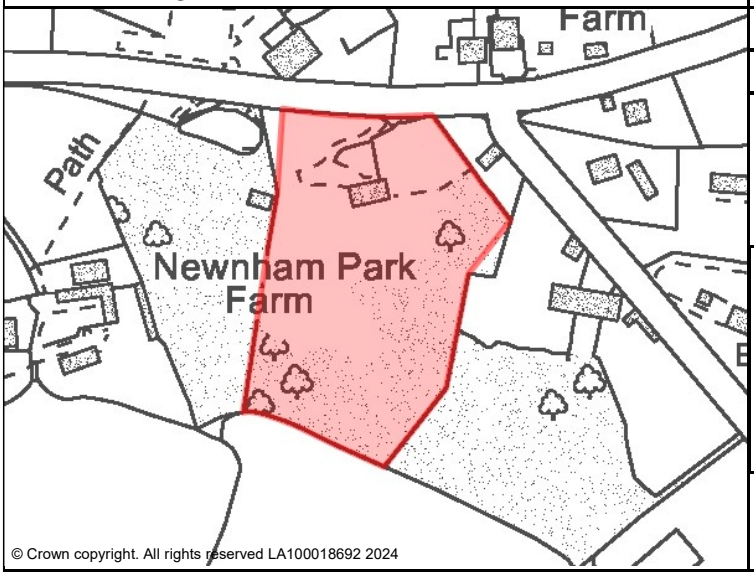
Plan showing whole extent of submitted site	Site Reference: 164/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Pound Green Oast, A272. Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.17 Site area (ha) Net: 0

Reasons: The site comprises of a garden and paddock located on the eastern fringe of Buxted to the north of the A272 and to the east of Redbrook Lane. The 2023

Wealden SHELAA Unsuitable Sites Summary

Landscape Sensitivity Assessment states that the site is of moderate sensitivity, with strong networks of hedgerows and trees, and dense roadside vegetation indicating higher sensitivity. It would not be possible to create an appropriate and safe access to the site, for vehicles or pedestrians, nor would there be the opportunity to improve the connectivity between the village centre and the site. These factors contribute to the site's unsuitability for development.

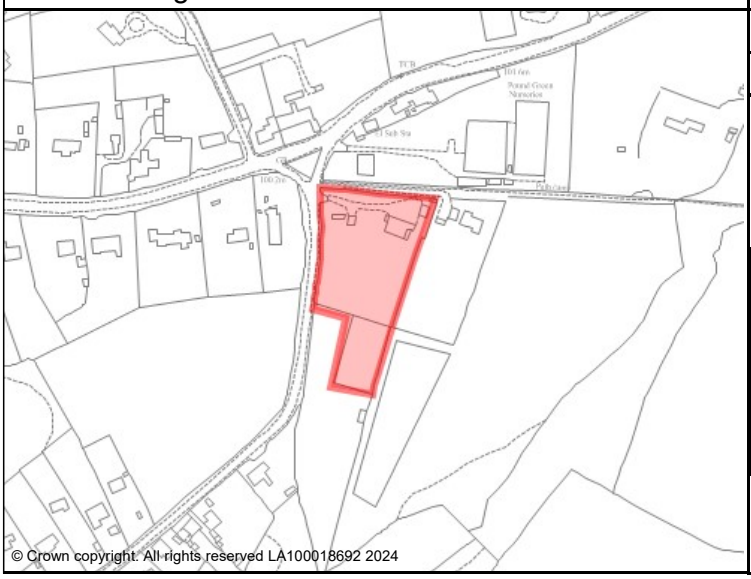
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 179/1630
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Poundgate (Other 1630) Parish: Buxted Address: Poundgate Park, Uckfield Road, Poundgate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 1.69 Site area (ha) Net: 0

Reasons: The site consists of a residential dwelling, garden, woodland and buildings used as a holiday let accommodation to the south of the A26 at Poundgate. The site is located within 400m buffer zone of the Ashdown Forest SPA, therefore additional residential development is precluded in this location, as its impact cannot be appropriately mitigated. In addition, the site is wholly located within the High Weald National Landscape and development would be detrimental to the rural character of the surrounding area. Development would involve the loss of visually important trees and would have an adverse impact on the character and appearance of the landscape. The creation of a suitable vehicular access onto the A26 for the quantum of development envisioned is also unlikely to be acceptable.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

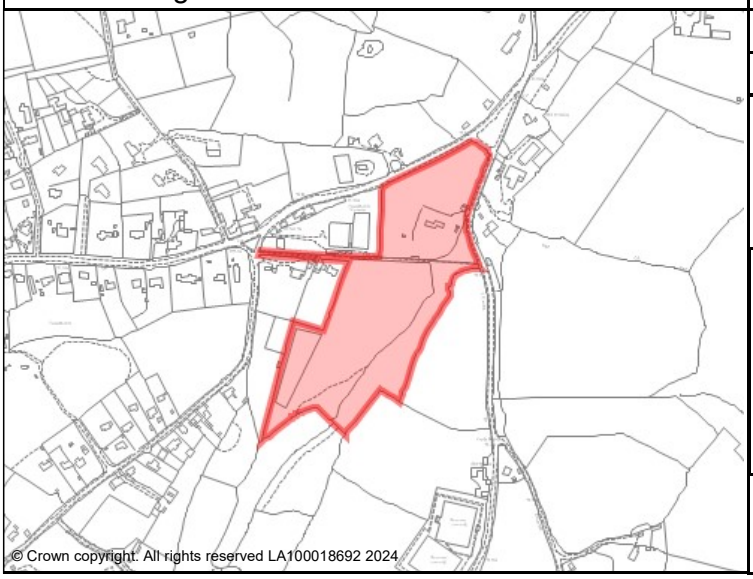
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 181/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Westbury, Limes Lane, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.55 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and amenity land to the south of the A272 and east of Limes Lane on the eastern outskirts of Buxted. A public right of way runs east to west along the northern boundary. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity, with field patterns on site consisting informal parkland and cohesive assarts indicating higher sensitivity here, as well as the presence of the Vanguard Way to the north of the site. The current vehicular access for the site would be unsuitable for development, therefore a significantly improved vehicular access and pedestrian access would be required, which is likely to involve a remodelled Limes Lane/A272 junction, which is may not be able to be achieved. A Grade II listed building (The Pound) is located to the northwest of the site and its setting could be detrimentally harmed through new development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

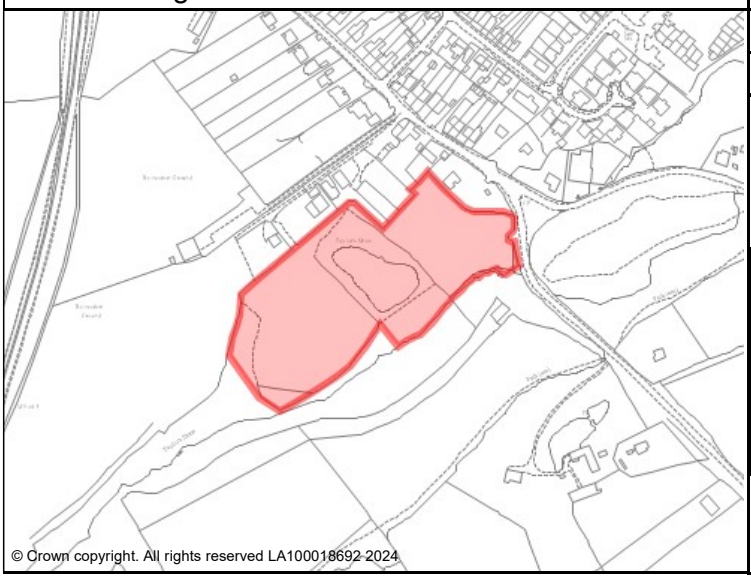
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 191/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Land to east of Buxted, Pound Green, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.40 Site area (ha) Net: 0

Reasons: The site consists of a dwelling, garden and woodland located on the eastern fringe of Buxted. The site is in a relatively rural location and is therefore remote from services, amenities and public transport that are provided on the other side of Buxted village. Ancient woodland is present within the eastern portion of the site and would reduce the developable area considerably. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to new development due to the assart fieldscape and the priority habitats (ancient woodland) including in the southeast boundary of the site. In order to access this site, a significantly improved vehicular access and pedestrian access would be required, which is also likely to involve a remodelled Limes Lane/A272 junction. The southern part of the site is rural and unrelated to existing development in the area and development would significantly intrude into the countryside. There are small pylons on the site that may need to be re-routed or put underground. A public right of way crosses the centre of the site from east to west connecting to Pounds Green Lane.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

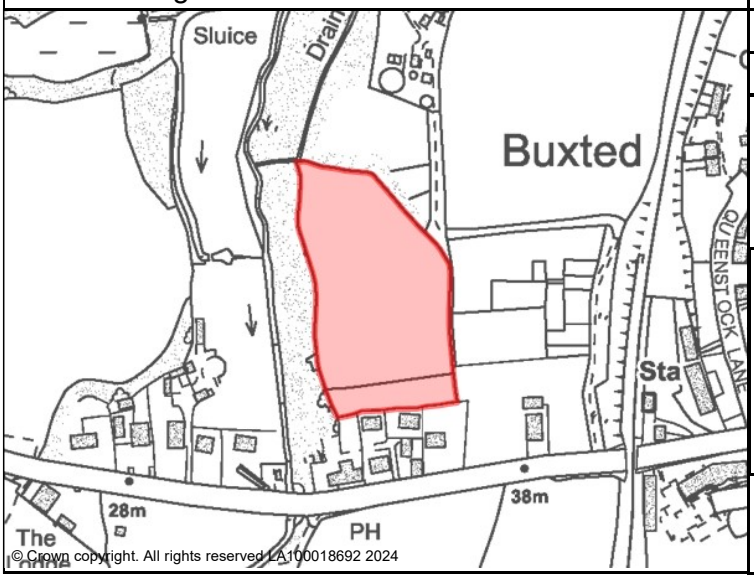
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 234/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Land at Taylors Shaw, Framfield Road, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.13 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located to the southwest of Buxted to the west of Framfield Road. A large pond is located within the centre of the site, which restricts the site's net developable area significantly. Ancient woodland bounds the site's southern boundaries, extending slightly into the centre of the site. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development in part due to the thick woodland that includes ancient woodland and priority habitat deciduous woodland (Taylors Shaw) that borders the southwestern part of the site. The site as submitted has insufficient visibility along Framfield Road to create a suitable vehicular access and there is no scope to improve this. The site as submitted cannot also achieve a satisfactory pedestrian linkage along Framfield Road, to the services and facilities in Buxted. Development in this location is therefore unsuitable.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

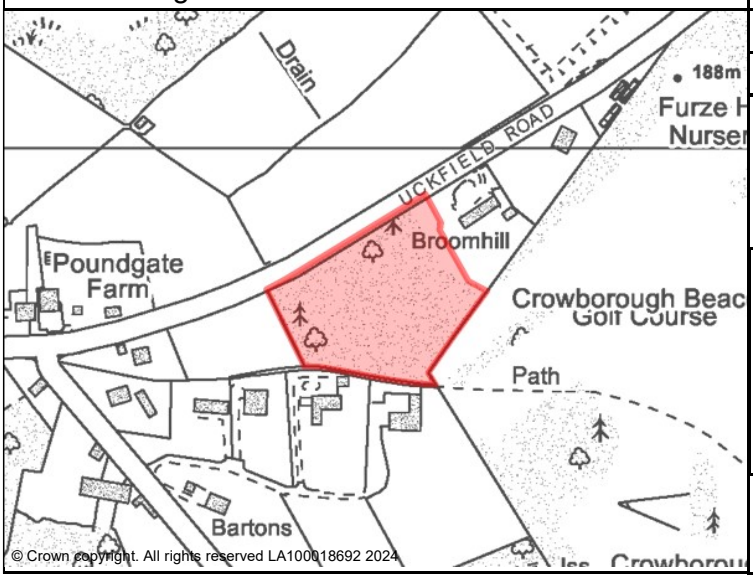
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 253/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Land to the rear of The White Hart, Station Road, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 1.57 Site area (ha) Net: 0

Reasons: The site is comprised of an agricultural field to the west of Buxted and to the north of the A272. Ancient woodland bounds the sites northern boundary and a Grade II listed building (The White Hart Inn) lies to the south of the site. The site is bounded by the River Uck on its western boundary and a small area of the site is located within Flood Risk Zones 2 and 3. The site is also located in close proximity to the Buxted Waste Water Treatment Works to the north of the site. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development due to its position to west of the railway line that provides a sense of rurality and tranquillity. Overall, this is a detached site in that it does not relate with the urban boundary of Buxted. In addition, the site submitted is unable to be provided an access to the A272 and therefore, access could only be achieved with additional third-party land along the A267, which does not form part of any SHELAA submission.

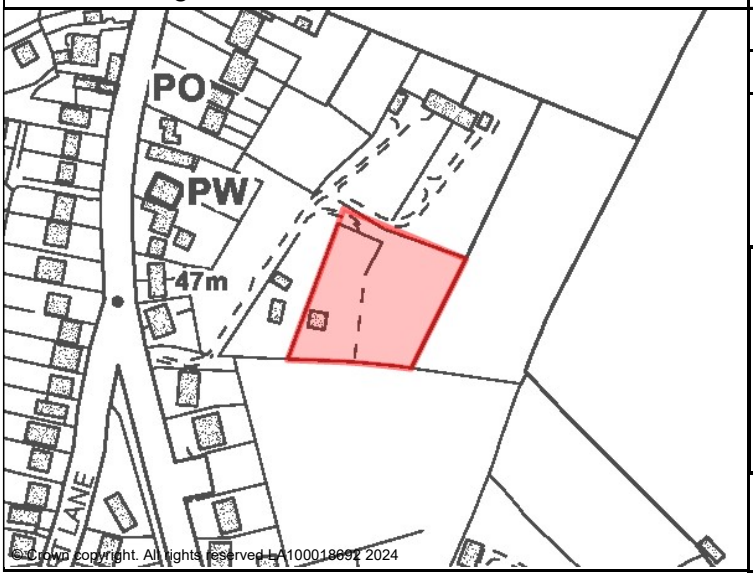
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 447/1110
	Settlement: Crowborough Parish: Buxted Address: Land adjacent Crowborough Hall, Uckfield Road Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.27 Site area (ha) Net: 0

Reasons: The site comprises of woodland to the east of Poundgate and to the south of the A26. A public right of way extends east to west along the southern boundary of the site. The site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough to the east. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the landscape character and appearance of the surrounding countryside and would also have a detrimental impact on biodiversity within the site. Notwithstanding the above, the site is located within 400m of the Ashdown Forest SPA, therefore residential development is precluded in this location, as it cannot be appropriately mitigated.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

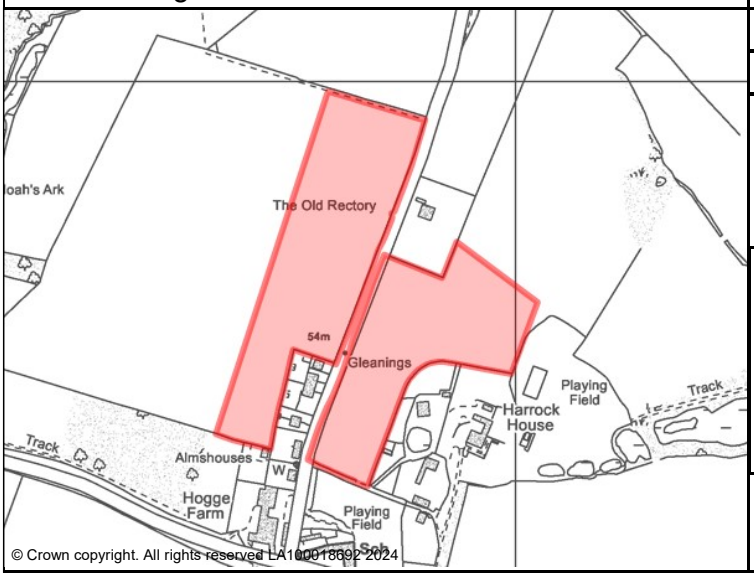
Plan showing whole extent of submitted site	Site Reference: 635/1990
	Settlement: Five Ash Down Parish: Buxted Address: Land at Millcroft, Five Ash Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.46 Site area (ha) Net: 0

Reasons: The site comprises of an existing residential dwelling and amenity land set behind

Wealden SHELAA Unsuitable Sites Summary

existing linear development at Five Ash Down. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to residential development in part due to the site's proximity to existing residential development along the Five Ash Down road and its enclosed nature. However, the site as submitted does not have appropriate vehicular and pedestrian access without the use of third-party land. The site is therefore considered unsuitable, as it could not serve either residential or economic development.

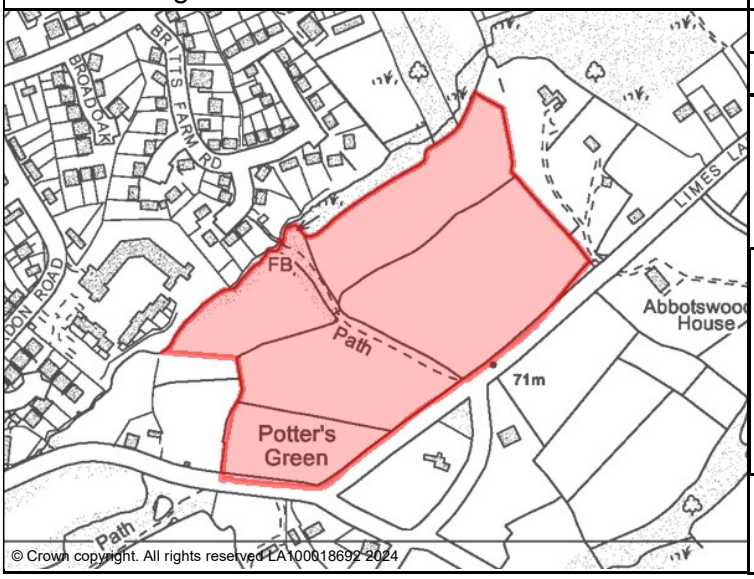
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 721/1840
	Settlement: Buxted Parish: Buxted Address: Land at Hurstwood Road, Buxted Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 8.02 Site area (ha) Net: 0

Reasons: The site comprises of land used for grazing located in between the settlements of Buxted and Five Ash Down. The site has unrestricted views of the distant countryside to the north and the west including the High Weald National Landscape. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development due to the open character of the site and its intervisibility with the High Weald National Landscape. The site is isolated and remote from local services and facilities and any rural settlement. Hurstwood Road would need to be widened to accommodate a residential site and this is unachievable without third party land to the south. The land is both rural and open in nature and owing to its location it is not considered suitable for development and would be out of keeping with the generally rural character and appearance of the countryside in this location. Two listed buildings, a Grade II* (Harrock House) and a Grade II (The Almhouses) are located adjacent to the site and their setting could be harmed through new development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

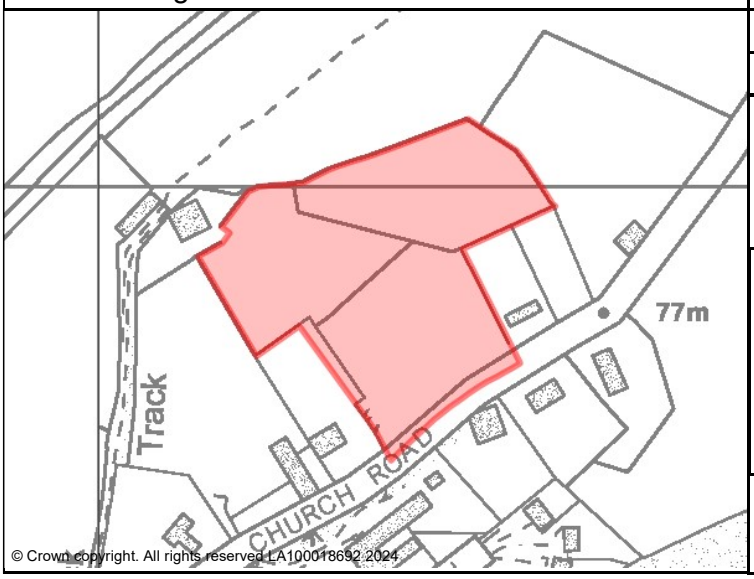
Plan showing whole extent of submitted site	Site Reference: 730/1840
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Buxted Parish: Buxted Address: Lane adjoining Limes Lane, Buxted Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.72 Site area (ha) Net: 0

Reasons: The site is comprised of a number of agricultural fields to the north of Limes Line and behind existing residential development on the southern outskirts of Buxted. The site as submitted would not be able to achieve suitable vehicular access due to the narrow form of Limes Lane with limited scope to improve this. A vehicular access cannot be achieved through the existing residential development that lies to the north of the site. The site cannot also demonstrate a satisfactory pedestrian linkage along Limes Lane and Framfield Road to the services and facilities in Buxted. Housing development would be unsuitable and be out of keeping with the rural character and appearance of the countryside to the south of Buxted.

The existing residential development to the north is distinctly separate from the site due to the presence of strong landscape buffering of hedgerows and trees. Ancient woodland bounds the site's northern eastern boundary. A number of trees covered by a group Tree Protection Order (TPO) are present on the site's northern boundary. A public right of way crosses through the centre of the site from north to south. A Grade II listed building (Potters Green House) lies adjacent to the site's southern boundary.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

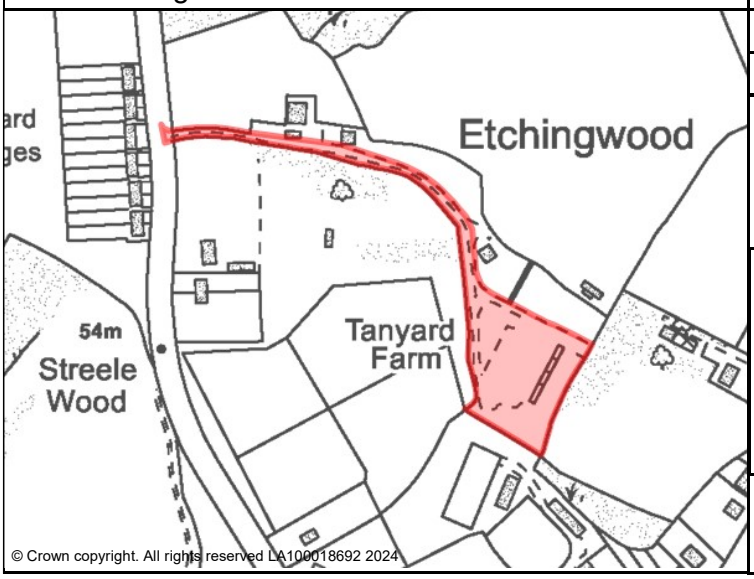
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 971/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Land at Church Lane, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.69 Site area (ha) Net: 0

Reasons: The site is currently agricultural land, located along a narrow lane (Church Road) at the northern edge of Buxted. The site boundary to the road is overgrown resulting in poor visibility in terms of accessing the site and there is no formal vehicular access to the site currently. The site drops steeply northwards away from the road and the site would be widely visible within the landscape due to its topography, with limited opportunity to mitigate this impact. In addition, owing to the highway in this location, that is narrow and with no footpath, there would not be the opportunity to improve the connectivity between the village centre and the site. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential in part due to its sloping landform away from Church Road, associated with the River Uck corridor, and views towards the High Weald National Landscape. These factors result in the site being considered unsuitable for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

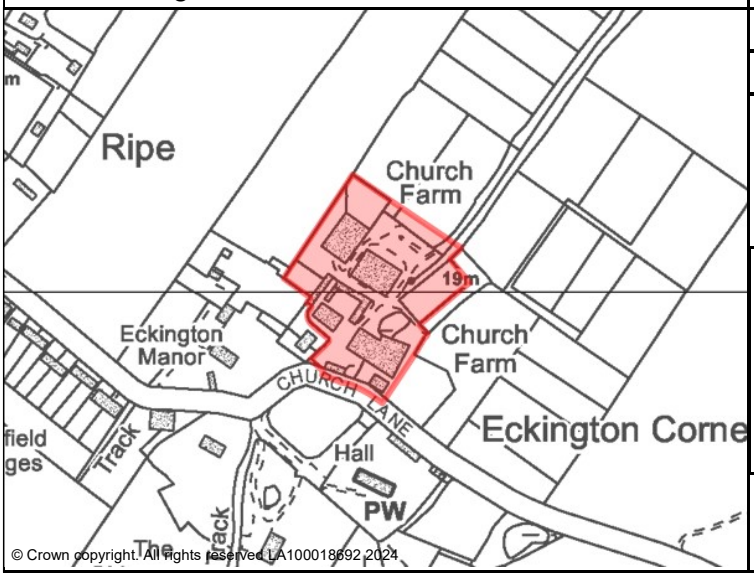
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 978/1840
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Buxted Parish: Buxted Address: Land adjacent to Tanyard's Farmhouse, Framfield Road, Buxted Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.67 Site area (ha) Net: 0

Reasons: The site comprises of a redundant builder's yard, located in the open countryside, to the east of Framfield Road and to the south of Buxted. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport, which would make development unsustainable. The site as submitted has poor pedestrian connectivity to Buxted and vehicular access is currently gained from the Framfield Road by an unmade, long and narrow track, which would be unsuitable to serve any further development without significant upgrading, which would likely require third party land.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

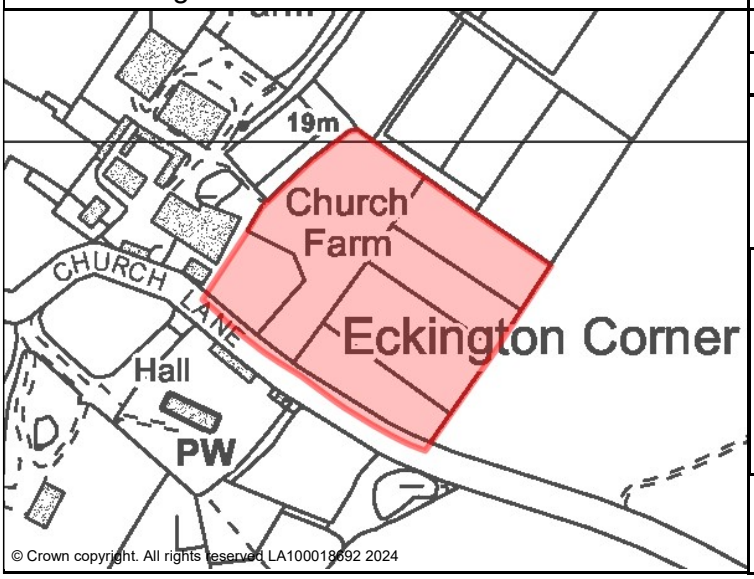
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1185/3230
	Settlement: Ripe
	Parish: Chalvington with Ripe
	Address: Church Farm, Church Lane, Ripe
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.22 Site area (ha) Net: 0

Reasons: The site comprises of existing agricultural and equestrian buildings on the eastern fringe of Ripe along Church Lane. A public right of way runs through the site from south to north. The site lies within the Ripe and Eckington Conservation Area and development would be out of keeping with the historic character and the compact settlement pattern of Ripe. The site's south western boundary is directly adjacent to two grade II listed buildings (Eckington Manor and Eckington Manor garden wall and gates) and a Grade I listed church (St John the Baptist) lies to the south east of the site and is clearly visible from within the sites boundaries. The redevelopment of this site to accommodate new housing development would not be in keeping with the rural character of those buildings, even with their utilitarian design. The intensification of the site is also likely to cause detrimental impact to Church Lane that is rural and narrow.

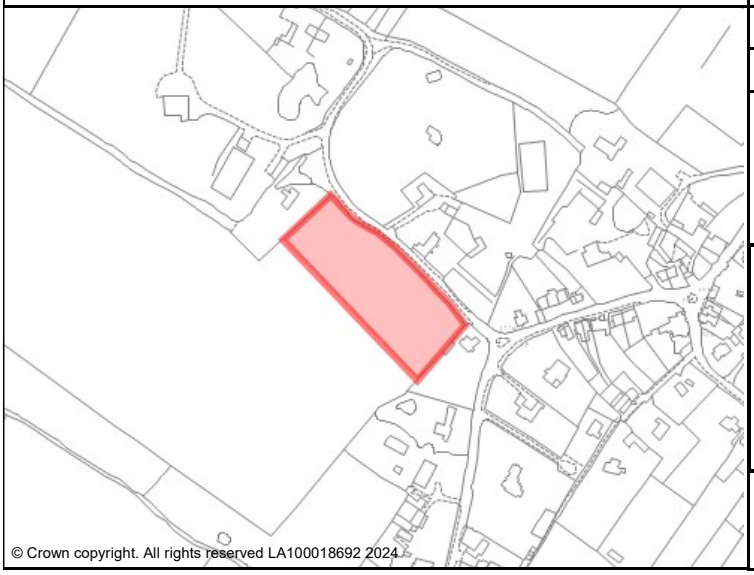
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1186/3230
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ripe Parish: Chalvington with Ripe Address: Land east of Church Farm, Church Lane, Ripe Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.61 Site area (ha) Net: 0

Reasons: The site comprises of equestrian land on the eastern fringe of Ripe, along Church Lane. The site lies within the Ripe and Eckington Conservation Area and development would be out of keeping with the historic character and the compact settlement pattern of Ripe. The site's south western boundary is adjacent to two Grade II listed buildings (Eckington Manor and Eckington Manor garden wall and gates) and a Grade I listed church (St John the Baptist) lies to the south of the site and is clearly visible from within the sites boundaries. Development would have a harmful impact on the high quality countryside landscape to the east of Ripe and the historic character of the buildings that adjoin it. The site is also exposed within the landscape and has significant long views northwards.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

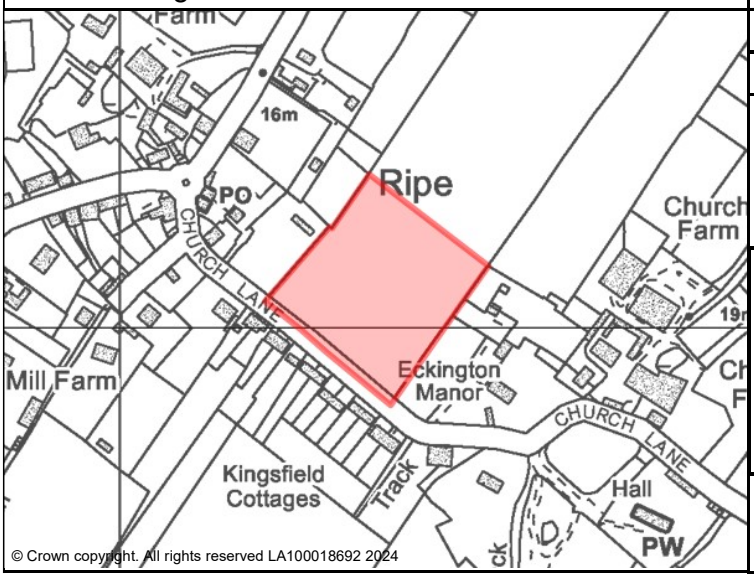
Plan showing whole extent of submitted site	Site Reference: 173/3230
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ripe Parish: Chalvington with Ripe Address: Land between Pepperham and Roslings, Mark Cross Lane, Ripe Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.78 Site area (ha) Net: 0

Reasons: The site comprises part of a single field used for grazing located to the west of

Wealden SHELAA Unsuitable Sites Summary

Ripe. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development as it forms part of the rural setting of Ripe. The site is also located within the Ripe and Eckington Conservation Area and has intervisibility with the South Downs National Park. Therefore, housing development would be out of keeping with the character and appearance of the landscape and would likely have a harmful impact on the historic character of the village of Ripe. A number of Listed Buildings are located immediately adjacent to the sites eastern and northern boundary and therefore new housing development would have a detrimental impact on their setting. In addition, the existing vehicular and pedestrian access is unsuitable for further intensification, and Mark Cross Lane has poor forward visibility at its junction with The Street.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

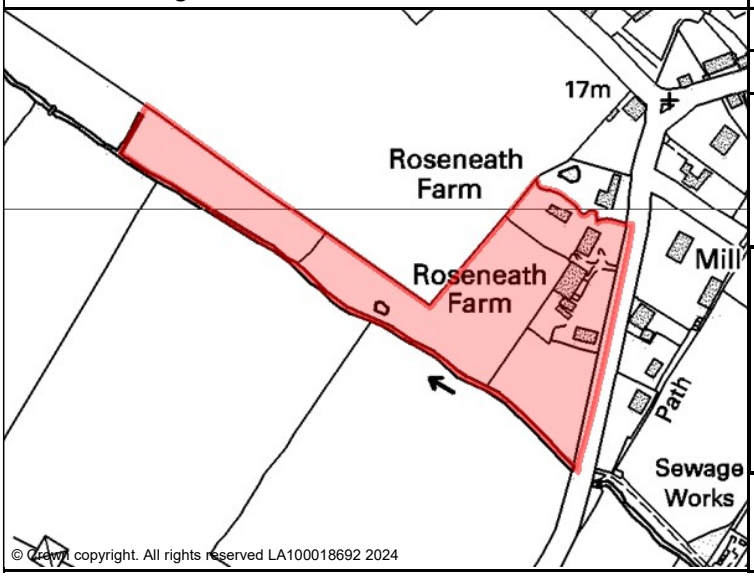
Plan showing whole extent of submitted site	Site Reference: 345/3230
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ripe Parish: Chalvington with Ripe Address: Follengers Field, Church Lane, Ripe Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.35 Site area (ha) Net: 0

Reasons: The site comprises part of an agricultural field located to the north of Church Lane. A public right of way runs north to south through the site's western edge. The whole site would not be suitable for housing development, as it would be out of scale and character with the village. A new residential development for 8 dwellings (Carriage Mews) has been constructed adjacent to the site's western boundary under planning references WD/2017/1909/F and WD/2016/0430/F. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development as it forms part of the rural setting of Ripe and there are areas of medieval co-axil field pattern remaining that increases sensitivity. The site lies within the Ripe and Eckington Conservation Area and any development would need to be carefully designed to mitigate the impact of development on the setting of the Grade II listed Eckington Manor, which is located to the east. It is noted that Church Lane is narrow and can only accommodate one-way flow traffic, with passing points. However, a new vehicular access should be possible, although improvements to pedestrian access along Church Lane are also needed.

However, Ripe is considered to be an unsustainable settlement with no significant

services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

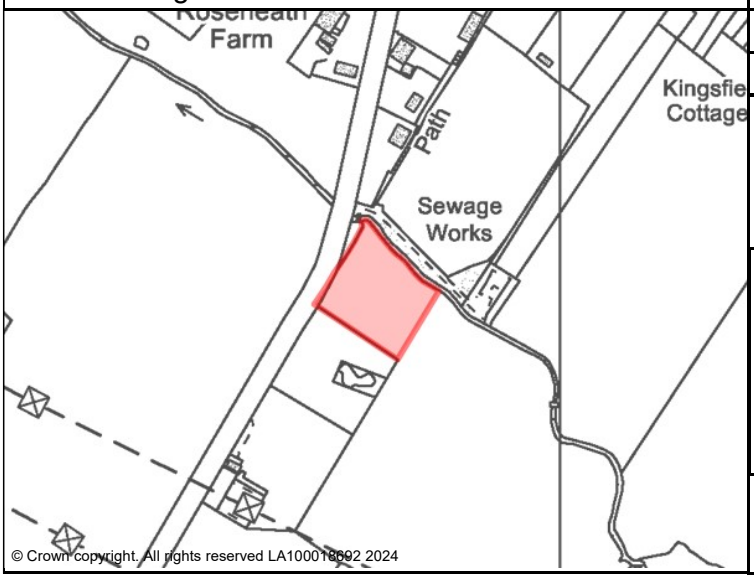
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 823/3230
	Settlement: Ripe
	Parish: Chalvington with Ripe
	Address: Land at Roseneath Farm, Mill Lane, Ripe
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.62 Site area (ha) Net: 0

Reasons: The site comprises of redundant farm buildings and fields located on the southern fringe of Ripe. An existing farm building on site has gained full planning permission for 1 dwelling under planning reference WD/2022/3219/F. The majority of the site lies within the Ripe and Eckington Conservation Area and is visible in the wider landscape as part of the attractive rural setting of the village. There are listed buildings immediately adjacent. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development and forms part of the rural setting of Ripe. The site is also partly located within the Ripe and Eckington Conservation Area and has intervisibility with the South Downs National Park. The portion of the site without planning permission is largely covered by Flood Risk Zones 2 and 3 and is therefore unsuitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

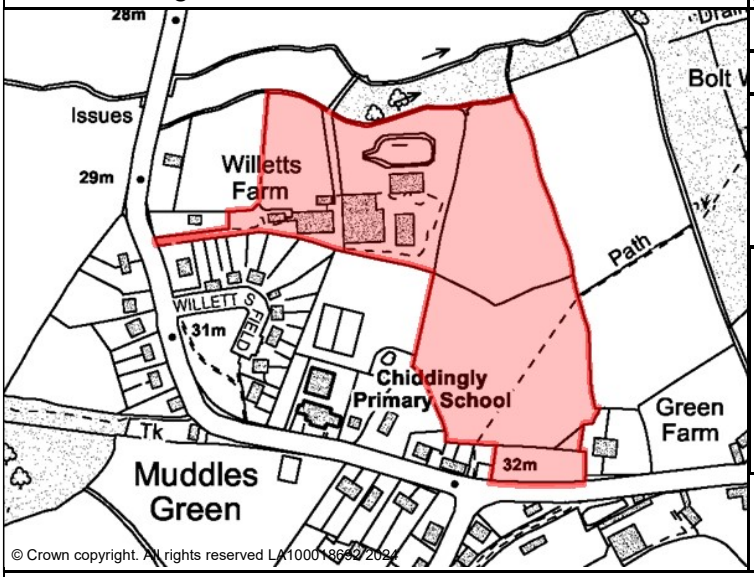
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 850/3230
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ripe Parish: Chalvington with Ripe Address: Land at Mill Lane and Firle Lane, Ripe Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 0.45 Site area (ha) Net: 0

Reasons: The site is comprised of a small grass field located to the south of the settlement. A public right of way crosses east to west through the centre of the site. The site is adjacent to the Ripe and Eckington Conservation Area and housing development would be out of keeping with the character and appearance of the landscape, and would be likely to have a harmful effect on the historic character of the village of Ripe. The site is almost wholly covered by Flood Risk Zones 2 and 3, which precludes residential development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

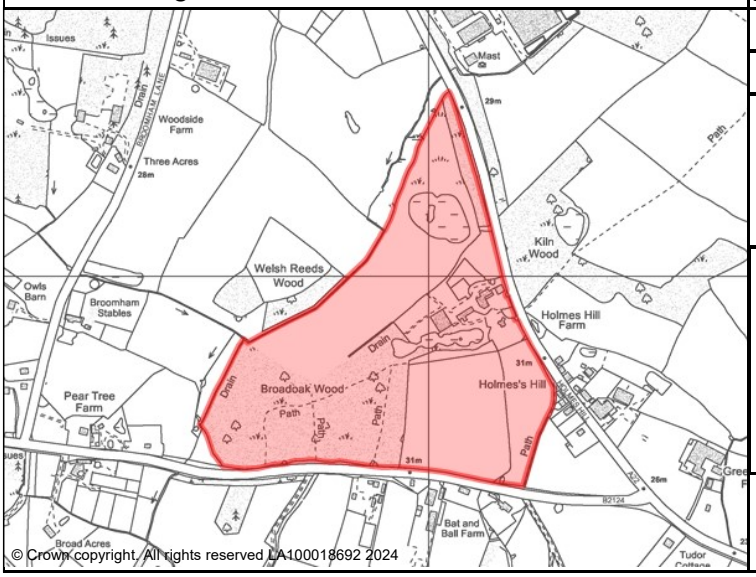
Plan showing whole extent of submitted site	Site Reference: 922/1630
	Settlement: Muddles Green Parish: Chiddingly Address: Willetts Farm, Muddles Green, Chiddingly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 4.75 Site area (ha) Net: 0.65
Delivery Yr 1-5: 7	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 7

Reasons: This is an extensive site consisting of farm buildings and associated farmland, which is located close to the centre of Muddles Green. A small portion of the site to the north consisting of employment/agricultural buildings has gained full planning permission for 7 (net) dwellings under planning reference WD/2023/0274/F. A public right of way runs through the centre of the southern portion of the site. A small part of the site (to the north) is situated with Flood Zone 2. Development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The Landscape Character Assessment (2022) locates the site in Landscape Character area 3a and describes Muddles Green as having a higher sensitivity as the landscape setting of the settlement results in a very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. The Landscape Sensitivity Assessment (2023) states that the site is of moderate to higher sensitivity to development as the fields are derived from piecemeal enclosures, with mature and partially wooded field boundaries, which is increases landscape sensitivity. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows, as well as historic features in this location. The Muddles Green Conservation Area is located to the south of the site, and this contains a number of listed buildings, therefore their setting could be harmed through new development.

Given the above, the remainder of the SHELAA site without planning permission is not considered suitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

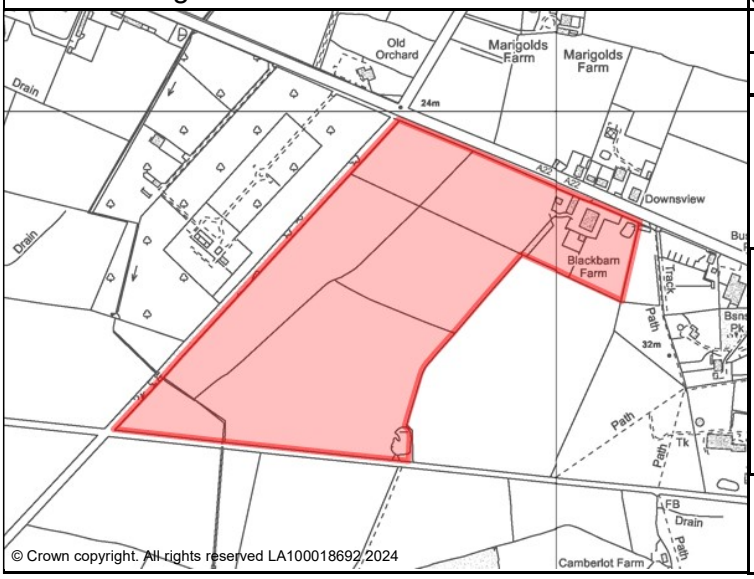
Plan showing whole extent of submitted site	Site Reference: 1135/3090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Dicker Parish: Chiddingly Address: Holmes Hill Business Estate, Holmes Hill, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 19.66 Site area (ha) Net: 1.5

Reasons: The site comprises of an existing business/industrial estate, fields used for grazing purposes and a fishing lake. The net developable area of the site is reduced given the presence of a fishing lake and a large pond that are present on the site. In addition, the south west portion of the site is largely covered by ancient woodland, which precludes development in this area. The site is located west of the A22 (Holmes Hill) but is isolated and therefore remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside. Given the site's current use, the site could be considered suitable for employment development; however, this only relates to the intensification of the existing industrial estate. The construction of new industrial units has been granted outline planning permission on the site under planning reference WD/2018/2387/O. Planning permission for an extension to an existing commercial unit to create an additional commercial unit under planning reference WD/2022/3199/F was also granted in 2023.

However, the expansion of the site outside the boundaries of the existing industrial estate is considered unsuitable. The 2023 Landscape Sensitivity Assessment states that the site has moderate to higher sensitivity to development in part due the field pattern of historic assarts, bounded by mature hedgerows, shaws and areas of woodland, some of which are priority habitat and ancient woodland, which increases landscape sensitivity in this location. There is a potential impact on the wider landscape, particularly with regards to the far-reaching views overlooking countryside to the west. Development of the southern portion of the site would have an impact on the residential amenity of existing residential dwellings along Holmes Hill and Lewes Road.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

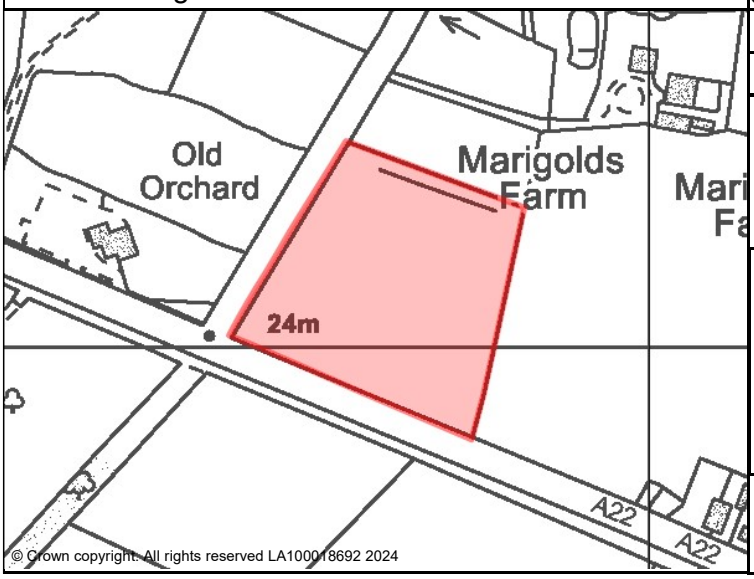
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1136/3090
	Settlement: Lower Dicker Parish: Chiddingly Address: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 16.77 Site area (ha) Net: 1.8

Reasons: The site comprises of three agricultural fields, a residential dwelling and an industrial estate comprising of predominantly Use Class E and Use Class B8 units to the south of the A22. Several industrial and business units have been granted permission on the site under planning references WD/2016/2112/F, WD/2018/0529/F and WD/2020/1422 and WD/2022/1304/F. The site is detached from any identified settlement and is therefore isolated from local facilities and amenities. Owing to its isolation, residential development is not considered suitable in this location. However, given the presence of the industrial estate on site and adjacent land uses, this site is considered suitable for the intensification of employment uses provided that any development is contained within the existing industrial estate boundary, with the existing vehicular access arrangements in place. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to new development, given that the site sits alongside the A22 and in close proximity to land in employment use, which influences the sense of rural tranquillity in this location. However, the site is relatively open in character and a ridge is present within the centre of the western portion of the site that provides far-reaching views over wider countryside to the south, which could not be mitigated by additional screening. Any development should take into consideration the residential amenity of existing residential dwellings to the north of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

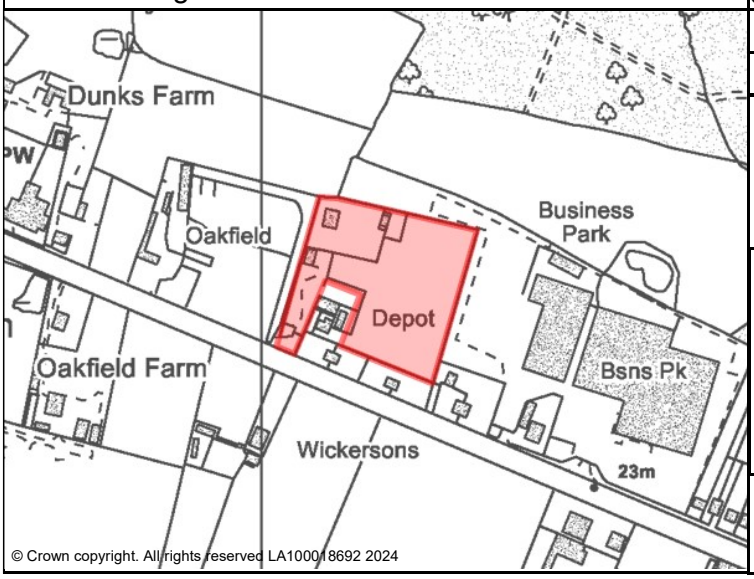
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1137/3090
	Settlement: Lower Dicker Parish: Chiddingly Address: Land at Nash Street Farm, A22, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.37 Site area (ha) Net: 1.37

Reasons: The site comprises of a single field used for agricultural purposes, accessed via Nash Street to the north of the A22. It is detached from any identified settlement and is therefore isolated from local facilities and amenities. In isolation, the development of this site for employment uses would not be suitable. However, given the large amount of employment uses present along the A22, this site may be considered suitable for employment if it came forward as a part of a comprehensive development with neighbouring SHELAA sites. This will be subject to suitable access being established and any additional infrastructure requirements. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to development, due to its proximity alongside the A22 and existing commercial development in this location that decreases sensitivity. The County Council (as part of former planning application process at the site) has stated that the existing footway needs to be improved to extend to the bus stops along the A22. The provision of a suitable right-turn lane access from the A22 is also needed and a portion of land to be dedicated as public highway on the southern side of the A22 to ensure provision of a potential roundabout in the future, if such development was to come forward. The southeastern part of the site is at risk of surface water flooding and therefore a suitable drainage system would be required as part of any development to overcome this constraint. Any development will need to consider the residential amenity of surrounding dwellings. Alongside part of SHELAA site 880/3090, this site was subject to an outline planning application for the construction of business units for Class E and/or Class B8 use under planning reference WD/2019/0306/MAO, but this was formally disposed of in 2024.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

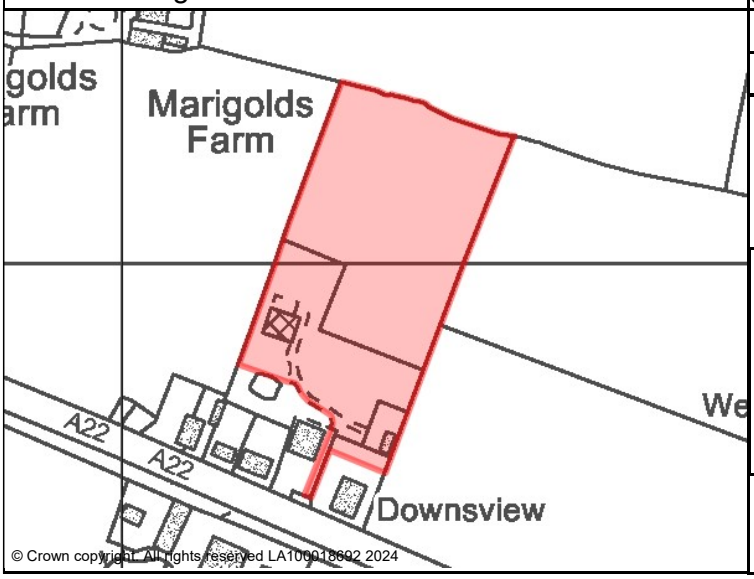
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 220/3090
	Settlement: Lower Dicker
	Parish: Chiddingly
	Address: The Crofters and The Old Depot, Golden Cross, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.15 Site area (ha) Net: 1.15

Reasons: The site comprises of a house, garden and field located adjacent to the A22, approximately 330 metres from Golden Cross. Although the site is part previously developed, and is flanked by residential and employment land, it is situated in a rural location and is remote from public transport, local facilities and services. Development of the site for housing is considered unsuitable as it would be out of keeping with the general rural character and appearance of the locality. Given neighbouring land uses, small scale employment uses may be suitable, subject to further assessment to establish a suitable vehicular access. The Landscape Sensitivity Assessment 2023 states that the site is of moderate sensitivity to development but confirms that the site is located near existing modern agricultural or commercial development, which influences the sense of rural tranquillity and decreases sensitivity. The south eastern and south western parts of the site are at risk of surface water flooding, therefore a suitable Sustainable Urban Drainage System (SuDS) would be required as part of any development to overcome this constraint. Any development would be required to provide appropriate buffering to residential properties located adjacent to the site. Development would need to ensure the protection of trees covered by Tree Protection Orders on the northern and eastern boundaries.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

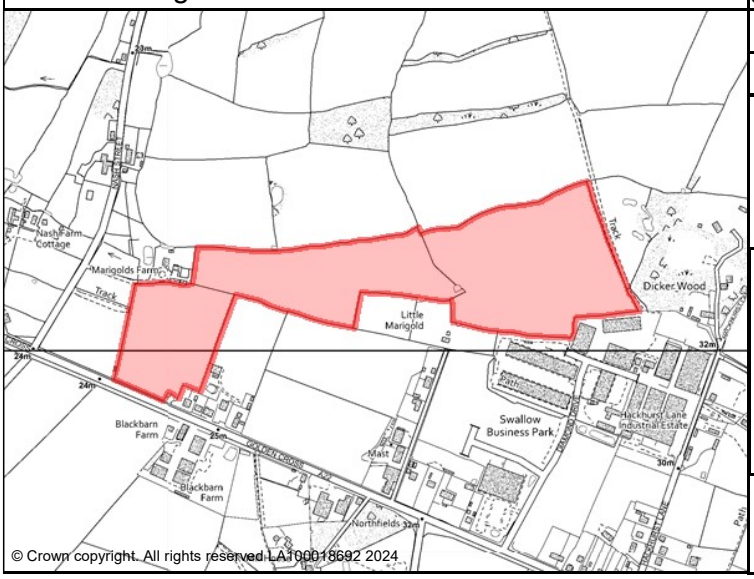
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 802/3090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Dicker
	Parish: Chiddingly
	Address: Land to the rear of Terra, The Dicker, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.54 Site area (ha) Net: 1.4

Reasons: The site comprises of private amenity land, greenhouses and an outbuilding to the north of the A22 near to Lower Dicker. The site is detached from any identified settlement and is therefore isolated from local facilities and amenities. The site is located behind existing residential development that fronts onto the A22, which is dominated by business uses in this location, including the Hackhurst Lane Industrial Estate that lies 500 metres to the east. In isolation, the development of this site for employment would not be suitable. However, given the large amount of employment uses present along the A22, this site may be considered suitable for employment if it came forward as a part of a comprehensive development with neighbouring SHELAA sites. This will however be dependent on suitable access being established as part of a comprehensive scheme and any additional infrastructure requirements. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to development due to existing commercial development along the A22 that limits tranquillity and decreases landscape sensitivity. This site is located along a relatively exposed part of the settlement edge without a clearly defined boundary or edge, decreasing sensitivity. It is considered that the development of the site should have a limited impact on the wider landscape, as it would relate well to the existing built-up frontage of the A22. However, any development should be designed to incorporate planting comprising species that are in character with the locality and softens and defines the settlement edge. Any development will also need to take into account the residential amenity of existing dwellings on the southern boundary.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 880/3090
 © Crown copyright. All rights reserved. LA100018692 2024	Settlement: Lower Dicker Parish: Chiddingly Address: Marigolds Farm, Nash Street, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 12.69 Site area (ha) Net: 9.34

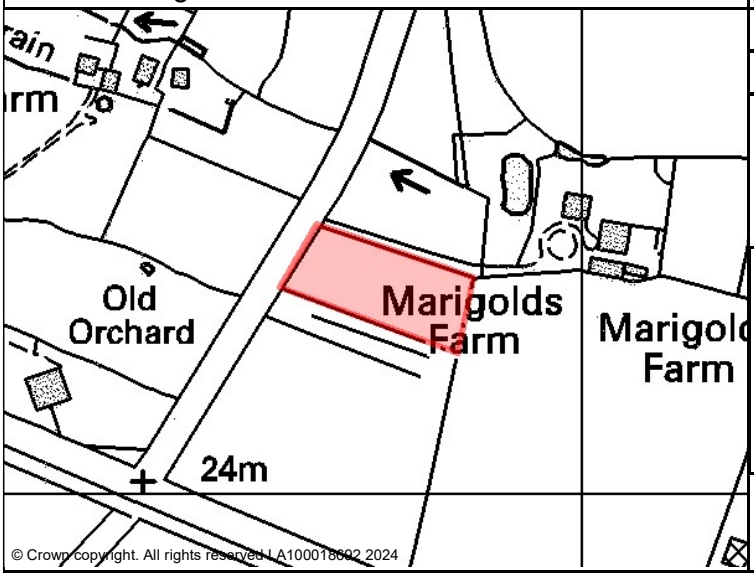
Reasons: The site comprises of three agricultural fields to the north of the A22 at Lower Dicker. The site is accessed off the A22, via Nash Street but extends to the north behind undeveloped fields. The site is close but not contiguous to a number of industrial estates along the A22, including Hackhurst Lane Industrial Estate. The site is detached from any identified settlement and therefore isolated from local facilities and amenities. In isolation the development of this site for employment would not be suitable. However, given the large amount of employment uses present along the A22, this site may be considered suitable for employment development, if it came forward as a part of a comprehensive development with neighbouring SHELAA sites. This would be subject to a suitable access being achieved and any additional infrastructure requirements. The 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity to development. Development of this site at the frontage of the A22 should have a limited impact on the wider landscape. However, the remainder of the site to north is made up of small-scale fields with a historic field pattern derived from assarts, as well as being located in open countryside and is unlikely to be suitable for employment development given the impact on the rural character of the countryside. The retention of this land would contribute to the existing green infrastructure network and mitigate the impact of any potential development at the frontage of the A22 within the surrounding landscape. Any development will need to take into account the residential amenity of surrounding dwellings.

A dwelling, Robin Mead, is Grade II listed and is located to the northwest of the site, therefore employment development would need to consider the setting of this listed building. A public right of way runs along the sites western boundary and also crosses east to west through the centre of the site, before travelling northwards through the most eastern field. The fields on site are separated by mature hedgerows, which should be retained where possible as part of any development. Alongside SHELAA site 1137/3090, the southwestern portion of this site was subject to an outline planning application for the construction of business units for Use Class E or Use Class B8 under planning reference

Wealden SHELAA Suitable Sites Summary

WD/2019/0306/MAO, but this was formally disposed of in 2024.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

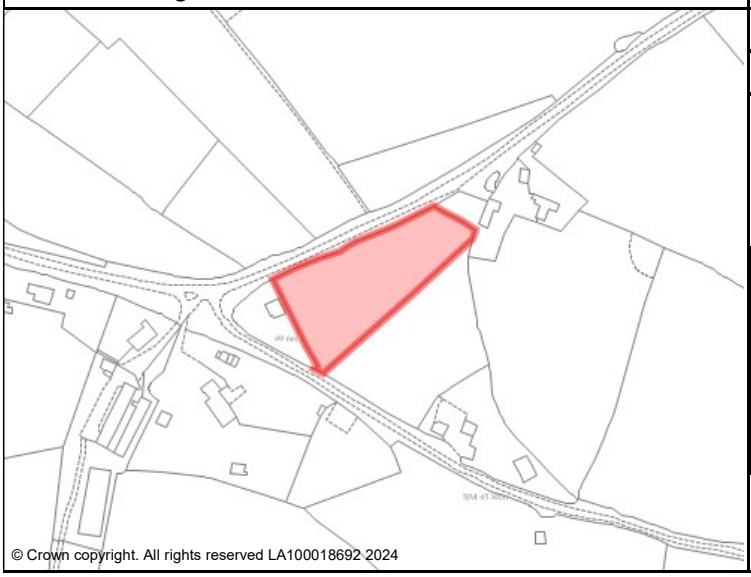
Plan showing whole extent of submitted site	Site Reference: 888/3090
 © Crown copyright. All rights reserved	A100018692 2024	Settlement: Lower Dicker
	Parish: Chiddingly
	Address: Land at Marigolds Farm, Nash Street, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 0.35 Site area (ha) Net: 0.35

Reasons: The site comprises of a small paddock to the east of Nash Street and to the north of the A22. The site is in a semi-rural location and is therefore detached from local facilities and amenities. In isolation, the development of this site for employment would not be suitable. However, given the large amount of employment uses present along the A22, this site may be considered suitable for employment, if it came forward as a part of a comprehensive development with neighbouring SHELAA sites. This will be subject to suitable access being established and any additional infrastructure requirements. Any development will need to take into account the residential amenity of surrounding dwellings. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to new development given that the site is located near to the Hackhurst Lane Industrial Estate and other employment development along the A22. The site is also located along a relatively exposed part of the settlement edge without a clearly defined boundary or edge, decreasing sensitivity.

However, development of the site should have a limited impact on the wider landscape, as it would relate well to the existing built-up frontage of the A22 if brought forward with SHELAA Site 1137/3090 that would also need to provide a vehicular access. The site could not deliver a new vehicle access by itself. New development should be designed to incorporate planting that is in character with the locality, as well as softening and defining the settlement edge.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

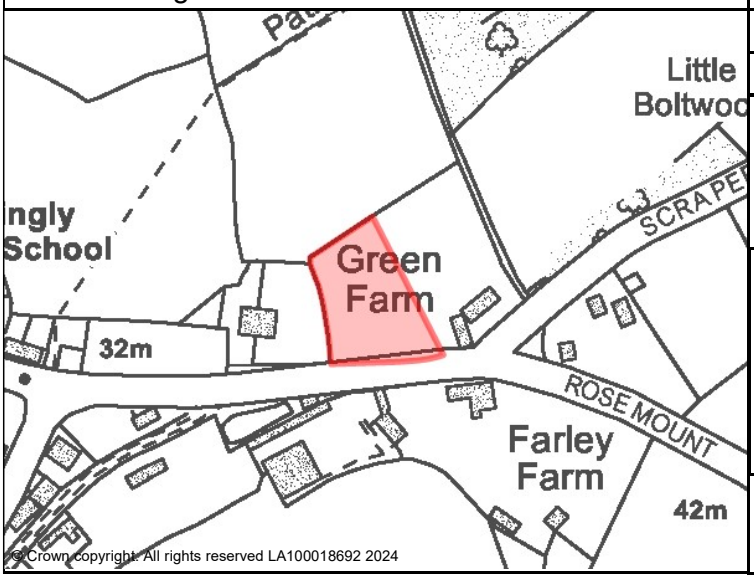
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 094/1630
	Settlement: Gun Hill (Other 1630)
	Parish: Chiddingly
	Address: Land adjoining Prices Farm, Swansbrook Lane, Gun Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.46 Site area (ha) Net: 0

Reasons: The site comprises of a single field to the south of Swansbrook Lane to the east of Gun Hill. A public right of way crosses north to south through the centre of the site. This site is situated in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from any nearby settlements. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, in part due to mature-in field trees, historic field pattern and its rural backdrop. Therefore, housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. There are also significant highway access limitations, which restrict the development potential of the site and a Grade II listed dwelling, Prices Farmhouse is located to the east of the site and therefore housing development could have a detrimental impact on its setting.

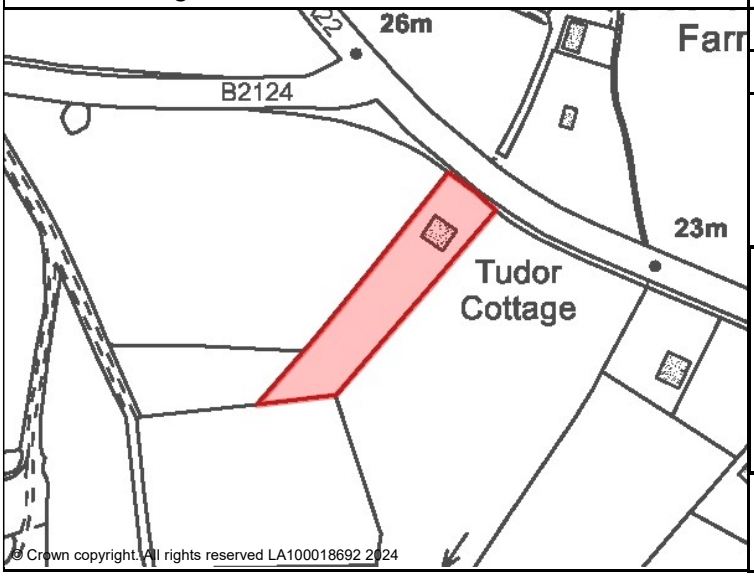
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1084/1880
	Settlement: Chiddingly Parish: Chiddingly Address: Land at Green Farm, Muddles Green, Chiddingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.31 Site area (ha) Net: 0

Reasons: The site comprises a residential garden near to the centre of Muddles Green. The development would result in the significant loss of woodland (some mature) to the front of the site and residential development is not considered suitable and would be out of keeping with the rural character and appearance of the area. The site is wholly contained within the Muddles Green Conservation Area and development would likely have a detrimental impact on its historic character. Several listed buildings lie in close proximity to the site and therefore housing development would likely have a detrimental impact on their setting. There is currently no existing suitable vehicular access to the site and achieving an access would require the loss of mature vegetation.

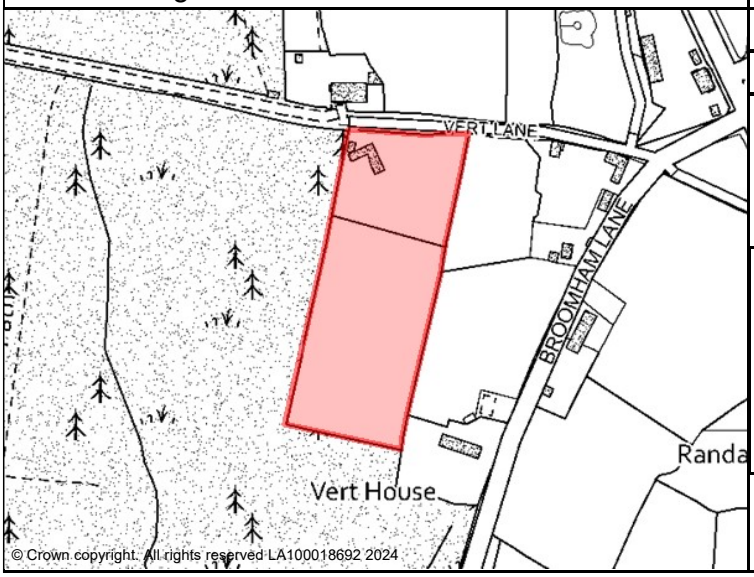
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1112/3090
	Settlement: Lower Dicker Parish: Chiddingly Address: Tudor Cottage, Holmes Hill, Lower Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.4 Site area (ha) Net: 0

Reasons: This narrow site comprises of a residential dwelling and long garden to the south

of the A22 as it joins with the B2124. The development potential of the site is hindered by its narrow nature, combined with the significant junction interchange at this point in the A22 with the B2124, making any sort of suitable vehicular access difficult to achieve. The site is situated in an isolated location, and is therefore remote from local services, facilities and public transport. Owing to its location, further residential development is not considered suitable and would be out of keeping with the rural character and appearance of the area.

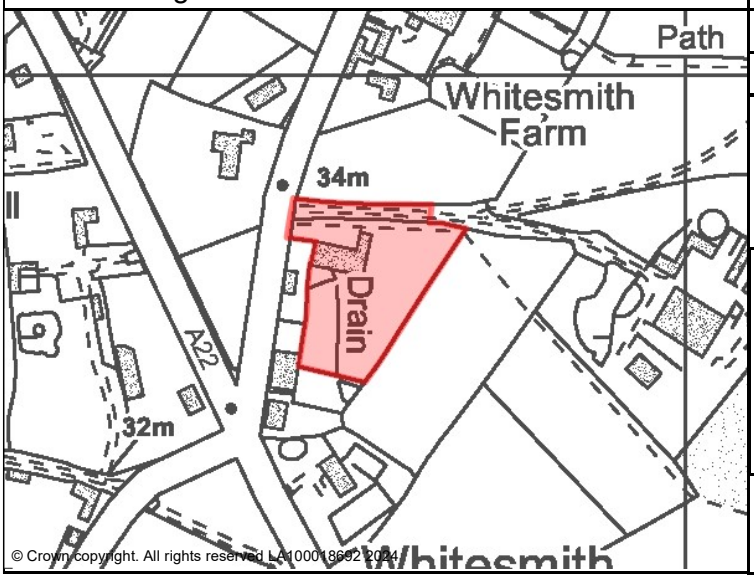
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1188/1630
	Settlement: Whitesmith
	Parish: Chiddingly
	Address: Land at Pinewood, Vert Lane, Whitesmith
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.4 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and a single field used for agricultural purposes. This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of any nearby settlement to the west of the A22. Housing development would be unsuitable in this location, and out of keeping with the rural character and appearance of the countryside. The site is bounded by Lower Vert Wood to the west (which is partly ancient woodland, albeit not at the boundary to this site) and any housing development would likely have a detrimental impact upon these ecological assets and the high-quality appearance of this landscape in this location. A suitable vehicular access for further residential development cannot be provided from Vert Lane, as this is a narrow, single lane, which is unsuitable to serve a substantial housing development.

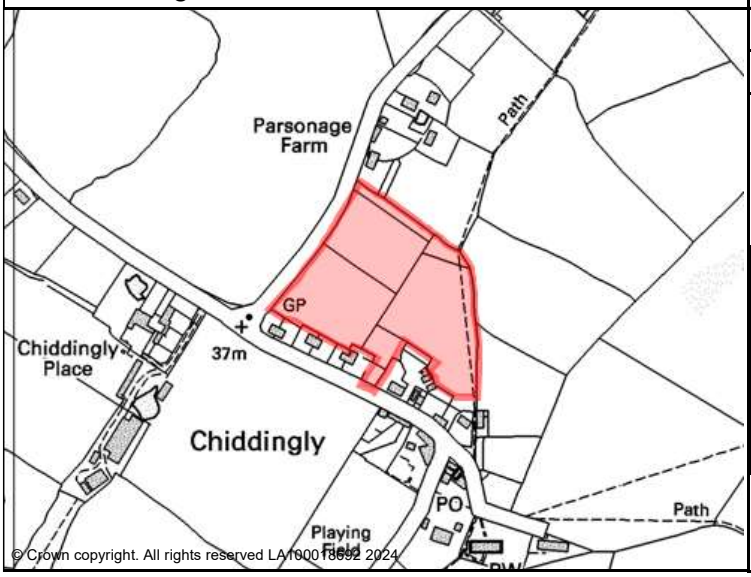
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 153/1630
	Settlement: Whitesmith (Other 1630) Parish: Chiddingly Address: Land to the rear of Lilac Cottage, Whitesmith Lane, Whitesmith Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.53 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land with barns located to the east of the A22. This site is situated in an isolated rural location, remote from local services and facilities, and disconnected from the boundary of any nearby settlements. Housing development would be unsuitable in this location, and be out of keeping with the generally rural character and appearance of the countryside. An adequate vehicular access cannot be provided to serve any housing development without the use third party land. The site also sits adjacent to a grade II listed building (named The White House, Whitesmith Post Office Stores) to the southwest of the site and development would therefore impact the setting of this historic asset.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

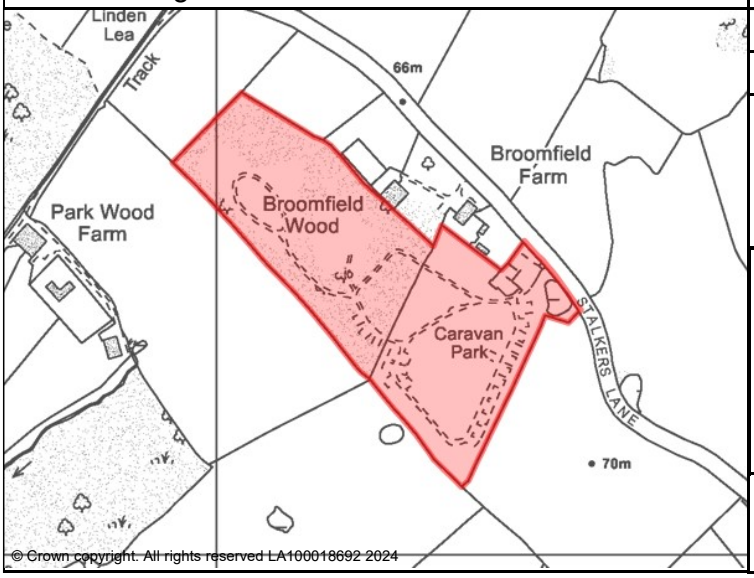
Plan showing whole extent of submitted site	Site Reference: 229/1880
	Settlement: Chiddingly Parish: Chiddingly Address: Land at Honeywick Lane, Chiddingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.42 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural fields located to the north of Chiddingly.

Wealden SHELAA Unsuitable Sites Summary

Vehicular access to the site would be unsatisfactory from either Highlands Lane or Parsonage Lane, given the narrow width of both roads and restricted visibility. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development, in part due to mature hedgerows, historic field patterns and views towards the South Downs National Park. Furthermore, the Chiddingly Conservation Area is located to the south of the site and therefore housing development could have a detrimental impact on the historic setting of Chiddingly and the character of the surrounding landscape of the village.

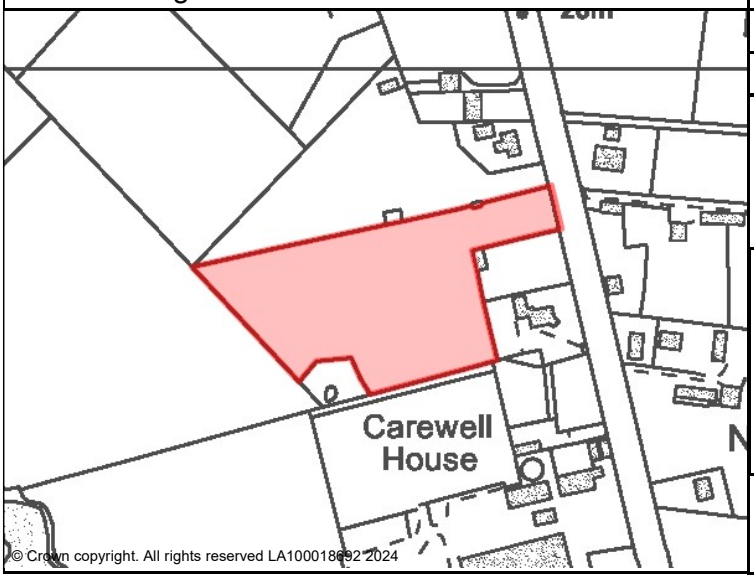
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 718/1950
	Settlement: East Hoathly Parish: Chiddingly Address: Broomfield Farm Caravan Park, Stalkers Lane, East Hoathly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.25 Site area (ha) Net: 0

Reasons: The site is currently an existing caravan and campsite with associated facilities. It is part of a farm diversification scheme to Broomfield Farm. The site is situated in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from any settlement. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development, due to the Ancient Woodland on site, mature hedgerows and its tranquil rural character that increases sensitivity. Half of the site is an open area (where camping occurs at edges) and the other is designated as Ancient Woodland, albeit there are clearings within it where camping occurs. The location of the site and the presence of ancient woodland are a major impediment to permanent, all year round, residential uses and the site is not suitable for bricks and mortar residential development due to its significant landscape constraints and its isolated location.

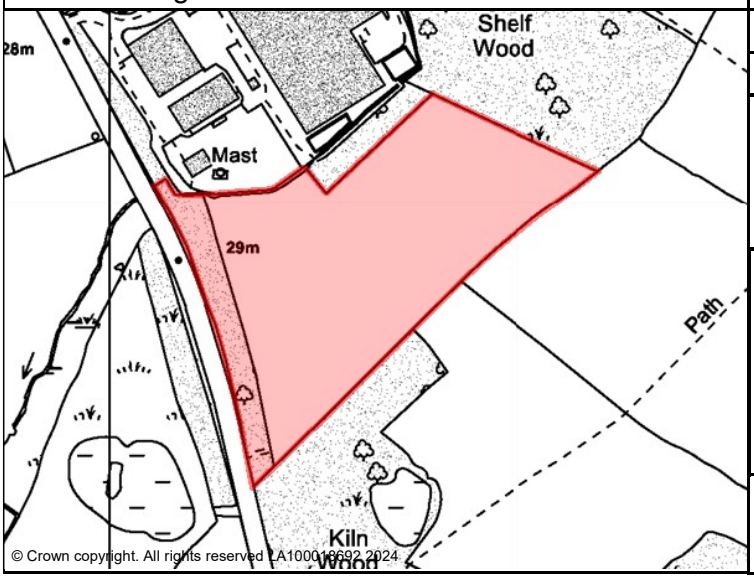
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 760/3090
	Settlement: Lower Dicker
	Parish: Chiddingly
	Address: Land adjacent to Carewell House, Chalvington Road, Lower Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.02 Site area (ha) Net: 0

Reasons: The site comprises of a single field used as a paddock located to the west of Chalvington Road. The site is situated in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from any rural settlement. The 2023 Landscape Sensitivity Assessment states that the site is moderate sensitivity to development in part due to mature hedgerow vegetation at the boundaries, and moreover, glimpsed longer distance views towards the SDNP, which increases landscape sensitivity. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 921/1630
	Settlement: Whitesmith (Other 1630)
	Parish: Chiddingly
	Address: Land to the south of the Woodland Centre, A22, Whitesmith
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.79 Site area (ha) Net: 0

Reasons: The site comprises of a single large field surrounded by woodland to the north and south. The site is located east of the A22 but is isolated and remote from

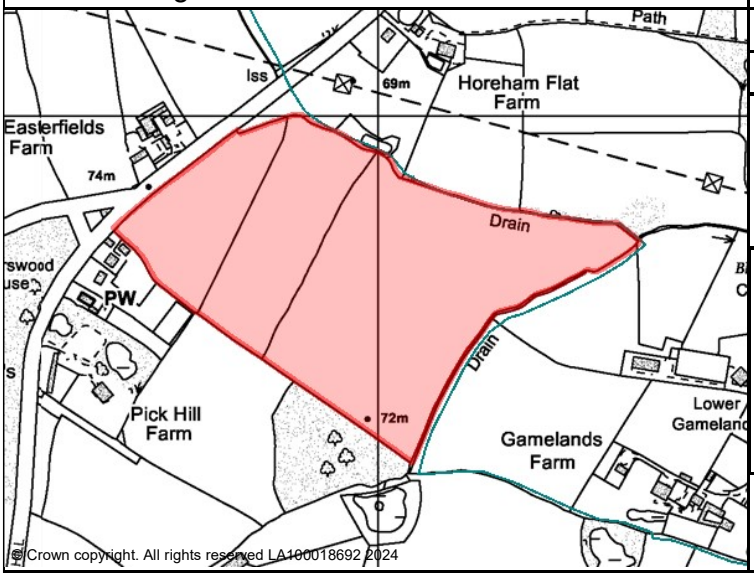
Wealden SHELAA Unsuitable Sites Summary

local services and facilities and any rural settlement. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. However, given that an existing industrial estate lies adjacent to the site's northern boundary, this site could be considered for employment use as part of an extension to the existing industrial park. However, the Landscape Sensitivity Assessment 2023 states that the site is of moderate to higher sensitivity to development in part due to the field pattern of historic assarts, bound by mature hedgerows, shaws and areas of woodland, some of which are priority habitat and ancient woodland, which increases landscape sensitivity.

The vehicular access will be required to come through the neighbouring industrial estate, given that a vehicular access directly to the A22 cannot be provided due to the presence of ancient woodland along the southern boundary of the site. Ancient woodland is present on the sites southern, western and northeastern boundaries and a suitable buffer would be required if development was to be brought forward. To the southeast of the site also lies a local wildlife site (Kiln Wood), so an ecological investigation of the site is integral to any development in this location. Noise attenuation would be required to buffer the noise from the A22 and also the Woodland Centre which adjoins the site to the north, dependant on the employment use on site.

Overall, given the landscape, ecological and highways constraints at the site, the site is not considered suitable for employment development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

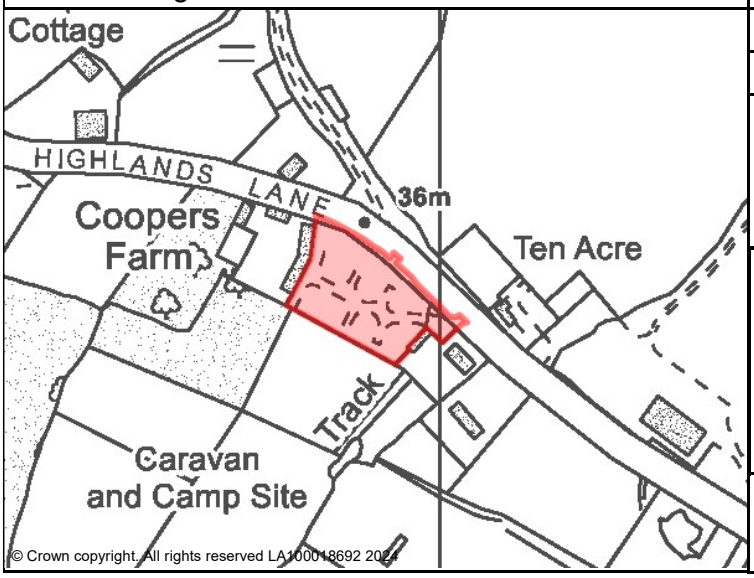
Plan showing whole extent of submitted site	Site Reference: 943/3030
	Settlement: Horam Parish: Chiddingly Address: Land at Sanctuary Farm, Chiddingly Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 8.31 Site area (ha) Net: 0

Reasons: The site comprises of three fields used for grazing and agricultural purposes and a cluster of agricultural buildings. Ancient woodland bounds the north eastern and south eastern site boundaries. The site is in a relatively remote location to the south of Wealden Crematorium and is therefore remote from local facilities services and public transport. The sites western boundary abuts Chiddingly

Wealden SHELAA Unsuitable Sites Summary

Road, which at this point is a narrow country lane with no footpaths and is therefore unsuitable to serve new housing development in this area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity for residential development, in part due to the Ancient Woodland that borders the site and the partially open character, with some views into the site available from existing development along Chiddingly Road increasing sensitivity. Development would be out of keeping with the surrounding uses, which are predominantly scattered farmsteads and sporadic residential properties in a rural setting.

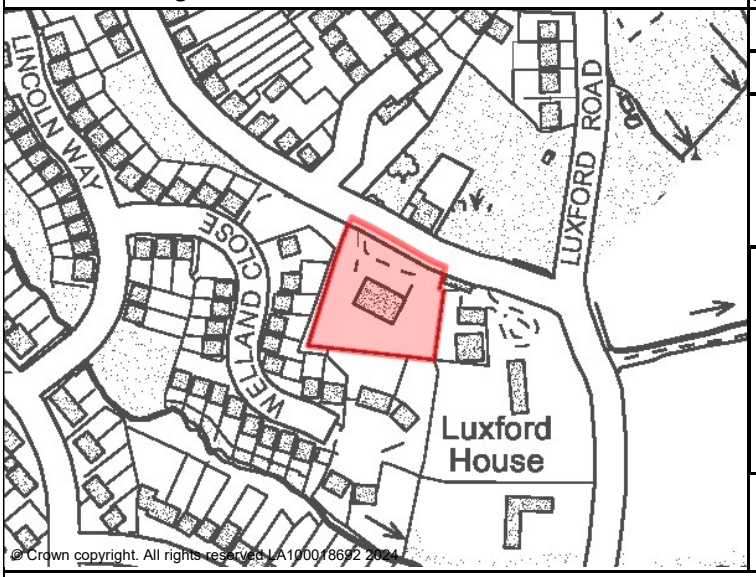
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 953/1880
	Settlement: Chiddingly Parish: Chiddingly Address: Land at Latchetts Caravan and Camp Site, Highlands Road, Chiddingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.34 Site area (ha) Net: 0

Reasons: The site comprises of a caravan site and a field used for grazing. The site is in an isolated location, remote from local services and facilities, and is visually and functionally separated from Chiddingly. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development, in part due to the partially intact historic field pattern of the site, open views into the site from Highlands Lane and long-distance views to the South Downs National Park. Owing to its location, housing development is not considered suitable and would be out of keeping with the rural character and appearance of the countryside. The site was refused planning permission for two residential dwellings under planning reference WD/2019/0596/F (which was also dismissed at appeal), due to its unsustainable location and its detrimental impact on the character and appearance of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

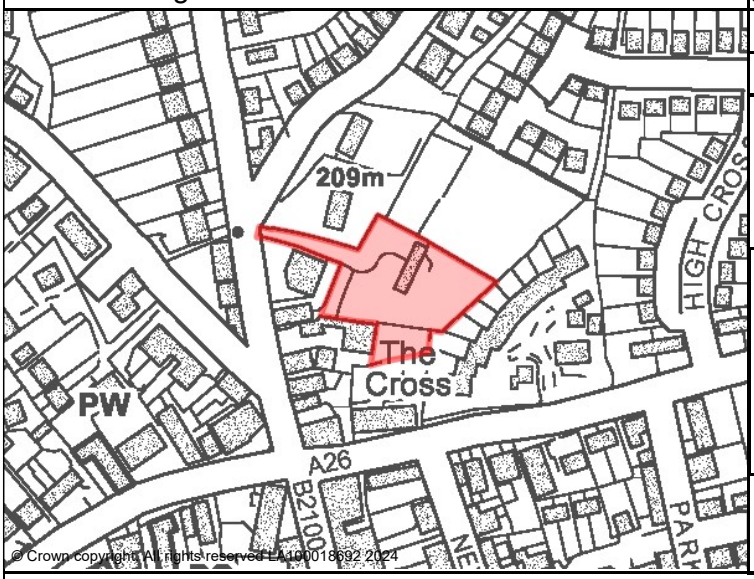
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 038/1110
	Settlement: Crowborough Parish: Crowborough Address: Kingswood, Luxford Lane, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.35 Site area (ha) Net: 0.28
Delivery Yr 1-5: 6	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 6

Reasons: The site comprises of a large residential property surrounded by trees, some of which are mature and covered by TPOs. This site is located within the urban boundary of Crowborough to the south of Luxford Lane and to the west of Luxford Road. In terms of highways, Luxford Lane is a rural lane which is narrow in places. There are no footways and the highway boundary in vicinity of this site is confined to the carriageway with very little scope to provide footways as verges are narrow (where they exist), are banked or have mature trees. A pedestrian link is expected to support any development site to the connection with Welland Close, which is opposite Combe Edge (cul-de-sac). In addition, significant housing development to the east of Luxford Road is expected to provide a pedestrian/cycle links and improvements at the highway verge bounding Luxford House on west side of Luxford Road. Those improvements will provide a traffic free route to Walshes Road and a route towards the railway station. Development of the site could be well integrated into the existing settlement and should have limited adverse landscape impact in terms of its wider setting. The site slopes significantly from north down to south and any scheme would need to reflect the reduction in developable area and the existence of mature, quality trees to all boundaries of the site, which have high amenity value and should be retained. To the east of the site is Luxford House, which is a Grade II listed building, and its setting would need to be considered as part of any scheme.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

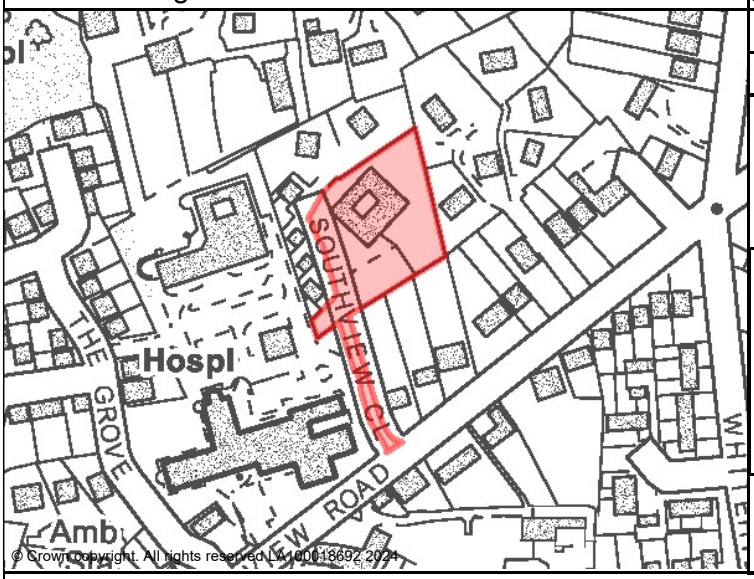
Plan showing whole extent of submitted site	Site Reference: 055/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Coldrums and rear of Tyre Depot, London Road, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.39 Site area (ha) Net: 0.39

Delivery Yr 1-5: 9	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 9

Reasons: This site comprises of a large residential property (with garden) accessed via a driveway that is lined with mature trees. The site is located within the existing built-up area of Crowborough, set back from London Road and the existing street scene. The visual impact on the wider landscape of developing the site would be minimal. Trees with significant amenity value (and covered by a TPO) run the length of the access lane and would need to be protected. The existing access is narrow and to widen would conflict with junction Pilmer Road/London Road. The existing access is suitable for pedestrian/cycle link but for vehicles, it is considered that a suitable access solution is sought in combination with SHELAA Sites 634/1110 and 317/1110. There is a likelihood that the site may be affected by contamination, although it is unlikely that extensive mitigation will be required. The site sits close to the Crowborough Conservation area to the south and the design of any scheme will need to pay particular attention to protecting its character and appearance.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

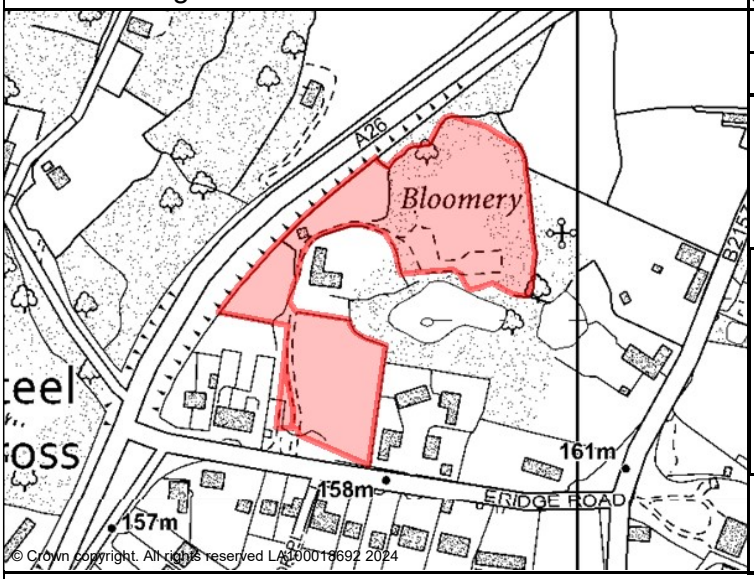
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1067/1110
 © Crown Copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Crowborough Address: Land east of Southview Close, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.45 Site area (ha) Net: 0.38
Delivery Yr 1-5: 8	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 8

Reasons: The site comprises of a former children's care home that lies within the built-up area of Crowborough and to the east of Southview Close. The site benefits from close proximity to the existing services, facilities and public transport available within Crowborough. Development of the site could be well integrated into the existing settlement and should have limited adverse landscape impact in terms of its wider setting. The site as submitted would need further assessment to determine whether the existing vehicular access is suitable to serve further development, given the narrow alignment of Southview Close in this location, but there is potential to improve this to meet the demand generated. 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.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

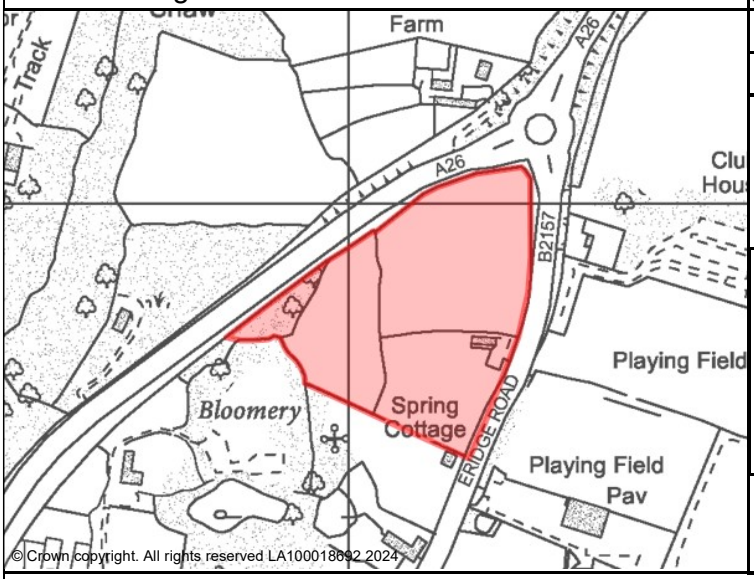
Plan showing whole extent of submitted site	Site Reference: 110/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Hodges, Steel Cross Road, Crowborough Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.54 Site area (ha) Net: 0.4
Delivery Yr 1-5: 4	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 4

Reasons: The site comprises of residential amenity land (including a tennis court) and woodland and is located at the northeast fringe of Crowborough, to the north of Eridge Road and to the west of A26. The site lies within the High Weald National Landscape but is generally well screened from the wider landscape by trees on the boundaries. The site slopes down from a higher plateau in the south, to a lower plateau of land in the north. A Site of Archaeological Interest lies within the site. The existing access to the site could be improved to serve future development as appropriate visibility splays could be achieved. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, as the site demonstrates few of the characteristics which increases landscape sensitivity in the wider area, except for the areas of priority habitat woodland to the north of the site. The site supports significant ecological habitat due to the broadleaved woodland and large pond in close proximity and therefore, ecological surveys and mitigation and enhancement of habitat for biodiversity would be required.

Given the ecological constraints to the north site, including mature woodland and an adjacent pond, it is considered that only the residential amenity land fronting onto Eridge Road (containing a tennis court) is suitable for residential development. The southern part of the site, fronting onto Eridge Road, was granted full planning permission for 4 (net) large dwellings under planning reference WD/2022/2352/F in 2023. The remainder of the SHELAA site is not considered suitable for residential development owing to ecological constraints on site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 158/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at junction of Eridge Road and A26, Steel Cross, Crowborough Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.54 Site area (ha) Net: 0.3
Delivery Yr 1-5: 4 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 4	

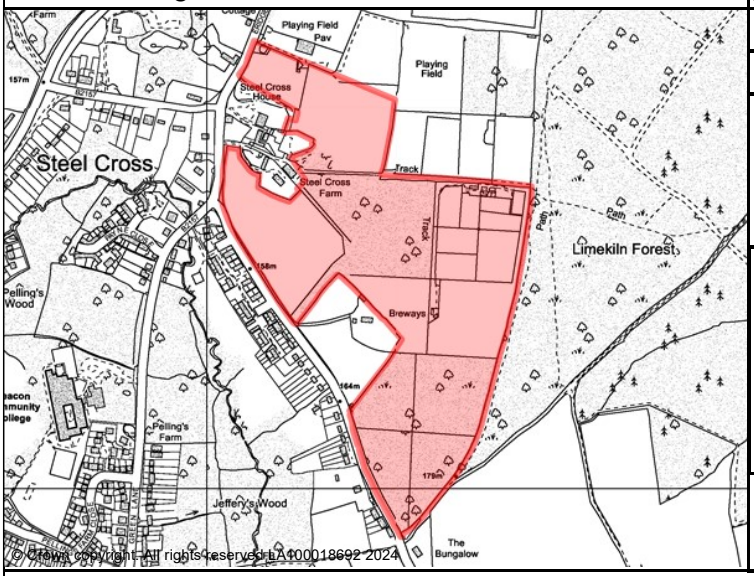
Reasons: This site comprises of three fields that includes a paddock and agricultural land located at the northeastern fringe of Crowborough, to the west of Eridge Road (B2157) and to the east of the A26. Limited frontage development along Eridge Road on the southeastern most field of the site has been granted planning permission for 2 (net) dwellings under planning reference WD/2021/2877/RM. A further planning application for 2 (net) dwellings behind the approved frontage development under planning reference WD/2022/2638/F was refused planning permission, as the proposal would result in unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, by encroaching into the open countryside, materially altering its character. This was subject to a planning appeal that was dismissed in November 2023.

The remaining parts of the site without planning permission would not be suitable for development as they are remote parcels of land, disconnected from the existing urban area of Crowborough that lies to the south. Road noise is a significant constraint on the site and would require considerable landscape mitigation and a full transport assessment would be required to assess overall impacts on connectivity with the town centre, and on the local highway network if the entirety of the site was to be brought forward. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development (2 storey to 2.5 storey), in part due to the elevated position of the landscape in this location, its location within the High Weald National Landscape as well as the wooded and rural backdrop it provides to the settlement edge of Crowborough. Therefore, further development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape, which surrounds Crowborough to the north. There is no existing vehicular to all parts of the site (only the southeastern field off the Eridge Road) for frontage development and whilst there is the potential for vehicular access via the A26, this would involve significant removal of large, established trees. Furthermore, the visibility onto the

Wealden SHELAA Suitable Sites Summary

A26 at the top of the site is poor due to the bend in the road.

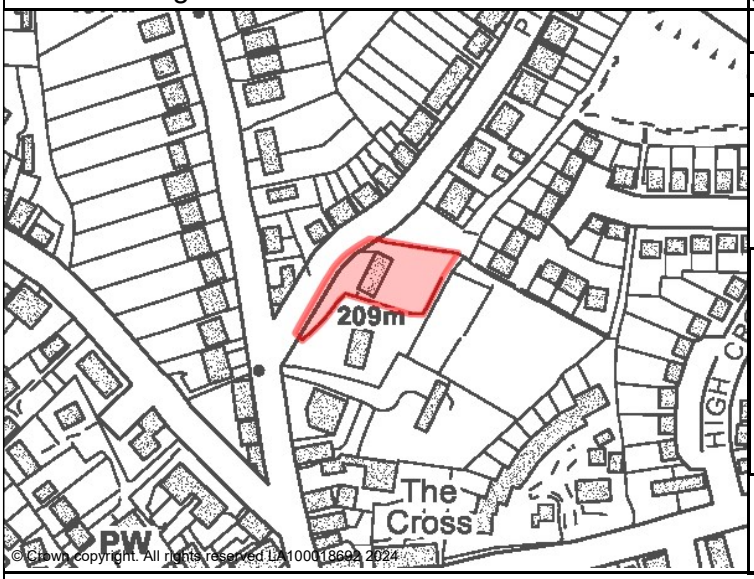
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 250/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Steel Cross Farm, Green Lane, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 21.05 Site area (ha) Net: 11.3
Delivery Yr 1-5: 163 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 163	

Reasons: This is a substantial site comprising of an equestrian stud farm, fields and woodland located on the northern fringe of Crowborough within the High Weald National Landscape to the east of Palegate Lane. The western fields within the middle section of the site, and fronting onto Green Lane, have outline planning permission for the construction of up to 103 dwellings and associated infrastructure (WD/2018/2122/MAO), establishing the principle of development in this location. A reserved matters application pursuant to the existing outline permission was approved under planning reference WD/2022/0398/MRM in December 2022. The part of the site with extant planning permission is now subject to an ongoing full planning application for a revised scheme that seeks to increase the quantum of development from 103 (net) dwellings to 120 (net) dwellings on that element of the site under planning reference WD/2023/1798/MAJ. Once this part of the site comes forward, this will provide opportunities for a vehicular access to be gained to the rest of the SHELAA site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

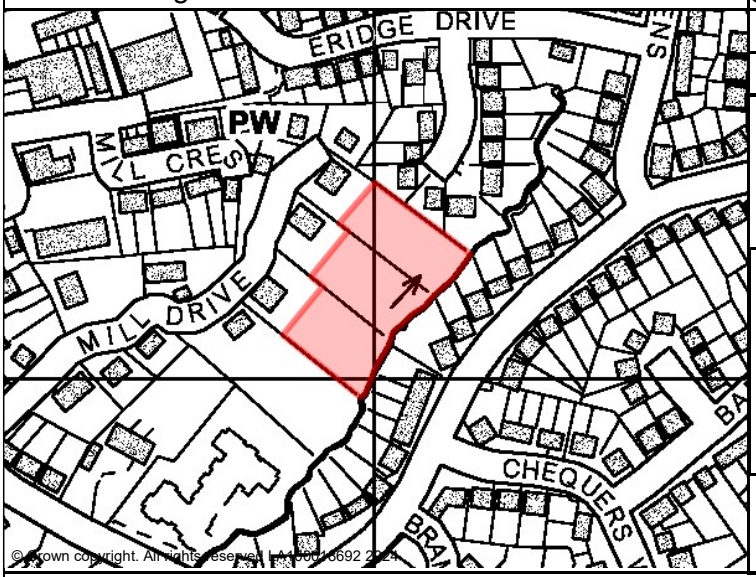
Plan showing whole extent of submitted site	Site Reference: 317/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough
	Parish: Crowborough
	Address: Willetts House, Pilmer Road, Crowborough
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 0.2 Site area (ha) Net: 0.2

Delivery Yr 1-5: 9	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 9

Reasons: The site comprises of a dwelling and curtilage located within the existing built-up area of Crowborough. The site was previously granted planning permission for nine flats (WD/2007/3113/F) so is considered able to provide appropriate vehicular access, although this planning permission has long since lapsed. However, adjacent land has been submitted to the SHELAA (references 055/1110 and 634/1110) that provides opportunities as part of a comprehensive redevelopment scheme to allow for a larger suitable vehicular/pedestrian access to this site. The existing access is narrow and to widen would conflict with junction Pilmer Road/London Road. The existing access is suitable for pedestrian/cycle link but for vehicles it is considered too close to London Road junction for multiple units (above the previous planning permission) and it is therefore clear that a suitable access solution should be sought in combination with SHELAA Sites 634/1110 and 055/1110 if to brought forward comprehensively. The visual impact on the wider landscape of developing this site would be limited due to surrounding land uses (high density residential) and any development would be seen against this context. The site is close to, but not within the High Weald National Landscape. The site is within easy access of the services, facilities and public transport located in Crowborough.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

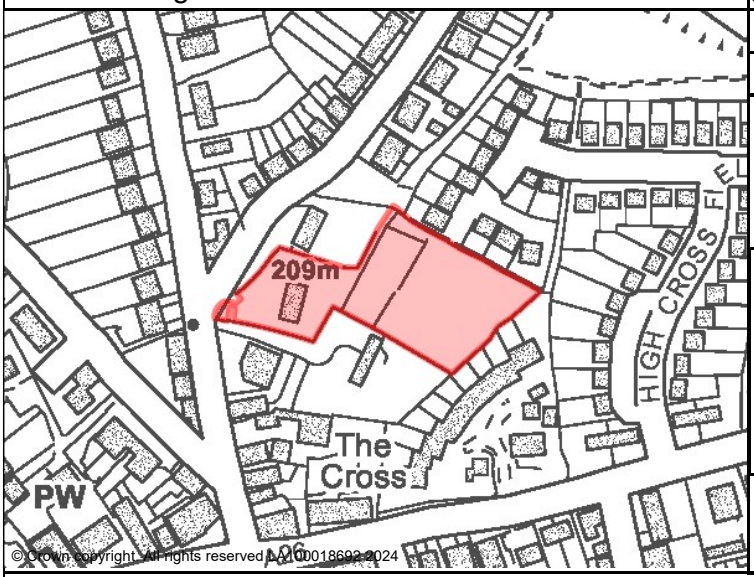
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 507/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Millbrook Road, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.49 Site area (ha) Net: 0.44
Delivery Yr 1-5: 15	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 15

Reasons: The site comprises land, which forms part of residential curtilages along Mill Drive to the east of the centre of Crowborough town centre. Mill Drive is privately owned, and it is not considered that this road would be suitable for the additional traffic relating to the development of this land. However, the site is considered suitable for development provided that a pedestrian/vehicular access could be achieved through land to the southwest (known as Burnside), which had gained planning permission (reserved matters) for 5 (net) dwellings under planning reference WD/2018/1376/RM, although this has now since lapsed. If this planning permission was to be revived (there is current planning application for 3 (net) dwellings under reference WD/2023/2229/F), there would be an opportunity to deliver an acceptable vehicular access to this site also. Landscaping to the east and north of the site specifically would need to be retained and strengthen.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

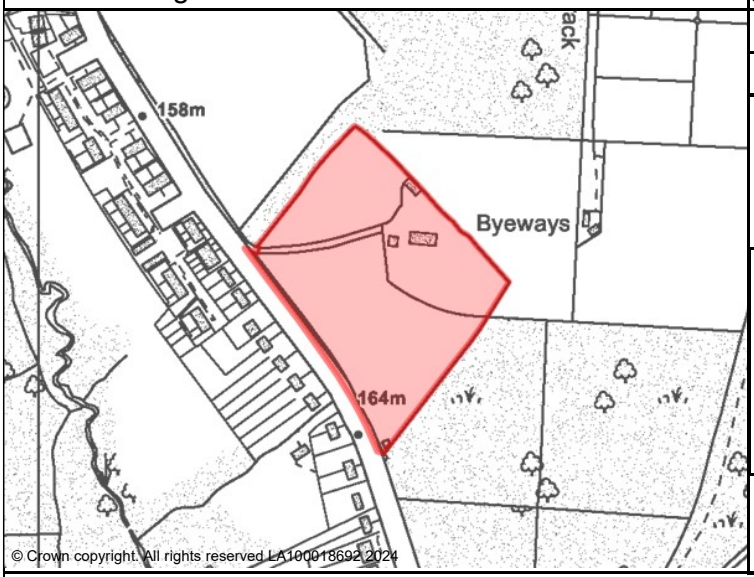
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 634/1110
	Settlement: Crowborough Parisn: Crowborough Address: Land at Pilmer House, London Road, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.65 Site area (ha) Net: 0.65
Delivery Yr 1-5: 10	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 10

Reasons: The site comprises of a dwelling with large curtilage located within the existing built-up area of Crowborough. The site as submitted would not be able to provide an appropriate vehicular access to serve new residential development. However, adjacent land has been submitted to the SHELAA (Sites 055/1110 and 317/1110) providing opportunities for a new vehicular access as part of a comprehensive development to allow a suitable vehicular/pedestrian access to this site. The visual impact on the wider landscape of developing this site would be limited due to surrounding land uses (medium density residential) and any development would be seen against this context. There are limited views north and south due to the trees and existing residential properties, although there are some limited glimpsed views south. There are two very large Redwood trees on site that should be retained as part of any development. The site sits adjacent to but not within the High Weald National Landscape. The site is within easy access of the services and facilities in Crowborough including public transport (buses).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

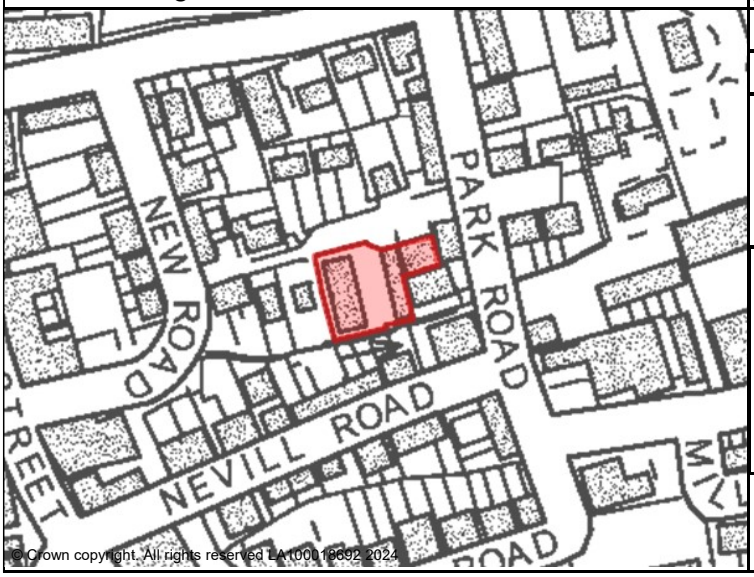
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 698/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Byeways, Palesgate Lane, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.22 Site area (ha) Net: 1.8
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 30

Reasons: The site comprises of a residential property and garden on the northern edge of Crowborough. The site is wholly within the High Weald AONB and the 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development (2 storey and 2.5 storey), as the site is relatively gently undulating topography with no historic features on site. The design of any scheme would need to incorporate improvements to the existing landscape structure and create a strong landscape setting for new housing. This would the retention and setting back development from existing tree clumps on site, as well as the wooded boundaries that surround the site where possible. 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. The existing vehicular access to the existing dwelling from Palesgate Lane could not be supported and traffic along Palesgate Lane is not supported due to its narrow alignment. Given the site's location within the High Weald National Landscape, any development proposals would be required to meet the requirements in paragraph 183 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

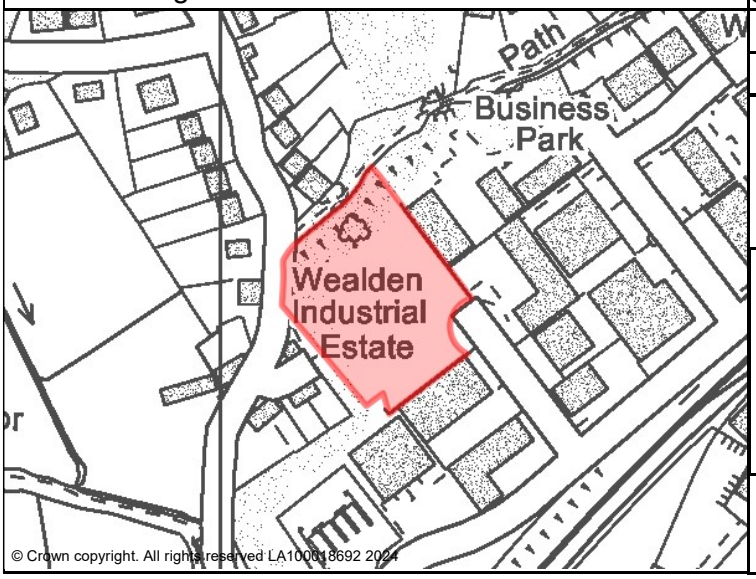
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1012/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Park Lane, Crowborough
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 0.11 Site area (ha) Net: 0.11

Reasons: The site comprises of existing mixed-use commercial buildings in the centre of Crowborough, to the west of Park Road. The site benefits from close proximity to associated services, facilities and public transport. The smaller building to the east of the site has an existing first floor apartment, which has been granted planning permission to be subdivided into two apartments under planning reference WD/2019/0893/F. The remaining western part of the site is a commercial/warehouse style building associated with the Park Lane Industrial Estate and is occupied. The Council's latest Local Economic Needs Assessment (2022) states that this area in Crowborough (Park Lane Industrial Estate) should be protected and retained for employment uses, which was described as a good environment with adequate accessibility and with reasonable quality stock. Given the existing uses on site and the latest evidence on retaining employment uses within the Park Lane Industrial Estate, this site is considered suitable for employment uses only.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

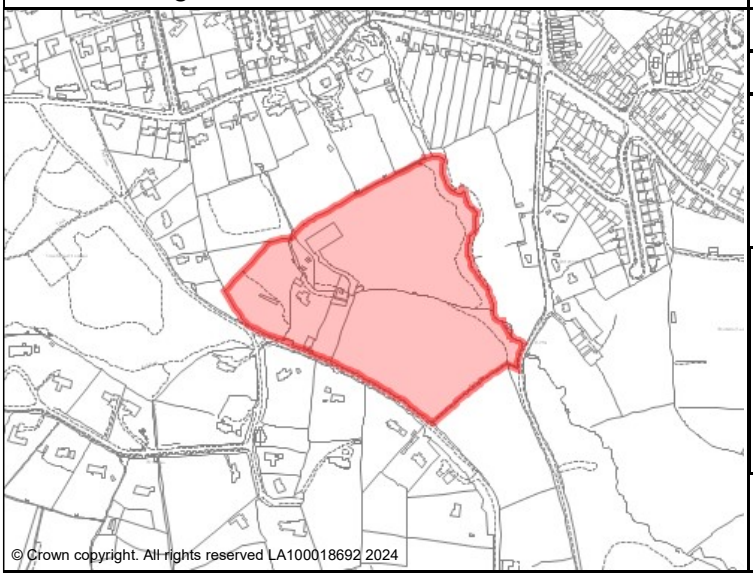
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1013/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Crowborough Address: Farningham Road, Jarvis Brook, Crowborough Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.71 Site area (ha) Net: 0.5

Reasons: This site is located to the northwest of the Farningham Road Industrial Estate in Crowborough (Jarvis Brook). The north-western border of the site is located adjacent to Mount Pleasant, but the main vehicular access to the site is through Farningham Road that is considered suitable. The site currently contains substantial woodland, with the northern portion of the site being located within the Crowborough Country Park Local Wildlife Site (LWS). The northern half of the site is also subject to a group TPO. To the north of the site is a public right of way that surrounds the northern border of the industrial estate. The site's topography is one that steeply climbs from southeast to northwest (towards Mount Pleasant). The site sits adjacent to the industrial estate and would be a logical extension for employment uses. Although the site itself may require the removal of mature trees and some site levelling, it is considered suitable for this use if a buffer is provided to the mature trees that are subject to a TPO and the LWS. The site is subject to an ongoing planning application for two commercial buildings encompassing 8 units under planning reference WD/2023/0729/DC.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

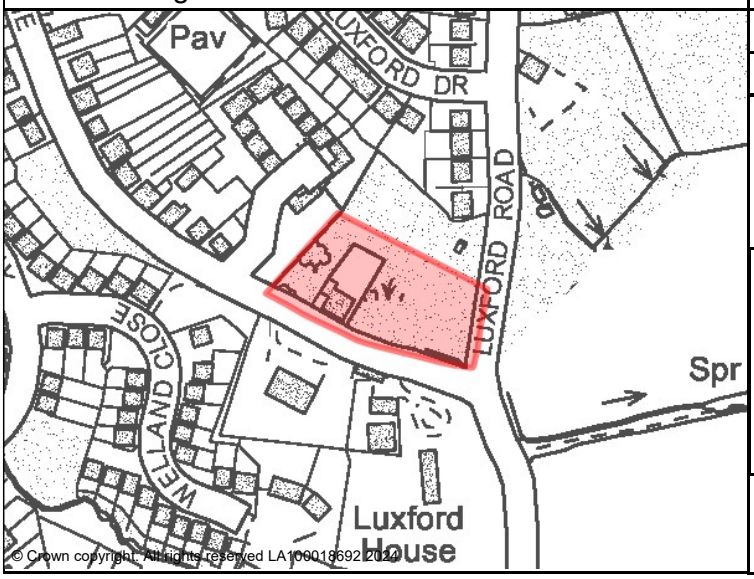
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 046/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Brook Farm, High Broom Road, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 6.2 Site area (ha) Net: 0

Reasons: This is a large site comprising of agricultural fields located on the southern fringe of Crowborough, sitting between High Broom Road to the west and Alice Bright Lane to the east. The site is considered to be in a highly sensitive location in terms of its impact on the adjacent High Weald National Landscape, which is located to the south and west of the site. The site is located within the Crowborough South assessment area (LCA 5B) of the 2022 Landscape Charcater Assessment, which states this area to be of moderate to high landscape sensitivity to housing development (2 storey to 2.5 storey), in part due to its elevated and undulating ridged landform and its intervisibility with the High Weald National Landscape. There is little or no natural containment of the site and additional landscaping could not suitably mitigate the impact of development that would be prominent due to the site's topography. In addition, a vehicular access from High Broom Road, which is a narrow road with limited passing places, is not considered suitable.

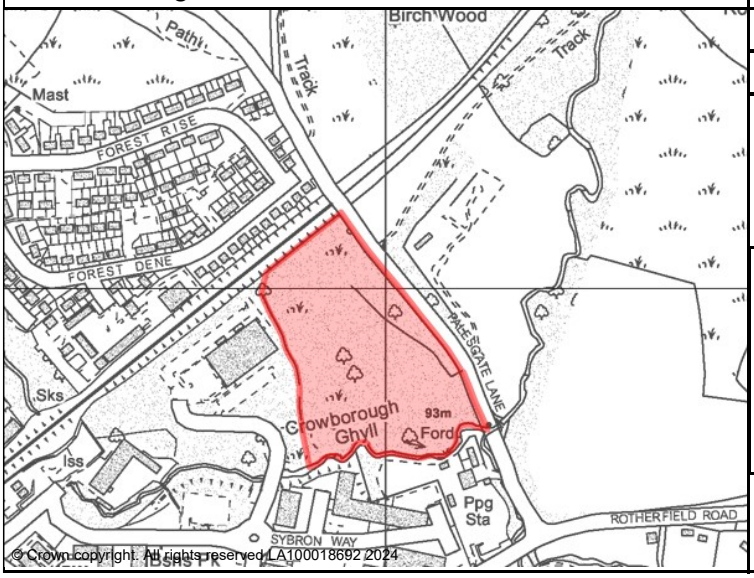
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 050/1110
	Settlement: Crowborough Parish: Crowborough Address: Tarka, Luxford Lane, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.5 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling, garden and amenity land to the north of Luxford Lane. The site excluding the existing dwelling was refused full planning permission for 3 dwellings under planning reference WD/2020/1887/F in 2021. It was stated that the development of the site would result in an unacceptable form of intensification that would not respect the character of the surrounding area. In addition, the development of the site would result in significant ecological damage due to the loss of a large area of woodland that surrounds the property, part of which is covered by a Tree Preservation Order (TPO).

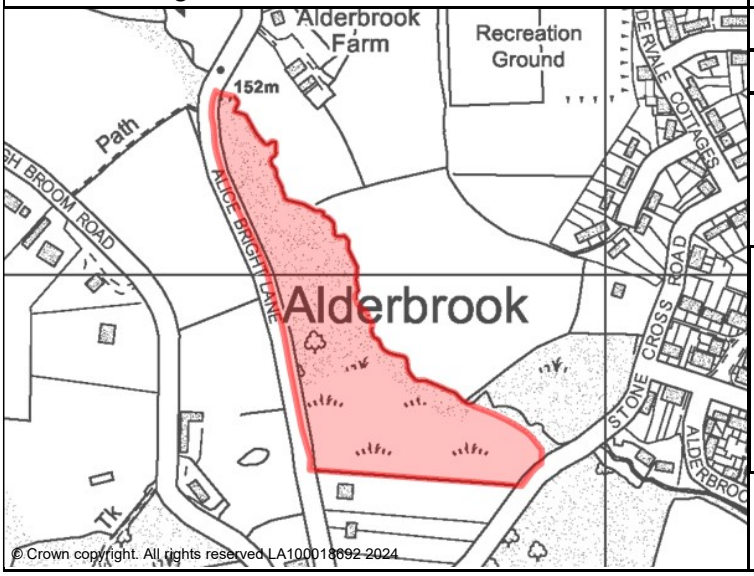
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 064/1110
	Settlement: Crowborough Parish: Crowborough Address: Land west of Palesgate Lane, Jarvis Brook, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.39 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land covered by significant vegetation located to the west of Palesgate Lane and to the south of the railway line. The site is well located in relation to existing services at Jarvis Brook that includes a

mainline rail station to London and convenience shopping amongst other services. The southern part of the site is a Site of Archaeological Interest although it is not known what impact this may have on development potential. An underground High Pressure Gas Main crosses the site and would limit the development potential of this part of the site. The site is not currently accessible by vehicles. A new vehicular access to the site could not be achieved from Sybron Way due to the southern part of the site being located within Flood Risk Zones 2 and 3 and ancient woodland along its western boundary. Furthermore, substantial engineering works to bridge the existing ghyll would be required, together with third party access over the adjacent land which has not been submitted within the SHELAA process. Palesgate Lane would not be suitable as a means of vehicular access to the site, due to its substandard width and alignment together with the ghyll and ford at the southern end of the road. Vehicular access could not be achieved through the existing industrial development to the east of the site for the reasons cited above.

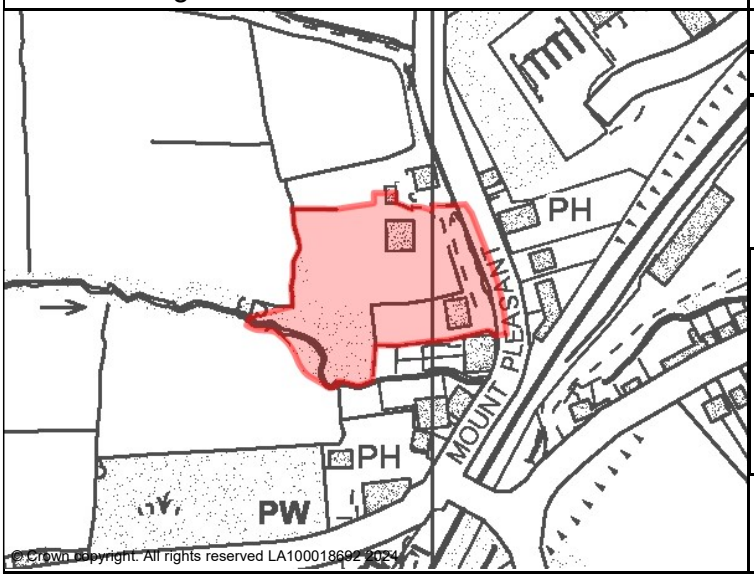
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1014/1110
	Settlement: Crowborough Parish: Crowborough Address: Land east of Alice Bright Lane, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.47 Site area (ha) Net: 0

Reasons: This site is located to the east of Alice Bright Lane, to the south of Crowborough and contains mature woodland (including some ancient woodland). The site itself would require the removal of mature trees and site levelling, which would have a substantial impact on ecology in this location. Moreover, the site is situated in an exposed location adjacent to the High Weald National Landscape to the south east. The site is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), in part due to its intervisibility with the High Weald National Landscape, mature interconnected deciduous woodlands and sloping landform that is evident on this site. There is little to no natural containment of the site and additional landscaping could not suitably mitigate the impact of new housing development in this location. In addition, the provision of a new vehicular/pedestrian access to the site from Alice Bright Lane would be difficult to achieve given the narrowness of

the road and its topography and visibility. There are no footways alongside Alice Bright Lane and no potential for this without reducing road width further.

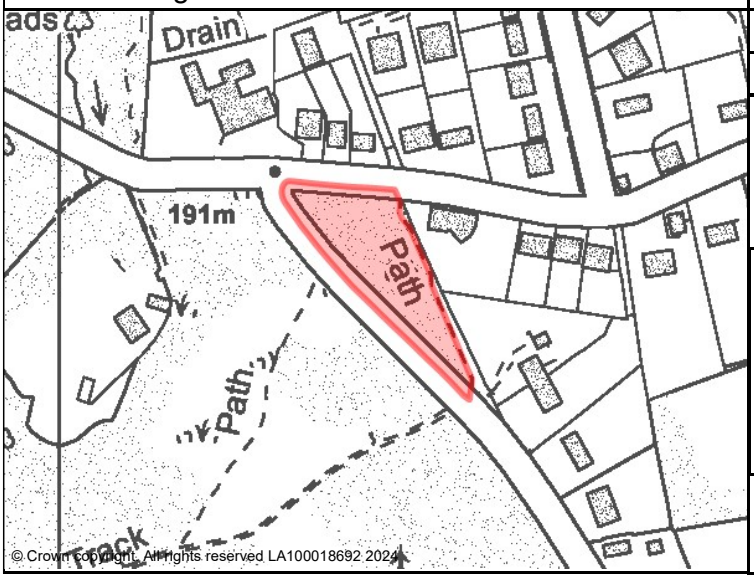
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1022/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Salters and Steam End, Mount Pleasant, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.81 Site area (ha) Net: 0

Reasons: The site is located to the west of Mount Pleasant and to the east of SHELAA site 695/1110 that has an extant planning permission for 230 (net) dwellings in total. The site comprises of two residential dwellings, garden and woodland that is currently accessed from Mount Pleasant. This road is narrow (particularly to the north of the site) and has no footways. To the eastern boundary of the site is mature woodland and a low-lying wall, which will make achieving a suitable vehicular access for residential development difficult without detrimental impacts to the character of the highway. Visibility to the south of the site specifically is also poor given the bend in the road as it meets the roundabout at Walshes Road. However, the site was subject to a planning application (reference WD/2021/0390/O) for the erection of 5 net dwellings where the highway authority considered the site access to be suitable subject to conditions, but the application was later withdrawn. However, a new planning application was refused by the Council (reference WD/2022/0050/O) owing to the detrimental impact upon the character of the area as well as arboricultural (the removal of TPO trees) and ecological impacts through the creation of the vehicular/pedestrian access.

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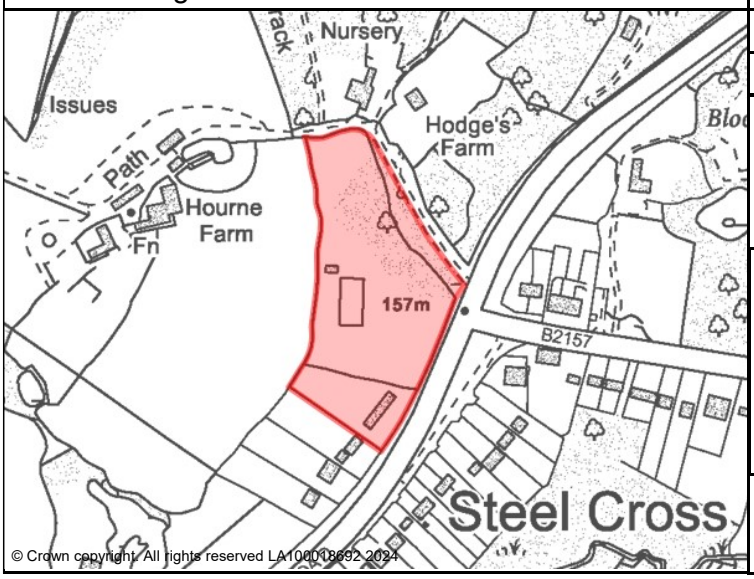
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1023/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at junction with Sheep Plain and High Broom Road, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.4 Site area (ha) Net: 0

Reasons: The site comprises of extensive woodland on the southwestern outskirts of Crowborough and to the south of Hurtis Hill. A public right of way runs north to south across the site's eastern boundary. The site is wholly located within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) due to its location within the High Weald National Landscape, as well as mature interconnected deciduous woodland that is evident on this site. Therefore, development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape, which surrounds Crowborough to the southwest. The development of the site would also result in an unacceptable level of ecological damage and detrimentally impact the amenity of the are due to the removal of woodland, which is directly adjacent to a Local Wildlife Site (LWS) to the west. A Grade II listed building is located to the northwest of the site (Windlesham Manor) and its setting should be considered as part of any development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

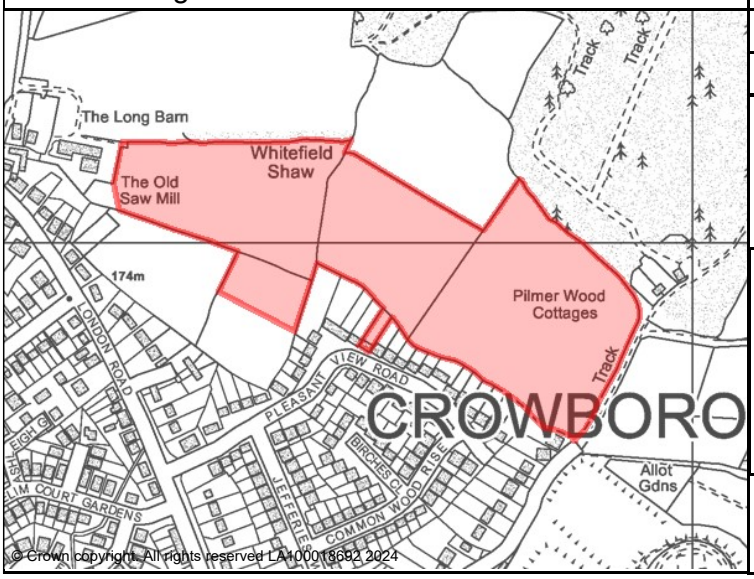
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1024/1110
	Settlement: Crowborough Parish: Crowborough Address: Land adjoining Freshfields, Eridge Road, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.71 Site area (ha) Net: 0

Reasons: The site comprises an existing dwelling, outbuildings, amenity space and farmland located at the northern outskirts of Crowborough, to the west of Eridge Road (A26). A Grade II listed building, Tinkers Farmhouse, is located to the east of the site and a public right of way runs north to south across the site's eastern boundary. Ancient woodland sits adjacent to the site's northern boundary. The site is wholly located within the High Weald National Landscape and sits within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey and 2.5 storey) due to its position within the High Weald National Landscape, mature interconnected deciduous woodlands (some of which are ancient) and the elevated position of the landscape. Therefore, development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape that surrounds the northern boundary of Crowborough. In addition, the development of the site would require the removal of mature woodland, the loss of which would have an adverse impact upon the semi-rural character of the area, as well as the ecology on site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

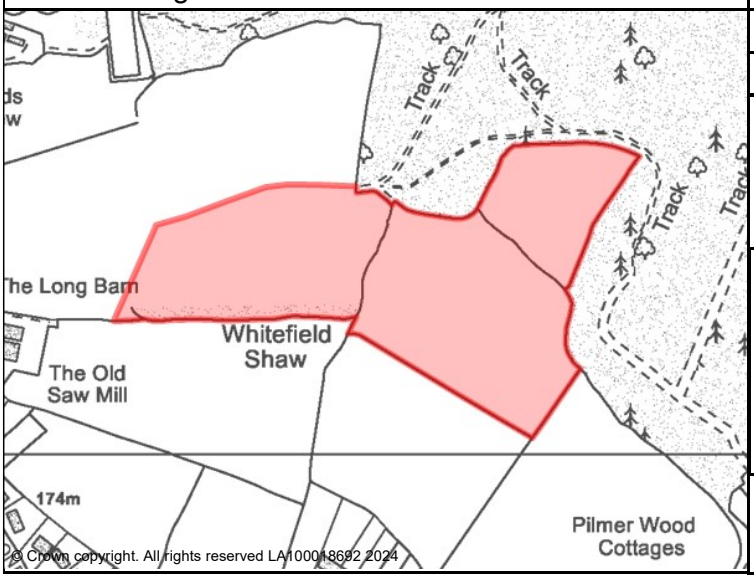
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1026/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Beechenwood Farm, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 8.26 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land on the northern outskirts of Crowborough and to the north of both London Road and Pleasant View Road. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside to the north of Crowborough. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) due to its location within the High Weald National Landscape, the elevated position of the site within the landscape and the wooded backdrop to Crowborough's settlement edge, which are all evident for this site. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape, which surrounds Crowborough to the north. The land drops steeply from Pleasant View Road northwards and therefore the development would be relatively exposed to longer distance views. Ancient woodland bounds the site's northeastern boundary (Beechen Wood). A vehicular access to the site would be required from Pleasant View Road and this is shown through the removal of an existing dwelling. However, it is unlikely that the required road width could be obtained to support housing development. Notwithstanding this, the site is considered unsuitable due to landscape constraints that cannot be overcome.

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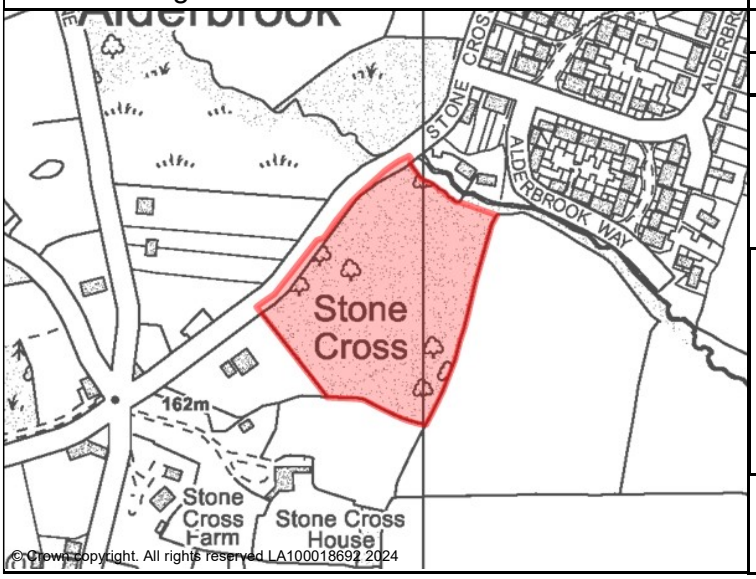
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1027/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Whitefield Shaw, Cooks Corner Farm, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.64 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located at the northern outskirts of Crowborough, far to the north of both London Road and Pleasant View Road. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) due to its location within the High Weald National Landscape, the elevated position of the site within the landscape and the wooded backdrop to Crowborough's settlement edge, which are all evident for this site. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape, which surrounds Crowborough to the north. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside to the north. Ancient woodland bounds the sites northern boundary (Beechen Wood). In addition, the site as submitted does not benefit from an existing vehicular access and this would be required to be provided through neighbouring SHELAA site 1026/1110 (i.e. third-party land), which the Council also considers unsuitable within the SHELAA process.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

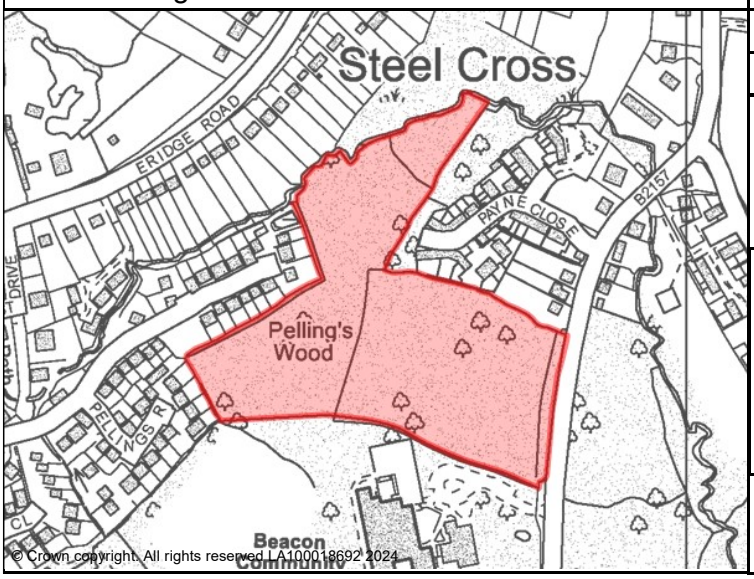
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1028/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Crowborough Address: Woodland adjoining Bird View, Stone Cross Road, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.93 Site area (ha) Net: 0

Reasons: The site comprises of extensive woodland located to the east of Stone Cross Road on the southern outskirts of Crowborough. The site is wholly located within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), due to its location within the High Weald National Landscape, as well as the mature interconnected deciduous woodland that is evident on site. It is considered that development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape, which surrounds Crowborough to the south. Development of the site would require the removal of mature woodland, the loss of which would have an unacceptable amenity and ecological impact. In addition, Stone Cross Road is narrow and there is no obvious position to achieve a vehicular access, particularly as this would involve some land levelling. This road is narrow, has no footways and is generally unsuitable for housing development at this scale.

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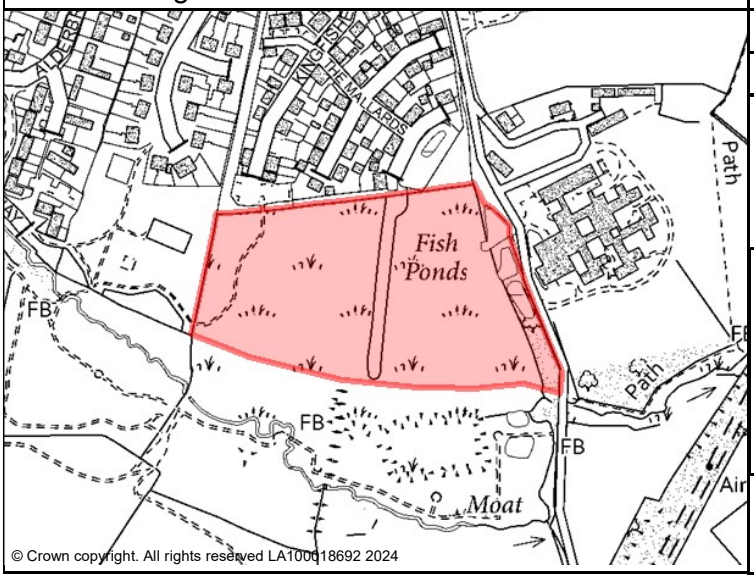
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1161/1110
	Settlement: Crowborough Parish: Crowborough Address: Land adjacent to Green Lane, opposite Beacon School Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.8 Site area (ha) Net: 0

Reasons: The site is formed of ancient woodland (Peelings Wood) and other land that is heavily wooded, which is located at the northern outskirts of Crowborough and to the west of B2157 (Green Lane). The site is also situated to the north of Beacon Community College. Two Grade II listed buildings, Shornbrook Cottage and Holly Tree and Pine Cottage, lie to the northeast of the site. The development of the site would require the removal of mature woodland, the loss of which would have an unacceptable amenity and ecological impact that could not be compensated for. The site is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), in part due to mature interconnected deciduous woodland and location with intervisibility to the High Weald National Landscape that is evident at this site. Therefore, development would be unsuitable in this location as it would have an unjustified impact on the character and appearance of the landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

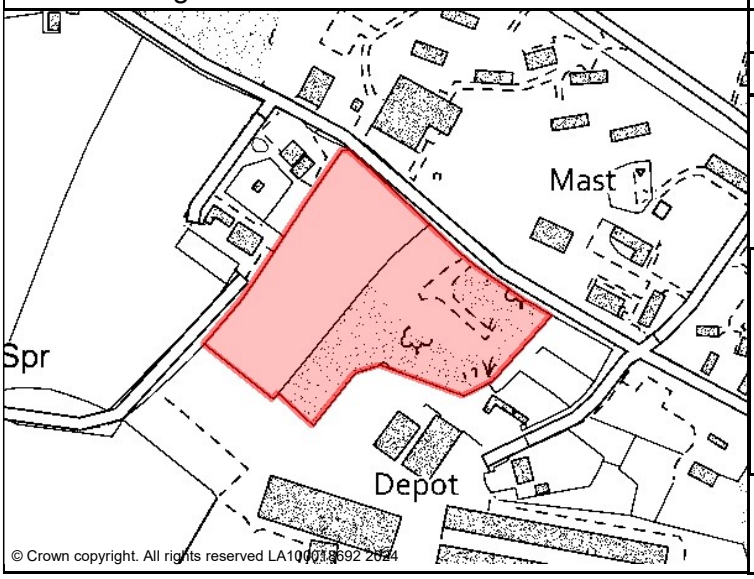
Plan showing whole extent of submitted site	Site Reference: 1195/1110
	Settlement: Crowborough Parish: Crowborough Address: Land west of Walsh Manor Farm, Nightingales, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.11 Site area (ha) Net: 0

Reasons: The site comprises of a grass field located on the southern outskirts of Crowborough, to the south of Kingfisher Drive and to the west of Nightingales. A public right of way crosses north to south along the eastern boundary of the site. The site is bordered by new residential development to the north, which gained planning permission for 160 dwellings under planning reference WD/2017/2608/MRM and has now been constructed. The site also acts as an entrance to the Suitable Alternative Natural Green Space (SANGS) to the south (Walshes Parks) and sits adjacent to the High Weald National Landscape. The site is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), in part due to its location and intervisibility with the High Weald National Landscape and the wooded and rural backdrop to settlement edge of Crowborough that is evident at this site. Therefore, development would be unsuitable in this location as it would have an unjustified impact on the character and appearance of the landscape to the south.

The site is located adjacent a Scheduled Ancient Monument (Medieval Moat and Pondbay associated with Walsh Manor) that extends marginally into the southeast corner of the site and new development in this location is likely to detrimentally impact this heritage asset also. Nightingales (road) to the east of the site is considered as unsuitable to serve as a vehicular access to the site, given its narrow form. The site may be able to achieve a vehicular access through the new development to the north of the site (Kingfisher Drive), but this would require third party land and a Transport Report to verify whether the existing access would need to be upgraded.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

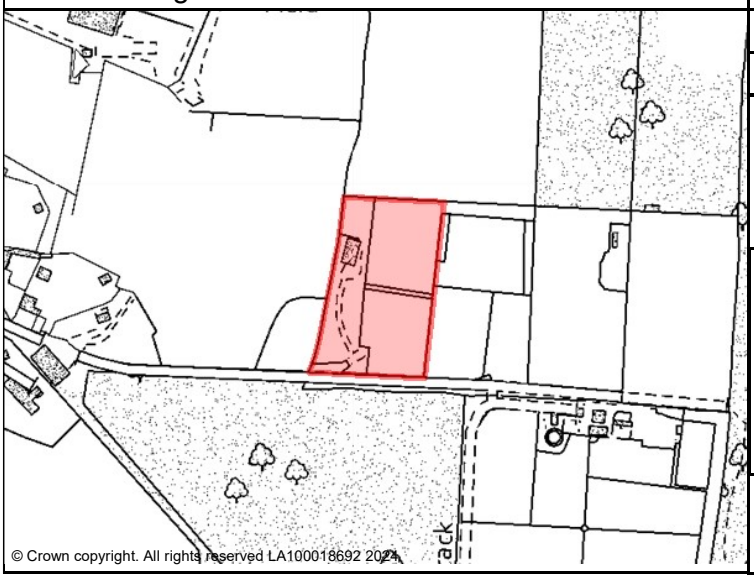
Plan showing whole extent of submitted site	Site Reference: 1213/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough
	Parish: Crowborough
	Address: Land south east of Birchfield Farm, Uckfield Road, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.76 Site area (ha) Net: 0

Reasons: The site comprises of two vacant grass fields located to the southwest of Crowborough and to the west of Uckfield Road (A26), which has a long vehicular access from the A26 that serves an existing depot to the east of the site. A small part of the eastern field is currently used for the storage of materials associated with the Swan Timber Yard that lies to the southeast of the site. The site is wholly located within 400 metres of the Ashdown Forest SPA and therefore, due to the potential recreational impacts on the Ashdown Forest, residential development is precluded in this location.

The site is wholly contained within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of a high landscape sensitivity to commercial/industrial development, in part due to its location within the High Weald National Landscape and the wooded backdrop, formed by woodland at the settlement edge of Crowborough, which is evident at this site. Therefore, new commercial/industrial development in this location would have an unjustified impact on the character and appearance of the landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

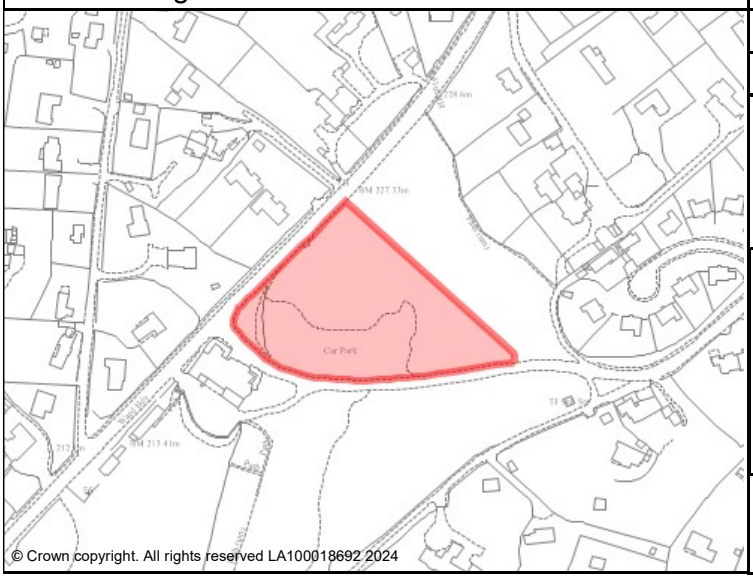
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1214/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at The Orchard, Green Lane, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.72 Site area (ha) Net: 0

Reasons: This site comprises of an agricultural barn and grazing land located to the northeast of Crowborough at Steel Cross. The site sits to the east of Steel Cross Farm and to the northeast of an approved planning permission for 103 (net) dwellings (under planning reference WD/2022/0398/MRM). The site is wholly located within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) in part due to its location within the High Weald National Landscape and the elevated position of the landscape within this location, albeit that approved residential development to the south of the site will alter character of the area. However, the site's current access is provided via a narrow track (Public Right of Way) from Green Lane, which is unsuitable to serve residential development. Therefore, the site cannot demonstrate that a suitable vehicular access is achievable without the use of third-party land from the approved planning permission to the south.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

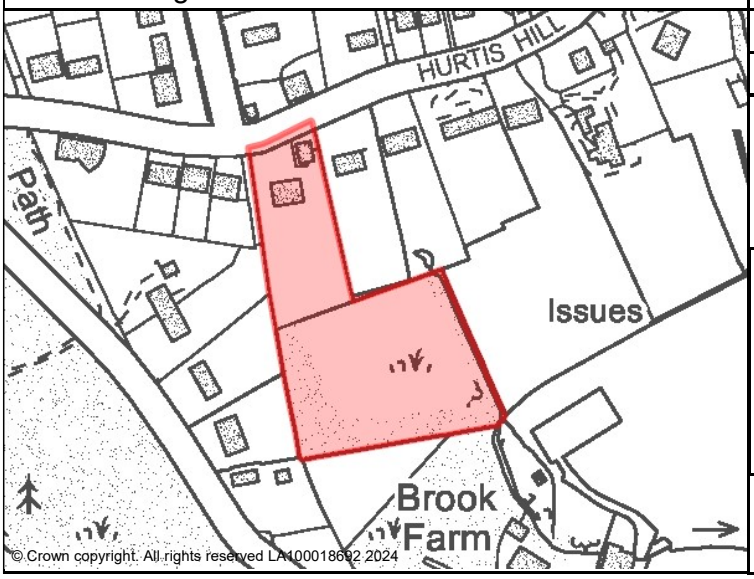
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 138/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Crowborough Address: Crowborough Golf Club, Beacon Road, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.83 Site area (ha) Net: 0

Reasons: The site comprises part of the Crowborough Golf Club car park and is located on the south western fringe of Crowborough, adjacent to the A26 (Beacon Road) and South View Road. The site is located wholly within a Local Wildlife Site (LWS) and a biodiversity opportunity area. The site is also surrounded by TPO woodland on all sides. The site is in a prominent location within the High Weald National Landscape and is located within the Crowborough South assessment area for the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development (2 storey to 2.5 storey), in part due to the elevated and undulating ridged landform, intervisibility with the High Weald National Landscape and the wooded and rural backdrop to the settlement edge of Crowborough. Therefore, development in this location would have a detrimental impact on the surrounding landscape and is therefore considered unsuitable for this reason.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

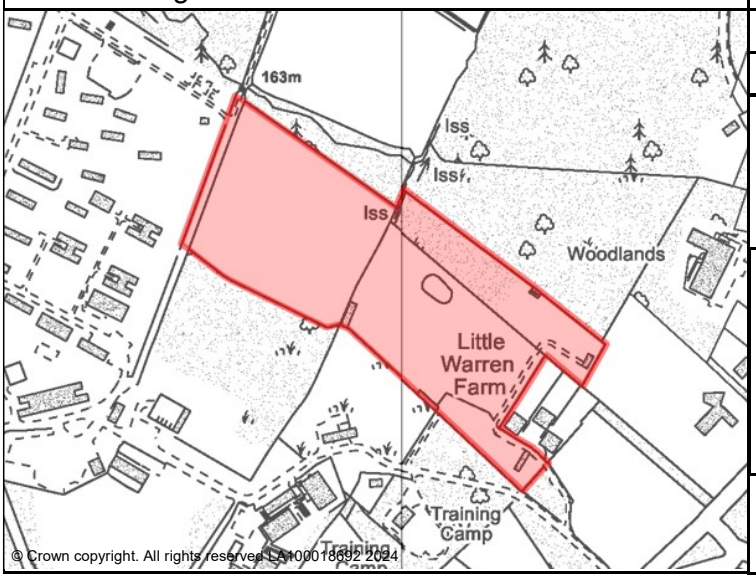
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 139/1110
	Settlement: Crowborough Parish: Crowborough Address: Dalvern, Hurtis Hill, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.12 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and small parcel of woodland located at the southern fringe of Crowborough. The site is well integrated into the existing settlement and is well enclosed from the wider landscape due to the presence of tree screens to the rear of the site. However, the current vehicular access has poor visibility onto Hurtis Hill and due to the location of buildings and hedgerows, suitable visibility could not be achieved. There are no pedestrian footways on the southern side of Hurtis Hill and the road alignment limits the provision of a pedestrian crossing to the footway on the other side of the highway. Therefore, the site is assessed as unsuitable, as there is inadequate opportunity to provide suitable vehicular and pedestrian access to the site. The loss of mature woodland on the southern parcel of the site would also have a detrimental impact on the character and appearance of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

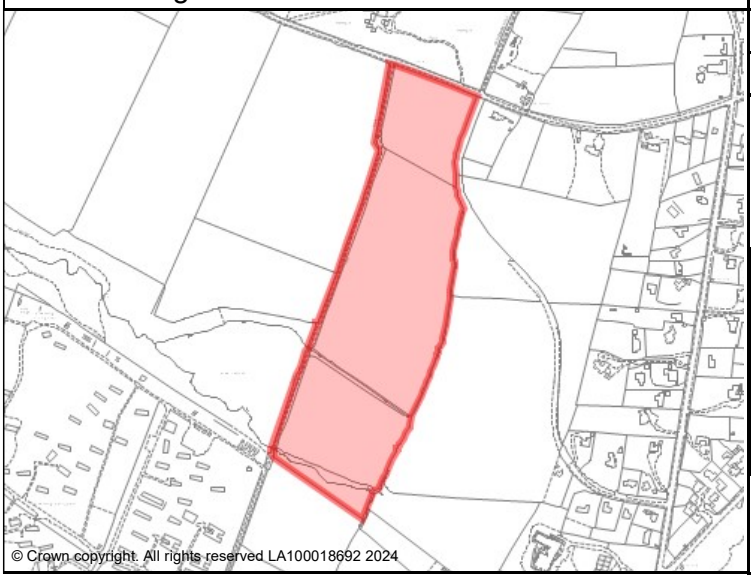
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 174/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Little Warren Farm (Site 1), Beacon Road, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.75 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located at the southwestern fringe of Crowborough to northwest of the A26, some distance behind the road frontage. The site is situated in a relatively isolated location, remote from local services and facilities, and detached from the urban boundary of Crowborough. The site lies in a prominent location within the High Weald National Landscape and is within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development (2 storey to 2.5 storey), in part due to its location with the High Weald National Landscape and the elevated and undulating ridged landform. The site therefore would have an unacceptable impact on the landscape character and appearance of the countryside. The site is particularly prominent in views of the wider landscape of the adjacent Ashdown Forest and the Ashdown Forest Medieval Pale runs through the site. The site's existing vehicular access is currently unsuitable to serve further residential development and it is unlikely to be able to be improved without the use of third party land given its distance from the A26. A neighbouring SHELAA site (054/1110) along the frontage of the A26 has achieved outline planning permission for 18 dwellings under planning reference WD/2020/0854/MAO. This neighbouring site with planning permission conforms with frontage development along the A26 in this location (albeit at a higher density), whilst this site would represent an encroachment into the open countryside that would contrast the existing settlement pattern in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

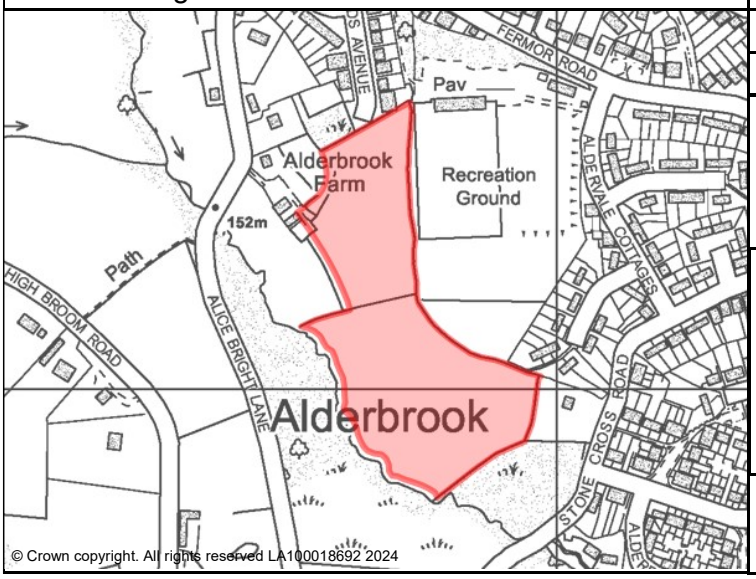
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 175/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Little Warren Farm (Site 2), Beacon Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 10.1 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located at the southwestern fringe of Crowborough, some distance to west of the A26 and to south of Warren Road. The site is situated in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough. The site lies wholly within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to housing development (2 storey to 2.5 storey), in part due to its location with the High Weald National Landscape and the elevated and undulating ridged landform. The site is in a prominent rural location where development would also have an unacceptable impact on the landscape character and appearance of the countryside. Ancient woodland sits adjacent to the site's southwestern boundary. The site is particularly prominent in views of the wider landscape of the Ashdown Forest and the Ashdown Forest Medieval Pale runs along the eastern boundary of the site. A vehicular access can only be achieved via a private single-track road from Warren Drive which would be unsuitable to serve residential development without significant upgrading.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

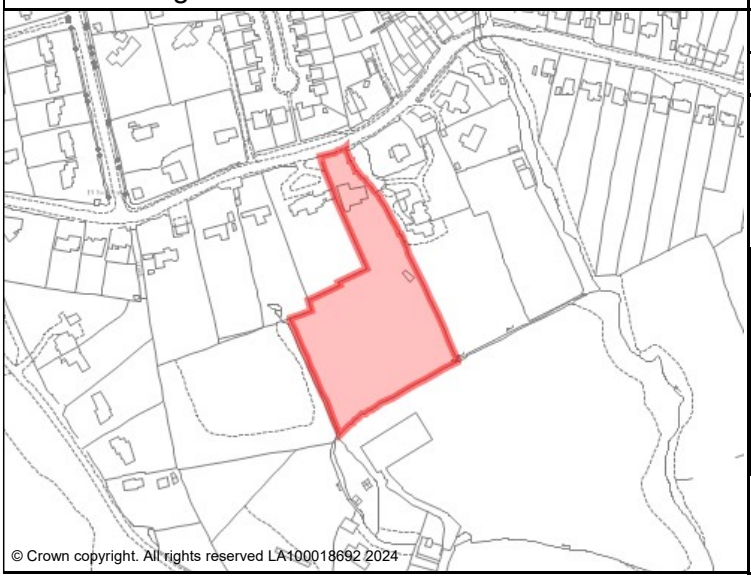
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 200/1110
	Settlement: Crowborough Parish: Crowborough Address: Land north of Stone Cross Road at Alderbrook, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 3.19 Site area (ha) Net: 0

Reasons: The site comprises of two fields to the west and southwest of Crowborough Athletic Football Club. The site is well enclosed within the wider landscape on the southern edge of Crowborough with good access to local amenities and public transport. However, the existing vehicular access to the site via Alderbrook Farm, off Alice Bright Lane, would not be acceptable to serve development of the site (and is also not included in the submission). A new vehicular access from Brooklands Avenue has potential to provide a solution to resolve the existing access difficulties, but it is not known whether this is available (despite attempts to address this) for this purpose and therefore the site cannot be considered suitable for residential development. There is known contamination of the site comprising five small areas of filled land of unknown material and surveys/mitigation would be required. The topography of this site is one of steep slopes and an imaginative scheme design would be needed to turn this potential constraint into an advantage. Buffer zones would be needed to mitigate the impact of development on the adjacent ancient woodland (that lies to west and south) and to protect mature trees on the site boundary. The lower part of the site adjacent to the ancient woodland is an important wetland habitat, and relevant ecological surveys, to include mitigation and enhancement proposals, would be required.

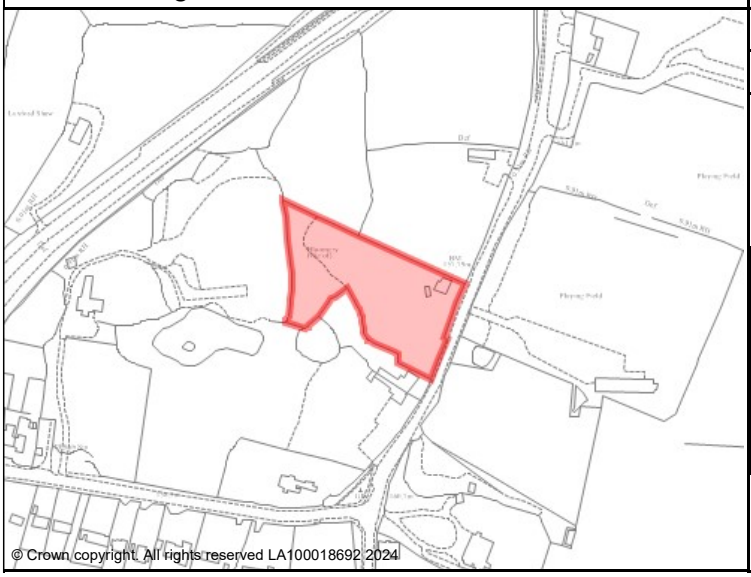
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 272/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Caxton House, Hurtis Hill, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.89 Site area (ha) Net: 0

Reasons: The site comprises of a dwelling and garden located on the southern fringe of Crowborough. The site is enclosed by a mature tree screen and has residential development to the northeast and northwest. There are two listed buildings adjacent to the site in the east and development could harm their setting. The current vehicular access would require improvement, with a traffic speed data assessment required to establish whether the site could accommodate satisfactory visibility splays at the existing access. Notwithstanding this, there are no pedestrian footways on the southern side of Hurtis Hill and the road alignment of the highway limits the provision of a pedestrian crossing to the footway on the other side of Hurtis Hill. Therefore, the site is assessed as unsuitable as there is inadequate opportunity to provide satisfactory pedestrian access to the site.

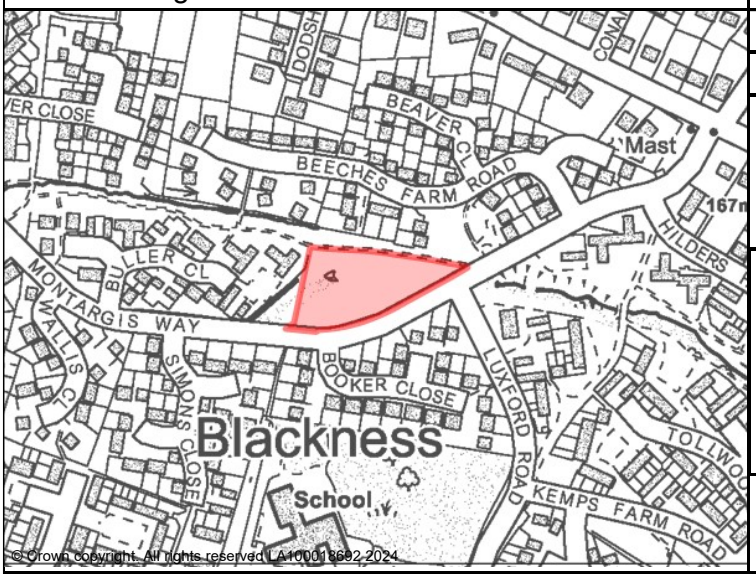
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 298/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Spring Cottage, Eridge Road, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.67 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: This site comprises of a house and large garden (formal parkland style) and is situated to the west of the B2157 (Eridge) to the north of Crowborough. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), due to its location within the High Weald AONB and its mature wooded nature towards the settlement edge of Crowborough. Therefore, new residential development would have a detrimental impact on the character and appearance of the attractive and high quality landscape which surrounds Crowborough to the north. Trees protected by a Tree Preservation Order exist on all boundaries of the site and part of the site is also a site of archaeological interest. The southeastern corner of the site is subject to an ongoing full application for 1 (net) dwelling under planning reference WD/2023/2251/F.

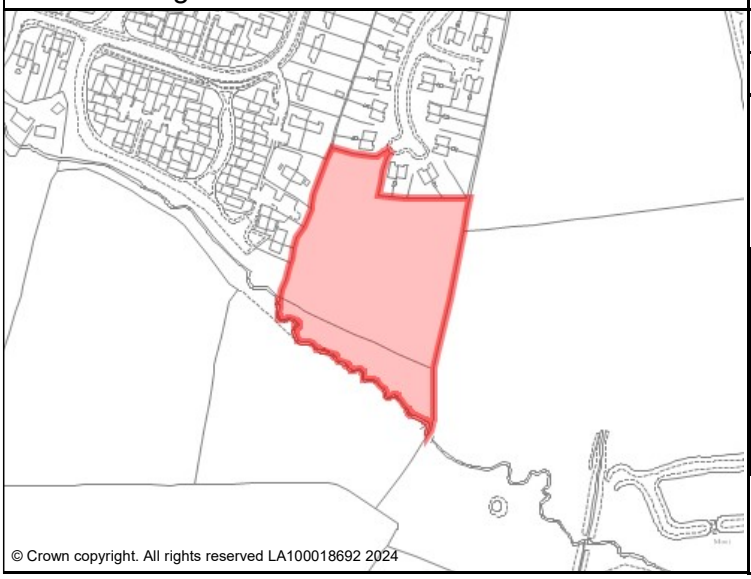
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 469/1110
	Settlement: Crowborough Parish: Crowborough Address: Land at Montargis Way, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.47 Site area (ha) Net: 0

Reasons: The site comprises of amenity space within the existing urban area of Crowborough to the east of Buller Close. This site provides important visual amenity for the surrounding estate to the west and is in topographic terms, undulating with significant changes in land levels across the site. The trees on the site which are subject to a TPO, have high amenity value and also restrict the site's potential for development. In addition, the loss of this informal amenity green space in an urban area would need to be justified through evidence and subject to the policies contained within the statutory development plan.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

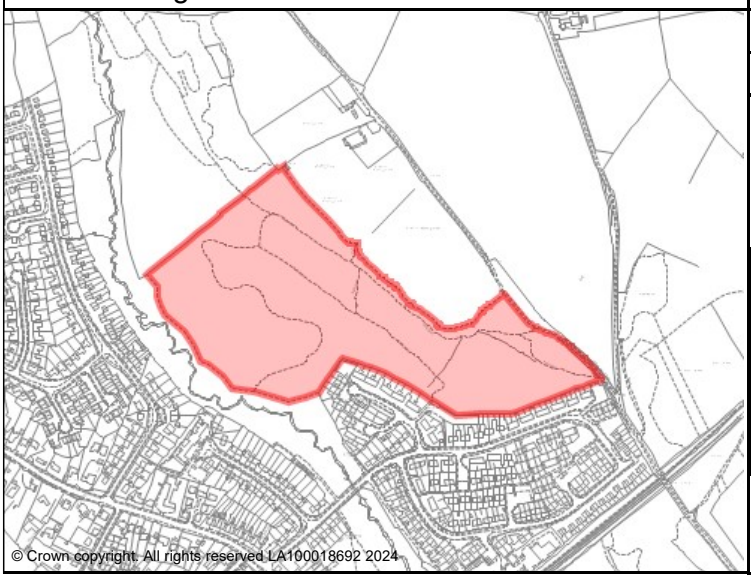
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 472/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Adams Close, Alderbrook, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.3 Site area (ha) Net: 0

Reasons: This site is located to the south of Crowborough and Adam Close and comprises formal recreation land (includes play equipment and playground area). The site is well integrated into the existing settlement, is within a reasonable distance from local services, and would have a minimal impact on the landscape as it would be read in conjunction with existing development to the north and west. However, the site forms part of the existing residential estate and provides formal recreational land associated with the residential development including formal children's and young adult play provision. The play area is in an accessible location serving the local community. The site also acts as an entrance to the Suitable Alternative Natural Green Space (SANGS) to the south (Walshes Parks) and sits adjacent to the High Weald AONB. In accordance with the NPPF and local planning policy, this site would only be considered suitable for development if there is a surplus of play / young adult provision in the area in relation to quantity and accessibility of provision or provision could be suitably re-provided elsewhere and would not diminish access to formal play provision for the local community. The SHELAA submission has not provided evidence to show that this constraint can be overcome. The Council's latest Open Space Study (September 2022) confirms that there are gaps in catchments for play provision within Crowborough Parish. In addition, it would also be difficult to achieve a suitable vehicular access to the site without third party land at Adams Close or adjacent sites.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 505/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land off Brook Close, Jarvis Brook, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 10.18 Site area (ha) Net: 0

Reasons: This site is comprised of shrubland and woodland located at the eastern fringe of Crowborough and to the west of Palesgate Lane, and to the south and west of Jarvis Brook Sports Club. This is a substantial site which, in its entirety, is classified as a Local Wildlife Site (LWS). Ancient woodland sits adjacent to the sites western boundary It has considerable amenity and landscape value. The site is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), due to its intervisibility with the High Weald National Landscape, the mature interconnected deciduous woodland (some of which is ancient woodland) and elevated position of the landscape that are all present for this site. A number of public rights of way cross the sites boundaries in multiple directions. The site would be unable to gain a suitable vehicular access from Palesgate Lane due to the narrow nature of the road and the steep slopes within the site, which would make the creation of a vehicular access extremely difficult. In itself, Palesgate Lane is unsuitable for the additional vehicular traffic that could be generated by housing development in this location.

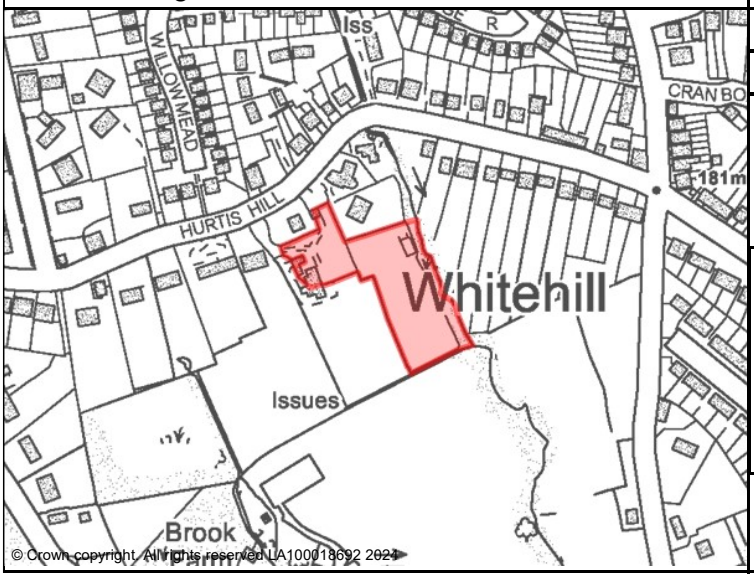
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 506/1110
	Settlement: Crowborough Parish: Crowborough Address: Land off Cornford Close, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.16 Site area (ha) Net: 0

Reasons: The site comprises of a small parcel of woodland located to the south of Crowborough Hill (B2100) and to the north Cornford Close. The site fulfils an important amenity function for adjacent housing development (Cornford Close) and contributes to the character of the residential area. The site is wholly covered by trees, with those trees on the western boundary of the site covered by a group TPO, therefore development of the site would result in unacceptable ecological harm with the loss of mature trees and would impact the character of the area, which could not be mitigated.

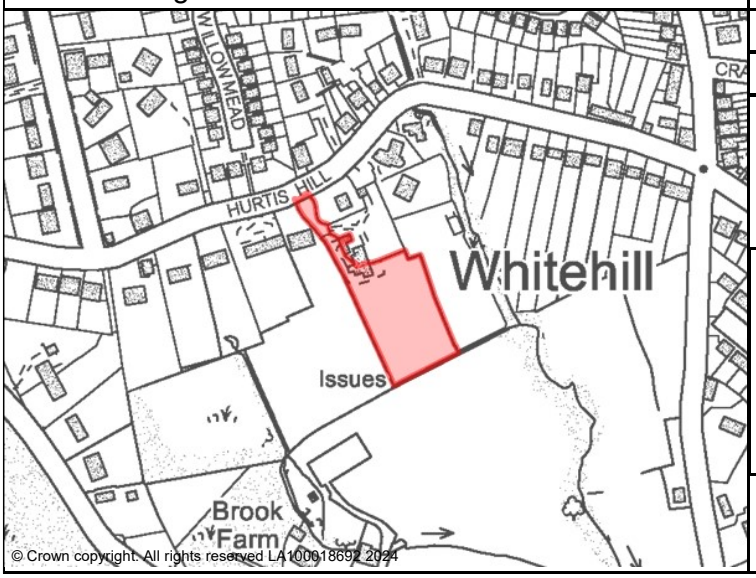
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 572/1110
	Settlement: Crowborough Parish: Crowborough Address: Castle End, Hurtis Hill, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.66 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, access drive and gardens to the south of Hurtis Hill, Crowborough. The site as submitted cannot be provided with a suitable vehicular access to serve new housing development. A number of sites

have been submitted adjacent to this SHELAA site, which could, in a comprehensive scheme, provide a suitable vehicular access subject to further transport studies being undertaken. It is considered that this site, alongside SHELAA Site 573/1110 would be able to provide an area of frontage which could potentially allow for pedestrian access to the site. There may also be opportunity to cross to the footway on the opposite side of Hurtis Hill. However, it is not known whether appropriate sightlines along Hurtis Hill can be achieved for a vehicular access, given the existing 30 mph speed limit, topography of the site and bend in the road. In addition, there are two Grade II listed buildings adjacent to the north of the site (Old Smuggles Cottage and the Entrance Gates, Gatepiers and Flanking Wall to the north of Old Smugglers Cottage) and new development (including the creation pedestrian and vehicular access) is likely to have a detrimental impact on their setting. Given the uncertainties around the provision of an appropriate pedestrian/vehicular access and the implications for the setting of the listed buildings, this site is considered unsuitable.

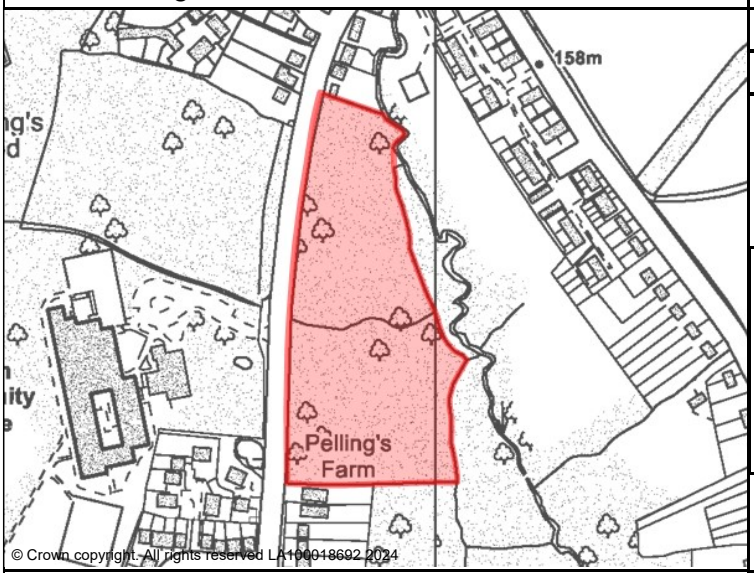
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 573/1110
	Settlement: Crowborough Parish: Crowborough Address: Hurtis Hill House, Hurtis Hill, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.53 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, access drive and gardens to the south of Hurtis Hill, Crowborough. The current access would require substantial improvement, with a traffic speed data assessment required to establish whether the site could accommodate satisfactory visibility splays at the existing access, given the topography of the site and the bend in the road at this point. However, it is considered that this site, alongside SHELAA Site 572/1110 would be able to provide an area of frontage, which would potentially allow for pedestrian access to the site and a level presentation to cross to the footway on the opposite side of Hurtis Hill. There are two listed buildings adjacent to the east of the site (Old Smuggles Cottage and the Entrance Gates, Gatepiers and Flanking Wall to the north of Old Smugglers Cottage) and new development (including the creation of a pedestrian and vehicular access) is likely to have a detrimental impact on their setting. Given the uncertainties around the provision of an appropriate pedestrian/vehicular access and the implications for the setting of the listed

buildings, this site is considered unsuitable.

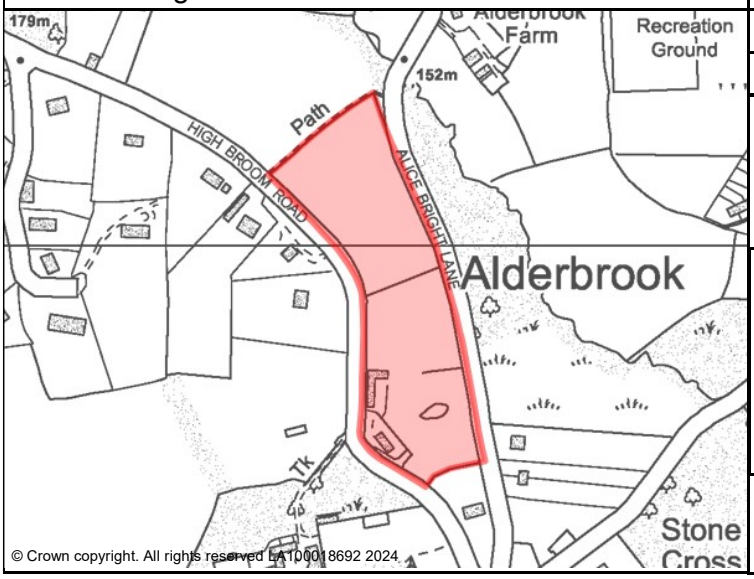
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 704/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Green Lane, opposite Beacon School, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.63 Site area (ha) Net: 0

Reasons: The site forms part of the Local Wildlife Site (LWS) named Crowborough Ghyll. The site is wholly covered by woodland and development of the site would result in its loss that could not be compensated on site and its loss would be detrimental from an ecological perspective. The site is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), in part due to mature interconnected deciduous woodlands and location with intervisibility to the High Weald National Landscape that is evident at this site. Therefore, development would be unsuitable in this location as it would have an unjustified impact on the character and appearance of the landscape. Two Grade II listed buildings, Shornbrook Cottage and Holly Tree and Pine Cottage, lie to the north of the site and their setting could be harmed through new development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

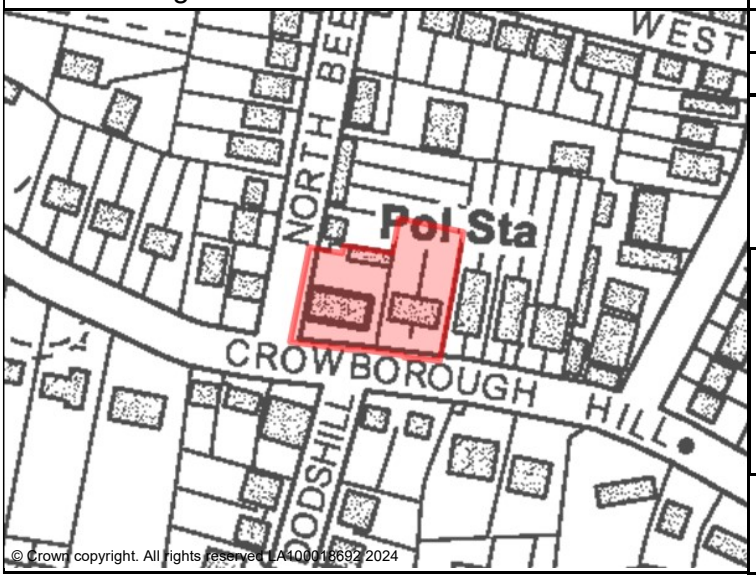
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 749/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Crowborough Address: Land at Orchard Cottage, High Broom Road, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.72 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling, grassland and a building used for agricultural storage located to the west of Alice Bright Lane and to the east of High Broom Road to the south of Crowborough. The site is situated in an exposed location adjacent to the High Weald National Landscape to the south and west. The site is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) in part due to its location and intervisibility with wooded ridges of the High Weald National Landscape, and its elevated and undulating ridged landform that both evident for this site. There is little to no natural containment of the site and additional landscaping could not suitably mitigate the impact of new housing development in this location. In addition, the provision of a new vehicular/pedestrian access to the site from either lane would be difficult to achieve given the narrowness of the road and its topography and visibility. There are no footways alongside either of these lanes and no potential for these without reducing road width further. The northern half of the site was refused outline planning permission for 33 (net) dwellings under planning reference WD/2021/0992/MAO for both landscape and highway reasons amongst a number of other matters.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

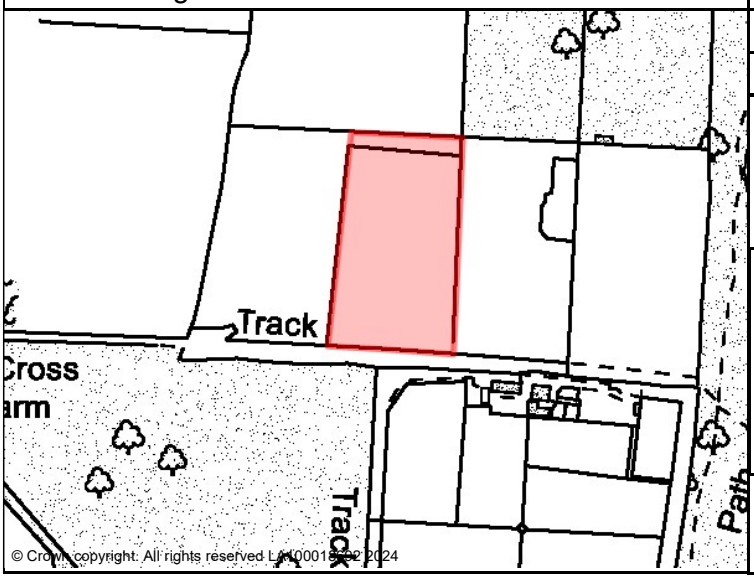
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 955/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Crowborough Address: Crowborough Police Station, Crowborough Hill, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.22 Site area (ha) Net: 0

Reasons: The site comprises a former police station and is located along the northern part of Crowborough Hill to the southeast of Crowborough Town Centre and lies within the existing development boundary. The police station itself is a non-designated heritage asset and therefore the conversion of the site to either residential or employment use is likely to cause harm to the non-designated heritage asset and this would be problematic to mitigate. 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. A new police station has opened in Crowborough Town Centre and this site is therefore vacant and can be repurposed. However, the existing police station and car park was subject to a change of use application for conversion into offices (Use Class E) under WD/2022/2997/F, but this has been withdrawn owing to the heritage issues identified above.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

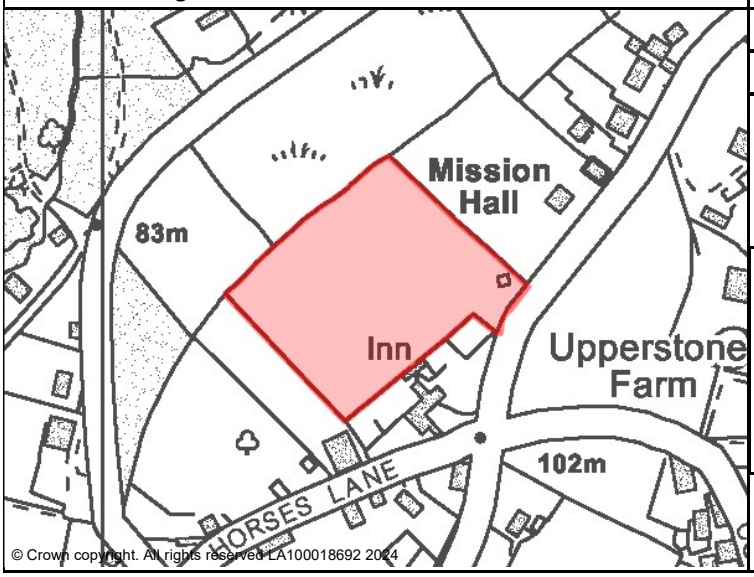
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 964/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land part of Steel Cross Farm, Green Lane, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.67 Site area (ha) Net: 0

Reasons: This site comprises of agricultural land that is located to the northeast of Crowborough at Steel Cross and is currently only accessed by an existing Public Right of Way via Green Lane to the west. The site sits to the east of Steel Cross Farm and to the northeast of an approved reserved matters planning application for 103 (net) dwellings (under planning reference WD/2022/0398/MRM). The site is wholly located within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) in part due to its location within the High Weald National Landscape and the elevated position of the landscape within this location, albeit that approved residential development to the south of the site will alter the character of the area. However, the site as currently submitted, does not have a suitable vehicular/pedestrian access and there are currently no means to do this without third party land from the approved planning permission.

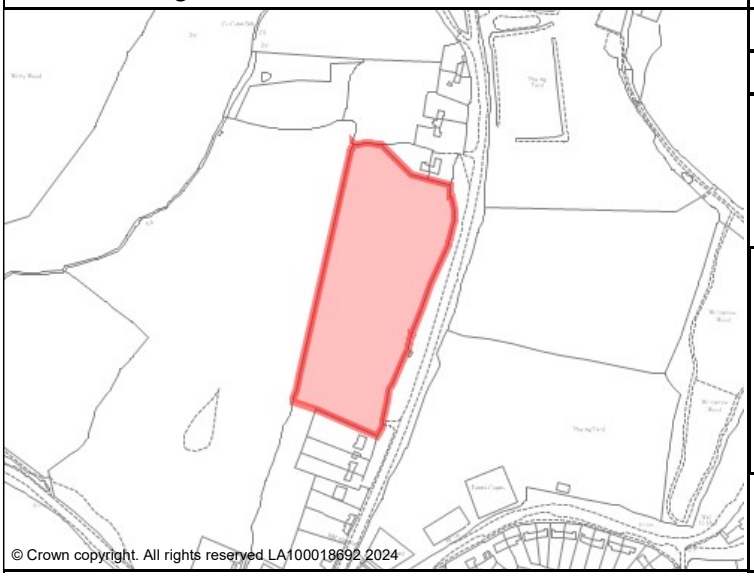
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1141/1930
	Settlement: Danehill Parish: Danehill Address: Land rear of The Coach and Horses, Coach and Horses Lane, Danehill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.06 Site area (ha) Net: 0

Reasons: The site comprises of pastureland to the rear of The Coach and Horses Inn and to the west of Stone Quarry Road. This site is in a sensitive and open semi-rural location on the edge of Chelwood Common, where significant housing development would appear out of keeping with the surrounding area. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape, which does have long range views from the northeast corner of the site. The Coach and Horses Inn is a Grade II Listed Building and is located to the south of the site; therefore, housing development could have a detrimental impact on its setting.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

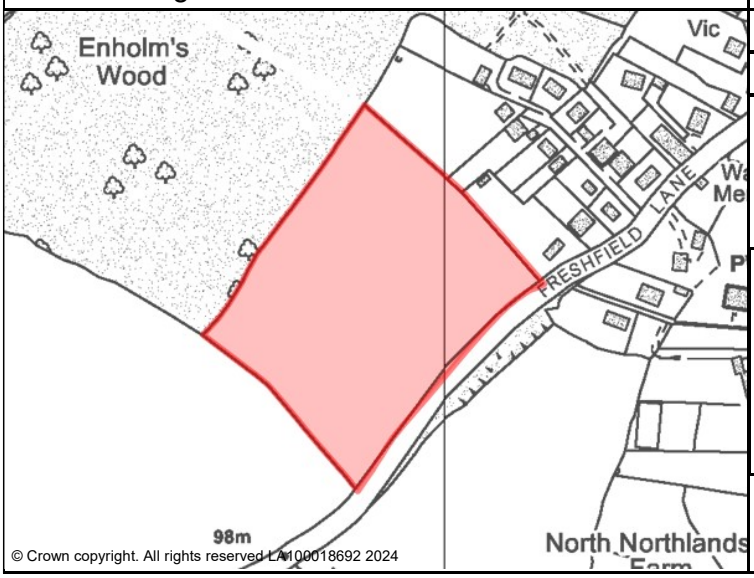
Plan showing whole extent of submitted site	Site Reference: 129/1930
	Settlement: Danehill Parish: Danehill Address: Land adjacent Police House, London Road, Danehill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.11 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the north of Danehill and to the west of Lewes Road (A275). This site is in a sensitive and open rural location

Wealden SHELAA Unsuitable Sites Summary

and is situated wholly within the High Weald National Landscape. Housing development would appear out of keeping and would have an unacceptable impact on the character and appearance of this attractive landscape within the countryside. Due to the site's sloping topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental landscape impacts.

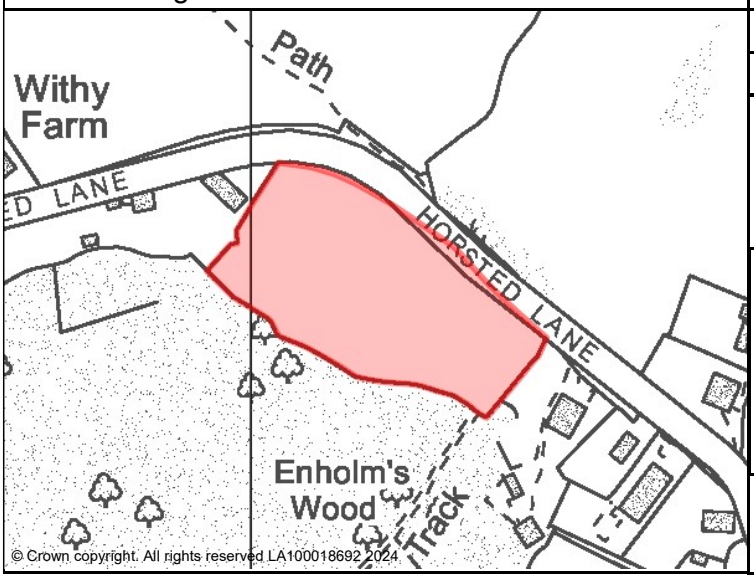
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 130/1930
	Settlement: Danehill Parish: Danehill Address: Land off Freshfield Lane, Danehill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.29 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the southwest of Danehill and to the west of Freshfield Lane. This site is in a sensitive and open rural location and is situated wholly within the High Weald National Landscape. Housing development would appear out of keeping and would have an unacceptable impact on the character and appearance of this attractive landscape character within the countryside. Due to the site's sloping topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental landscape impacts.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

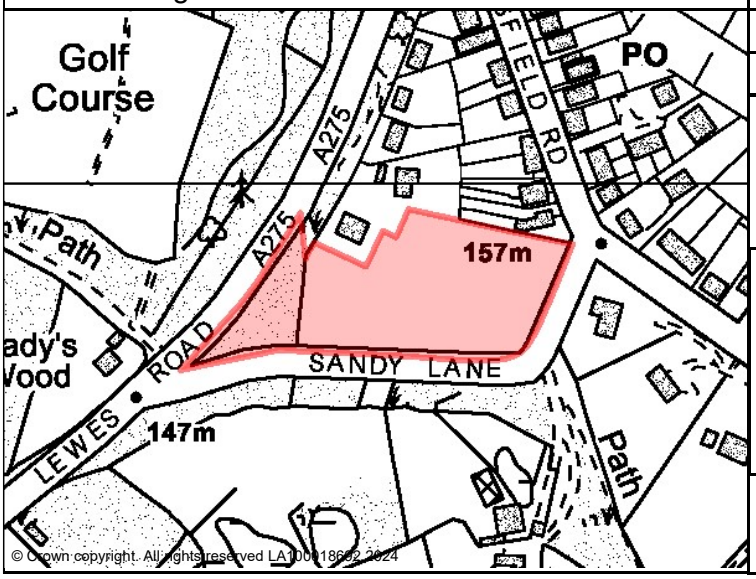
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 131/1930
	Settlement: Danehill Parish: Danehill Address: Land west of Springrise, Horsted Lane, Danehill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.2 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the west of Danehill and to the south of Horsted Lane. This site is in a sensitive and open rural location and is situated wholly within the High Weald National Landscape. Housing development would appear out of keeping and would have an unacceptable impact on the character and appearance of this attractive landscape within the countryside. Due to the site's sloping topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental impacts. Vehicular access to the highway network is constrained, particularly by poor visibility to the west along Horsted Lane as the site bends and drops towards Danehill Lane. The necessary improvements to the lane would be harmful to the rural character of the road and add to the unacceptable impact of any housing development in this location. The site is bounded by ancient woodland on the southern boundary (Enholm's Wood) and a suitable buffer would be required if development were to be brought forward.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

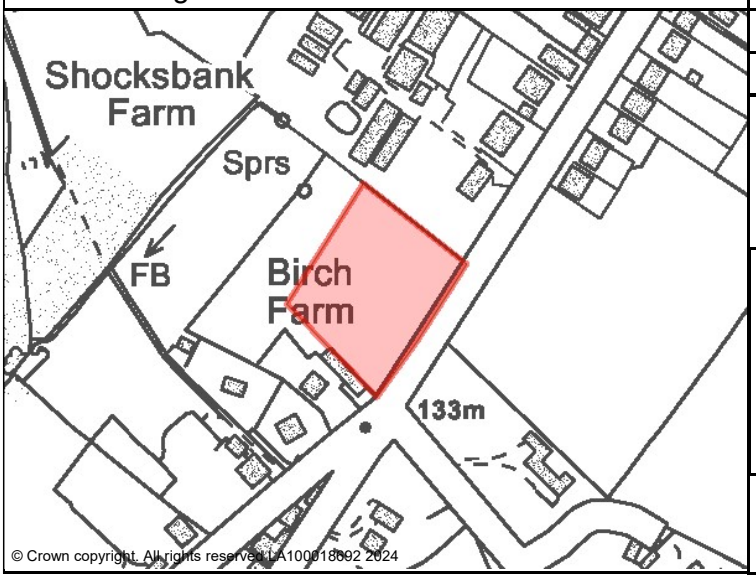
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 395/1860
	Settlement: Chelwood Gate Parish: Danehill Address: Land at The Pines, Lewes Road, Chelwood Gate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 0.99 Site area (ha) Net: 0

Reasons: The site is comprised of a paddock located within Chelwood Gate and to the north of Sandy Lane. Almost the entirety of the site is located within 400 metres of the Ashdown Forest SPA. This area is of international significance for wildlife and biodiversity, and therefore the principle of new housing development is precluded within the 400 metre zone outside the Ashdown Forest SPA boundary as advised by Natural England. This site is in a sensitive and open rural location and is situated wholly within the High Weald National Landscape. Housing development would appear out of keeping and would have an unacceptable impact on the character and appearance of this attractive landscape character within the countryside. Due to the site's sloping topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental landscape impacts.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

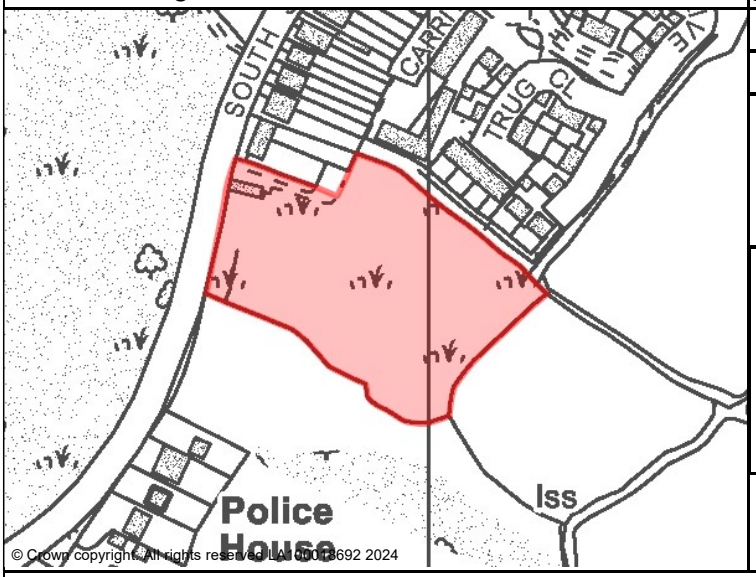
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 412/1860
	Settlement: Chelwood Gate Parish: Danehill Address: Land at Stone Quarry Road, Chelwood Gate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.52 Site area (ha) Net: 0

Reasons: This site is situated in a relatively isolated location to the north of Chelwood Common and to the south of Chelwood Gate and contains some freestanding agricultural buildings. The site is some distance away from local services and facilities. A footway cannot be provided along Stone Quarry Road due to limited verge and narrow road and therefore the site cannot be provided with pedestrian connectivity to the village's limited services and amenities resulting in an unsustainable form of development that would be car dependant. This site is in a sensitive and semi-rural location and is situated wholly within the High Weald National Landscape. Housing development would appear out of keeping and would have an unacceptable impact on the character and appearance of this attractive landscape character within the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

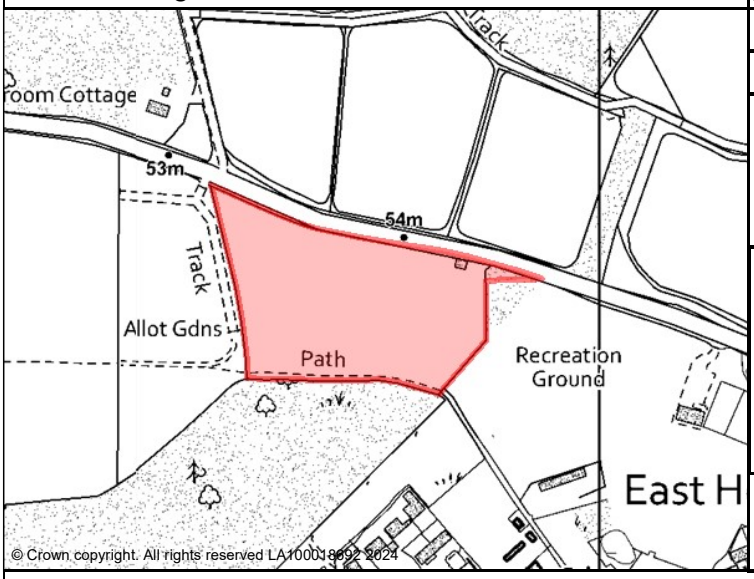
Plan showing whole extent of submitted site	Site Reference: 154/1950
	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Land off South Street, East Hoathly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.38 Site area (ha) Net: 1.18
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

Reasons: The site is located on the southern edge of East Hoathly situated to the east of South Street and adjacent to existing residential properties along its northern edge. To the south and east, the site is bounded by shaws with open fields beyond. The site consists of managed grassland with a small group of mature trees at its centre. The 2023 Landscape Sensitivity Assessment states that this site has moderate to high sensitivity to new development, in part due to adjacent conservation area (which covers a small part of the site), mature trees in-field trees and hedgerows, as well as its more open character. If development was to come forward, existing vegetation within the site and along its boundaries should be retained and enhanced to integrate the site into the landscape and to minimise the visibility to/from the East Hoathly Conservation Area. This site is accessible to local services at East Hoathly, and a vehicular access can be achieved from South Street. Further transport investigations will be necessary to assess the likely impact of development on the village. The conservation area boundary extension incorporates part of this site. The land is archaeologically sensitive. This land abuts other land submitted in the SHELAA (782/1950 and 773/1950). SHELAA site 782/1950 to the south of the site has been granted planning permission for 55 homes at planning appeal (planning reference WD/2019/1674/MAO).

Planning permission for up to 28 homes on this site was refused under reference WD/2018/2741/MAO and an appeal was made by the applicant, however this has now been withdrawn. The reason for refusal was the impact on the setting of the adjacent conservation area and harm to significance of non-designated heritage assets, although a reduced scheme may be suitable. A planning application for up to 20 (net) dwellings under reference WD/2023/2516/MAJ is pending determination. The group of trees at the centre of the site are subject to a Tree Preservation Order, which would be a constraint if development were to come forward.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

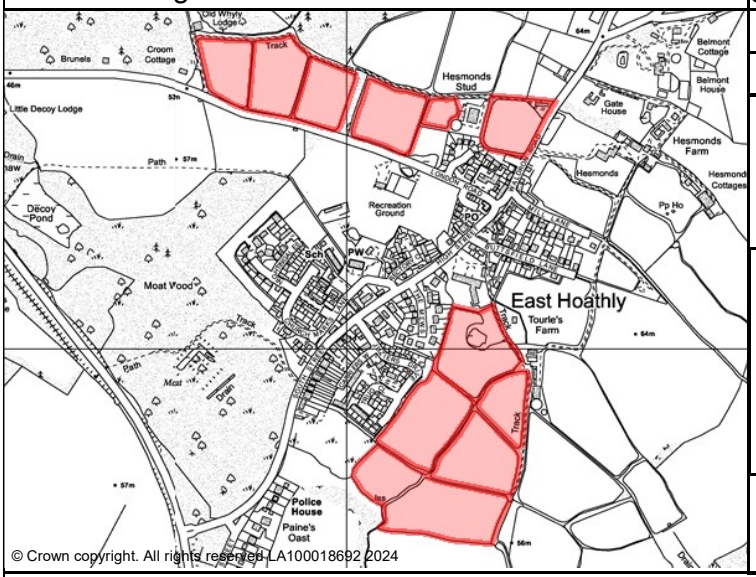
Plan showing whole extent of submitted site	Site Reference: 466/1950
	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Broomy Lodge Field, London Road, East Hoathly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.94 Site area (ha) Net: 1.5
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 30

Reasons: The site comprises a single agricultural field and a small agricultural barn and is located on the western edge of East Hoathly some 600m to local services and facilities. The site is located opposite a substantial scheme for residential development of 205 (net) dwellings at Hesmonds Stud that has recently received planning permission, so would integrate well with this new residential development on the western entrance to the village. Public Rights of Way exist on the western, southern and eastern boundaries of the site and may require improvements so that a direct non-motorised link would be extended from the site to the centre of the settlement. The vehicular access to the site will need to consider the highway works relating to planning permission at Hesmonds Stud for 205 homes to the north of the site (SHELAA site 773/1950) under planning reference WD/2022/0341/MAJ and coordinate an agreed solution.

The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, as the site has a limited relationship to the historic settlement core of East Hoathly, including its Conservation Area, and the movement and noise associated with London Road decreases sensitivity. If development were to come forward, a suitable buffer to the ancient woodland located at the southern boundary of the site would be required together with appropriate screening to the western edge of the site to soften the urban edge of the settlement. Furthermore, existing vegetation along the London Road should be enhanced and protected to maintain the contribution they make to the existing green infrastructure network.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

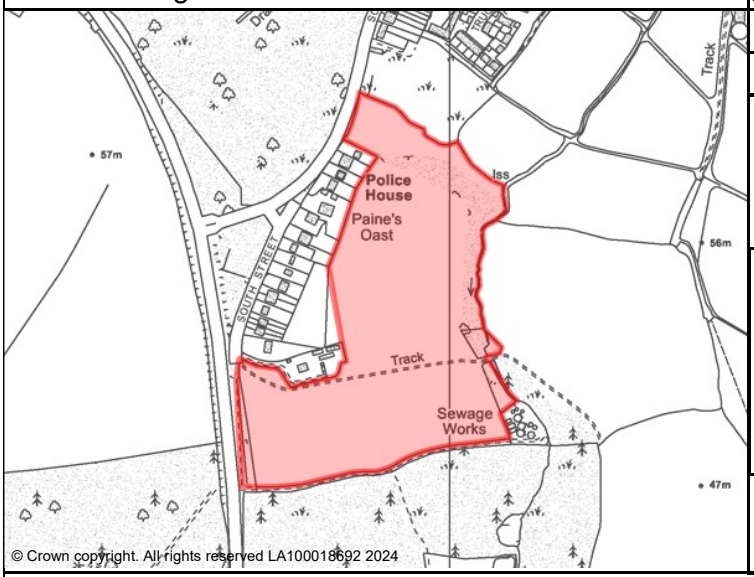
Plan showing whole extent of submitted site	Site Reference: 773/1950
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Land at Hesmonds Stud, East Hoathly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 16.1 Site area (ha) Net: 14
Delivery Yr 1-5: 225 Delivery Yr 6-10: 150 Delivery Yr 11+: Total Capacity: 375	

Reasons: This is a substantial site of mainly agricultural land within the vicinity of the settlement. The submission comprises two distinct parcels of land consisting of 11 fields, five on the northern parcel located along London Road and six on the southern parcel located at the south-eastern edge of the village, behind South Street. The land is currently used as grazing for the stud with associated tracks and outbuildings/stables. Outline planning permission has been granted on the northern parcel of land for up to 205 homes (including 35% affordable provision), access, landscaping and other associated infrastructure on 11 June 2021 (ref: WD/2016/2796/MAO). The site was separately granted full planning permission under planning reference WD/2022/0341/MAJ in October 2022 and has since commenced works on site. This site is expected to be completed by the end of the 2027/28 period.

The southern parcel of land that comprises six fields located on the south-eastern edge of the village, has significant access issues, which may not be able to be overcome without access to the sites via the submitted sites along South Street, albeit that these have been considered suitable for development within the SHELAA process. The existing tracks accessing the sites are narrow and are unsuitable for access. Nonetheless, subject to a transport assessment and a suitable vehicular and pedestrian access to the site being achieved through adjoining SHELAA sites (most notably 154/1950), the site has only a small number of constraints. The 2023 Landscape Character Assessment states that this site has moderate to high sensitivity due to a number of mature trees that divide the fields (the western boundary has a TPO along Juziers Drive) and existing PROWs that would need to be incorporated into the design of any scheme. There is also a small pond and woodland in the northern parcel of the site that would require protection and integration within any residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

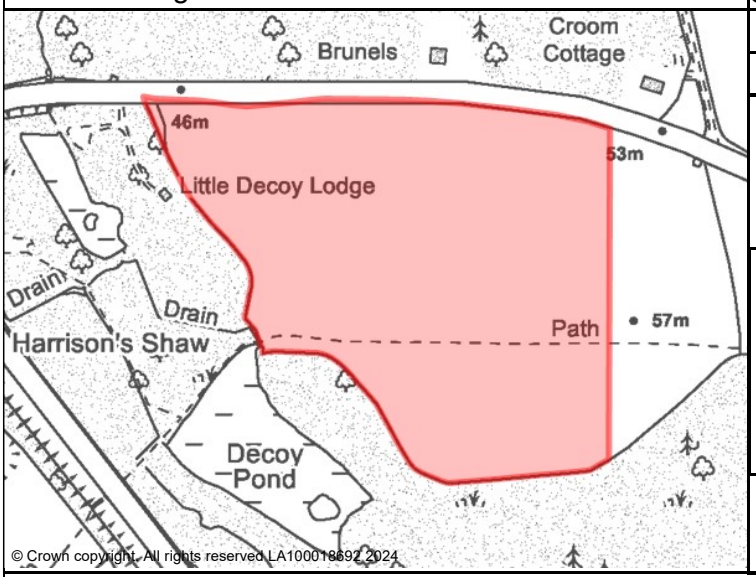
Plan showing whole extent of submitted site	Site Reference: 782/1950
	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Land east of South Street (Site A), East Hoathly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 9.72 Site area (ha) Net: 6.5
Delivery Yr 1-5: 85 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 85	

Reasons: This is a substantial site comprised of agricultural land to the east of the settlement. The site is to the east and south-east of South Street and adjacent to a linear group of dwellings which form a spur off South Street which has no through route. This is on the south side of East Hoathly off the A22. The site is currently in arable use and includes woodland and grassland areas. The northern part of the site was granted outline planning permission on appeal for up to 55 (net) dwellings under planning reference WD/2019/1674/MAO, with a reserved matters planning application lodged with the local planning authority (WD/2023/0633/MRM). This planning permission does not include land to the south of the access road to the East Hoathly Waste Water Treatment Plant. The inspector concluded that the site was 'well related to local services in East Hoathly'. In addition, future occupiers would have a 'genuine choice of transport modes to access local services and employment opportunities. This would include accessing employment opportunities outside of East Hoathly by bus'.

The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to presence of Ancient Woodland to the south of the site and the Public Right of Way (PROW) that crosses the site; therefore, any development would be required to incorporate mitigation measures as part of any development. The public footpath runs from South Street (close to 115 and 117) and through the southern extent of the site and a sewage treatment works is situated at the site's southeastern boundary on adjacent land. Further odour assessments would be required to assess any impact on the proposed residential development and appropriate mitigation incorporated into any development. Subject to the above constraints being mitigated, the remaining portion of the SHELAA site is considered suitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

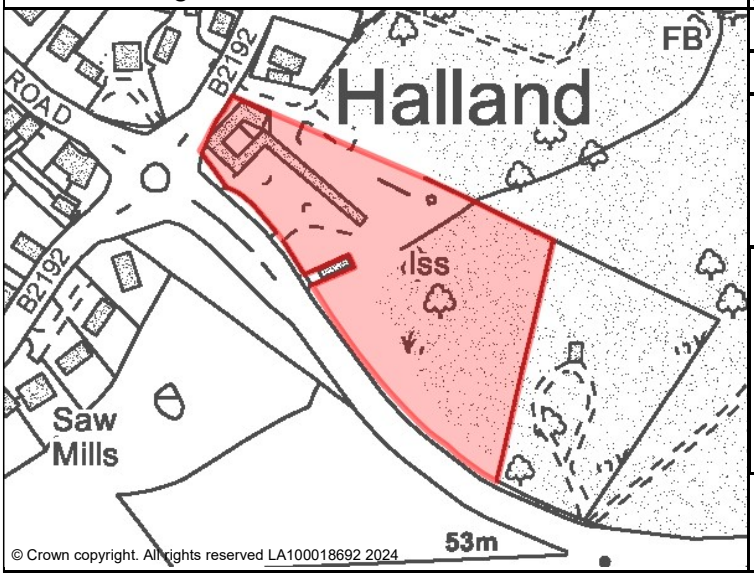
Plan showing whole extent of submitted site	Site Reference: 985/1950
	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Harrison's, south of London Road, East Hoathly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 6.67 Site area (ha) Net: 5.5
Delivery Yr 1-5: 75 Delivery Yr 6-10: 75 Delivery Yr 11+: Total Capacity: 150	

Reasons: This site is located to the west of the village of East Hoathly and is currently separated from the built-up area by the East Hoathly with Halland Community Garden (allotments), SHELAA site 466/1950 and the recreation ground. Planning permission has recently been granted for land to the north of London Road for 205 homes (SHELAA site 773/1950). This site is under construction and if SHELAA site 466/1950 were also to come forward for residential development, then new residential development in this location would be suitable subject to the provision of accompanying infrastructure, including a new vehicular access and pedestrian connectivity to the centre of East Hoathly. Additional bus stops and service improvements to serve the development would be sought on London Road to ensure that public transport is available, along with infrastructure to reach them (footways and crossing points). Good quality walking routes to connect to the village core may require upgrades to the existing PROWS adjacent to the site.

Ancient woodland is located to the south and west of the site. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site has a limited relationship to the historic settlement core of East Hoathly, and the movement and noise associated with London Road decreases sensitivity. Furthermore, the site is well contained within the existing landscape with the ancient woodland acting as a landscape buffer in this location, particularly to the south. Nevertheless, existing vegetation should be enhanced and protected to maintain the contribution they make to the existing green infrastructure network.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

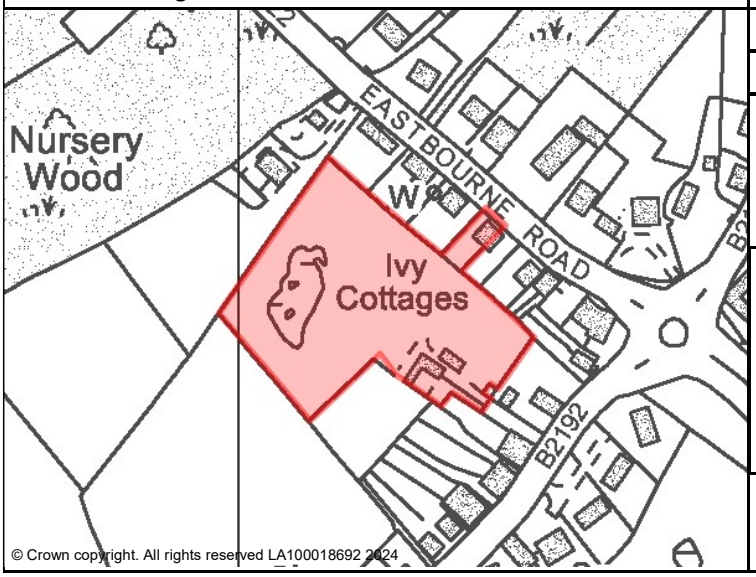
Plan showing whole extent of submitted site	Site Reference: 685/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land at The Halland Forge Hotel, Eastbourne Road, Halland Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.58 Site area (ha) Net: 0.59

Reasons: The site comprises the Halland Forge Hotel, restaurant and car park and is located to the east of the roundabout to the A22 and B2192. The 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity to new development due to the existing commercial uses on site, car park and its proximity to the A22. However, ancient woodland adjoins the site to the north and wraps around a large section of the eastern part of the site which, when taking into account the need to provide a buffer, precludes development beyond the existing hotel. Planning permission for 21 flats was refused at this site and an appeal dismissed (WD/2018/0320/MAJ). This was on the grounds that such a development would harm ancient woodland on the site and would be unsustainable in terms of the extent of new vehicle movements generated and a lack of public transport in Halland. Therefore, development at this scale would be unsustainable in a settlement with limited rural services and limited alternatives to the private car to access key services elsewhere such as employment, education or shopping. In addition, the development of this site would involve the loss of the existing employment/leisure use, the need for which would be required to be assessed by the Council against development plan policy and as part of the Local Plan process.

However, given the existing use of the site as an hotel/restaurant, it is considered that site, subject to constraints identified above, would continue to be appropriate for commercial uses.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

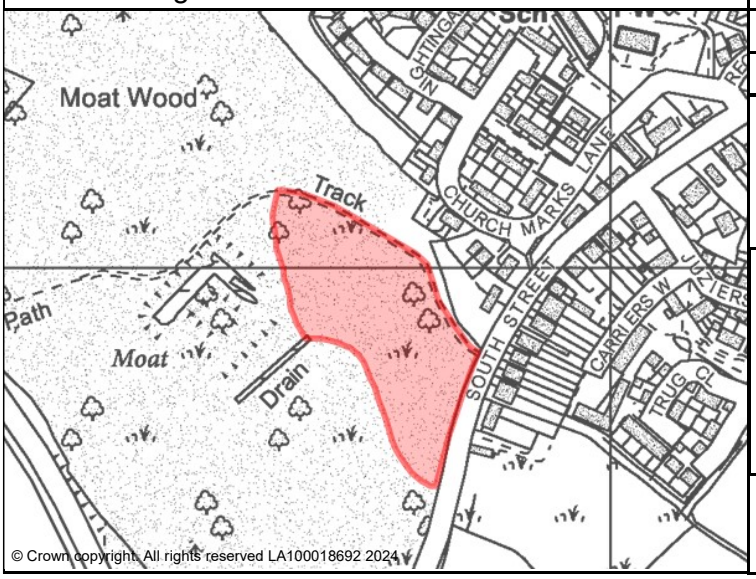
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 029/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land rear of Ivy Cottages, Eastbourne Road, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.19 Site area (ha) Net: 0

Reasons: The site comprises of a single field with a former stable block and garages located behind residential properties along the A22 (Eastbourne Road) and B2192 in the centre of Halland. A public house is located to the southeastern corner of the site with grazing fields to the west. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development in part due to ancient woodland (Nursery Wood) to the northwest of the site. Development in this location would not respect the landscape character and grain of the existing settlement or the character of the existing, largely linear built form of Halland. Development at this scale would also be unsustainable in the rural settlement of Halland, which does not have a significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for an adjacent SHELAA Site (074/2060) under planning reference (WD/2016/2343/MAO). In addition, the site as submitted, does not provide a suitable vehicular access in terms of its width, nor any indication of how a satisfactory vehicular access could be reasonably provided onto the local highway network. For these reasons the site is considered unsuitable for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

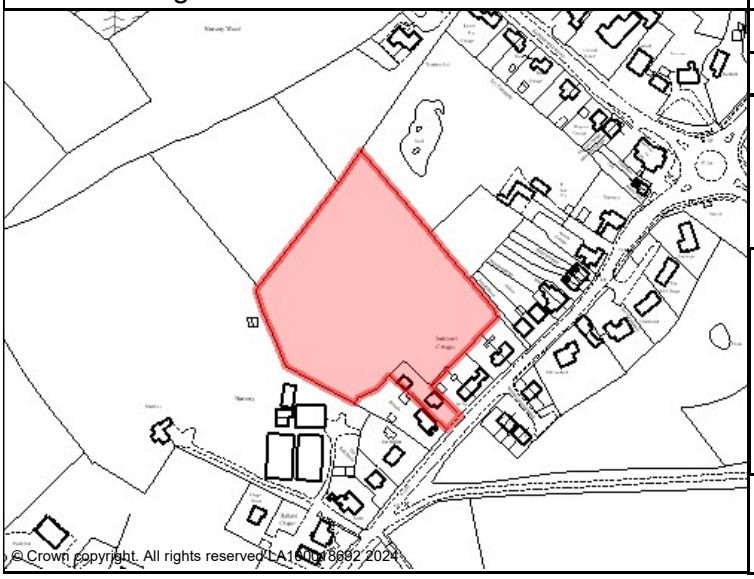
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 060/1950
	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Land to the west of South Street, East Hoathly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.52 Site area (ha) Net: 0

Reasons: The site is comprised wholly of ancient woodland, which is also protected by a TPO and therefore the development of the site is precluded on this basis alone. A public right of way runs along the sites northern boundary. The site is located on the southern edge of East Hoathly and is rural in character and is an area of good quality landscape on the fringe of the village. The site provides a rural backdrop and boundary feature to the historic settlement edge of East Hoathly (defined by the Conservation Area), and to the Scheduled Ancient Monument (Moat Wood) on the western boundary. For these reasons, the 2023 Landscape Sensitivity Assessment states that this site has high sensitivity to development. Therefore, residential development in this location would have an unacceptable impact on protected ancient woodland as well as the character and appearance of the surrounding landscape/countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

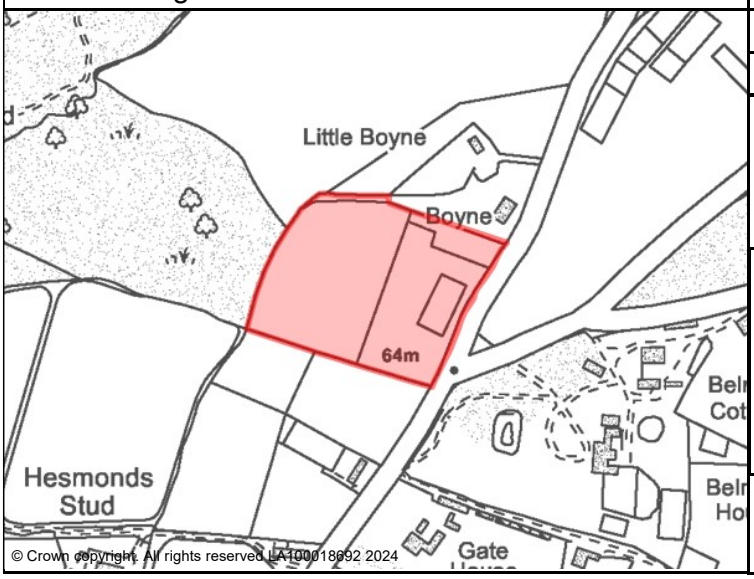
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 074/2060
	Settlement: Halland
	Parish: East Hoathly with Halland
	Address: Land at Bramblebank, Lewes Road, Halland
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.6 Site area (ha) Net: 0

Reasons: This site consists of a single dwelling with a field to the rear located at the southern edge of Halland and to the west of Lewes Road. The development of the site would introduce development to the rear of an existing linear settlement pattern in Halland. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development in part due to landscape features on site that in-field trees and hedgerow trees across the site. Planning permission was refused on appeal for 30 homes at this site (ref: WD/2016/2343/MAO) for two primary reasons. The first was that development in this location would not respect the landscape character and grain of the existing settlement that is largely linear along Lewes Road and Eastbourne Road. The second reason for refusal was that development would be in an unsustainable location, delivering 30 homes in a rural settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping. For these reasons the site is considered unsuitable for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

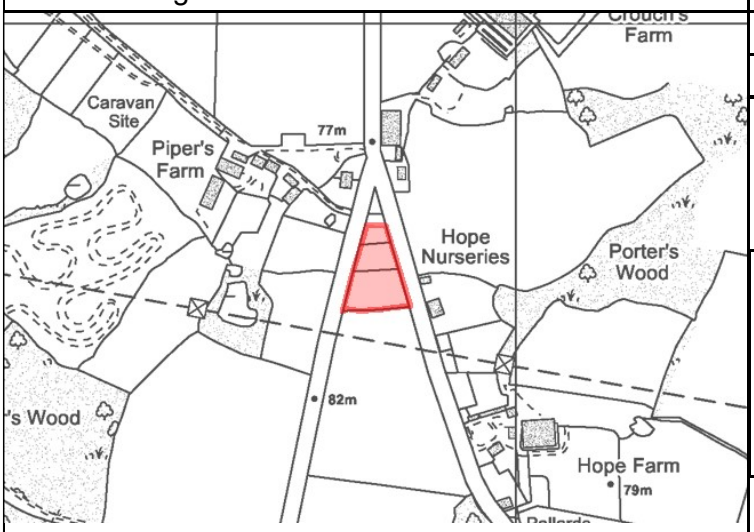
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1157/1950
	Settlement: East Hoathly
	Parish: East Hoathly with Halland
	Address: Land south of Boyne, Hollow Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.68 Site area (ha) Net: 0

Reasons: The site comprises of land used for equestrian purposes to the north of East Hoathly and to the west of Hollow Lane. The site is currently detached from East Hoathly along Hollow Lane (that has no pedestrian footpath) and is therefore remote from local facilities, services and public transport it provides. Housing development on this scale would be out of keeping and have a detrimental impact upon the generally rural character and appearance of the countryside. The site cannot be provided with a suitable vehicular access to serve this quantum of development due to the narrow nature of Hollow Lane and the poor visibility it provides. The site cannot achieve suitable pedestrian access to East Hoathly and it would not be possible to provide a footpath to serve the site without third party land or the significant loss of roadside vegetation. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to residential development, as the site is located within an area of high rural tranquillity and ancient woodland (Alders Wood) bounds the sites western boundary. The East Hoathly Conservation Area bounds the sites southeastern boundary, as well as the site being adjacent to historic farmsteads (that includes listed buildings), therefore any development may harm the historic nature of the surrounding area.

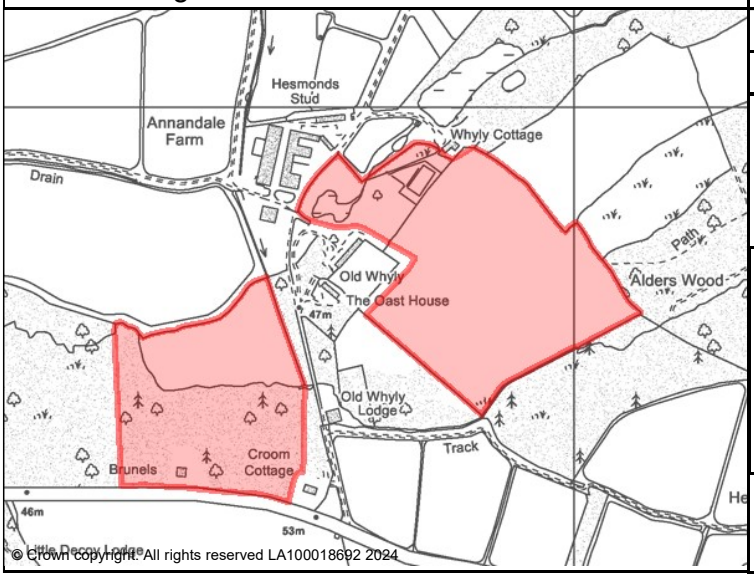
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1200/1950
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Land to the east of Hollow Lane, East Hoathly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.33 Site area (ha) Net: 0

Reasons: The site comprises of a paddock and woodland located in the countryside to the north of East Hoathly and to the east of Hollow Lane. The site is remote from existing services, amenities and public transport, and is visually and functionally separated from East Hoathly. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside in this location. A suitable vehicular access cannot be achieved from Hollow Lane to the west or Laundry Lane to the east, as these are narrow lanes (without pedestrian footways) that would require significant upgrading to serve further housing development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

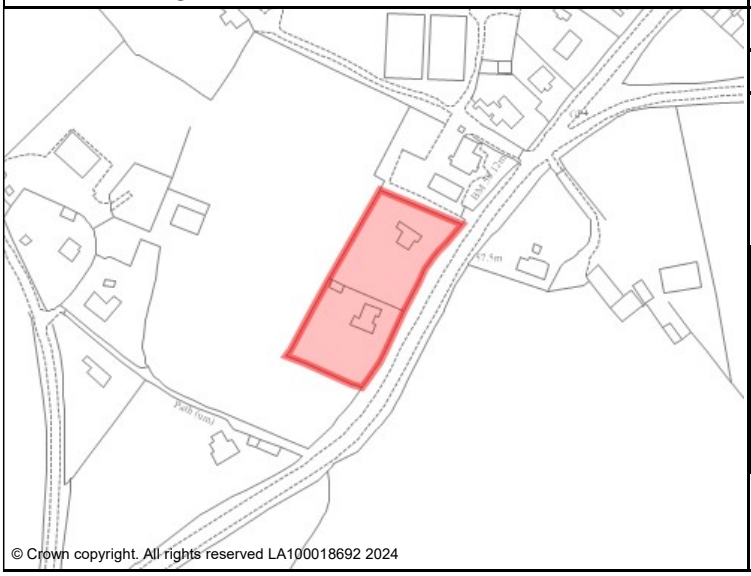
Plan showing whole extent of submitted site	Site Reference: 1202/1950
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: East Hoathly Parish: East Hoathly with Halland Address: Old Whyly, London Road, East Hoathly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 11.38 Site area (ha) Net: 0

Reasons: The site is comprised of two separate parcels of greenfield land located in the countryside to the north west of East Hoathly. The unnamed lane located

between both sites (that leads to Hesmonds Stud) is unsuitable to serve as a suitable vehicular access, as it is a narrow lane that would require significant improvement to serve further development. The unnamed lane also serves as a public right of way that provides important connectivity across the wider countryside to the north west of East Hoathly. The western part of the site is formed of a small field and significant amount of ancient woodland, which would preclude development on much of the site. In addition, the presence of the ancient woodland means it is not possible to deliver a suitable access point through to the site along the southern boundary and it would therefore be reliant on third party land to do this (i.e. SHELAA site 996/1950.

The eastern part of the site is comprised of a large open field, a tennis court, pond and garden containing mature vegetation that is associated with Old Whyly Boutique Bed & Breakfast. Ancient woodland bounds a small part of the northern and large part of the site's eastern and southern boundaries. Without third party land, it is not considered that an appropriate vehicular access to the site could be provided given the woodland to the south and east of the site, much of which is ancient woodland. There are multiple public rights of way that pass through the site and land located at the southern and northern boundaries are at risk of surface water flooding, particularly around the pond located in the northwestern corner of the site. A dwelling, Whyly, is Grade II listed and is located adjacent the sites southwestern boundary, which would be impacted new residential development in this location.

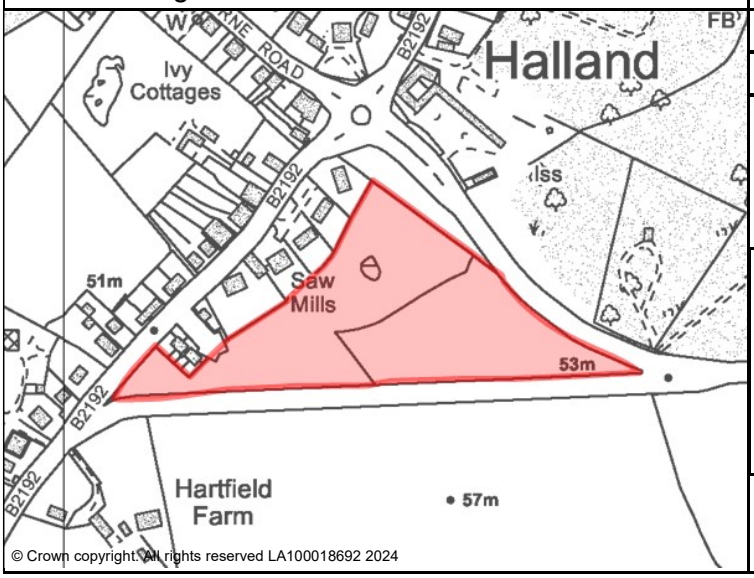
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 232/2060
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Halland
	Parish: East Hoathly with Halland
	Address: Warrenside and Autumn Ridge, Lewes Road, Halland
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.34 Site area (ha) Net: 0

Reasons: The site comprises two residential dwellings and gardens located at the southern fringe of Halland in a semi-rural location. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to new development due to the existing residential development within the site and its proximity to the B2192. The land is screened behind dense mature trees from the B2192 to the east. However, the intensification of residential development of the

site would be out of character with the locality and harmful to the landscape surrounding the approach to Halland. Development at this scale would also be unsustainable in the rural settlement of Halland, which does not have a significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable.

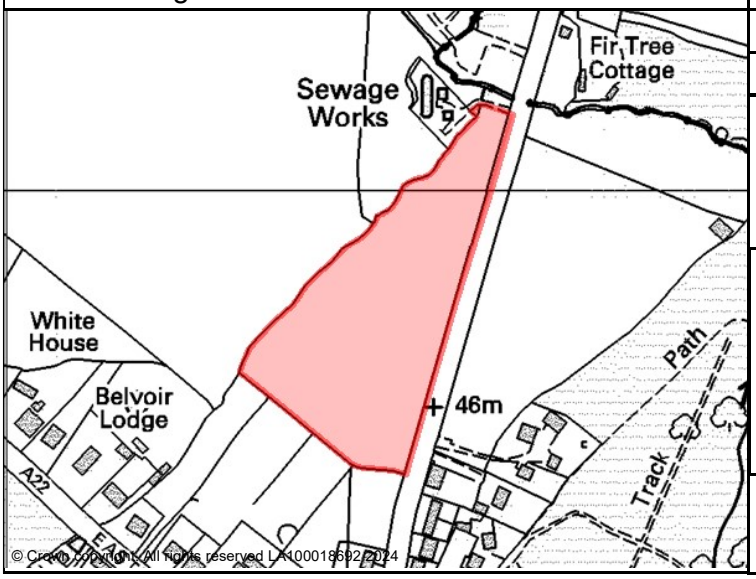
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 706/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land with frontages to B2019, A22 Eastbourne Road and Back Lane, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.53 Site area (ha) Net: 0

Reasons: This site comprises a large field that wraps behind linear residential development along the B2192 to the west and the A22 to the east. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to new development, owing to the mature hedgerows that surround the site, as well as in field trees and hedgerows, which is a key landscape feature of the area. It is considered that the development of the whole site would be not be in keeping with the scale and rural character of the area and surrounding countryside. Moreover, development at this scale would also be unsustainable in a rural settlement of Halland, which does not have significant level of services and has limited alternatives to the private car to access key services such as employment, education or shopping. These refusal reasons have been provided at appeal for a nearby SHELAA Site (074/2060) under planning reference (WD/2016/2343/MAO).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

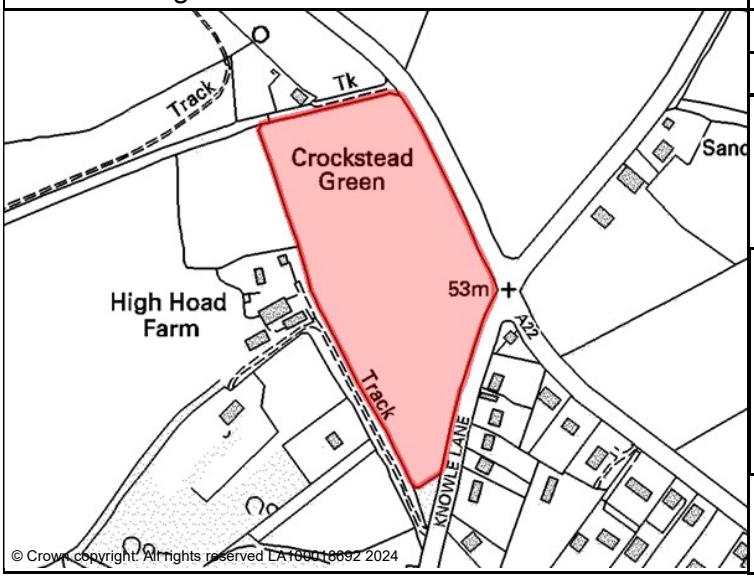
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 764/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land at Old Acres, Heathfield Road, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.28 Site area (ha) Net: 0

Reasons: This site comprises a field abutting the B2192, which acts as a gap between residential properties to the south and a waste water treatment works to the north. The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to new development with numerous in-field and hedgerow trees across the site increasing sensitivity. Development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. Moreover, development at this scale would also be unsustainable in the rural settlement of Halland, which does not have significant level of services and has limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for a nearby SHELAA Site (074/2060) under planning reference (WD/2016/2343/MAO).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

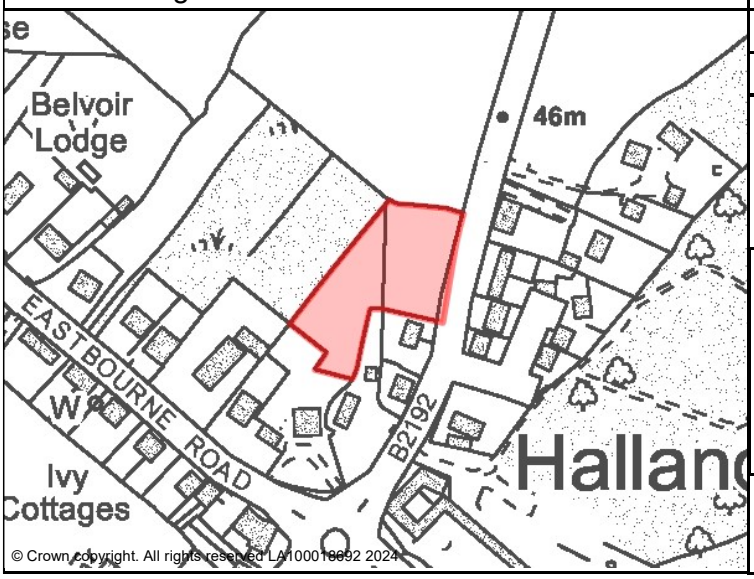
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 765/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land north of Knowle Lane and west of the A22, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.59 Site area (ha) Net: 0

Reasons: The site comprises of a single large field used for agricultural purposes to the west of the A22 to the north of Halland. The site is detached from the centre of the settlement around the roundabout to the east and is severed from existing linear development along the A22 by Knowle Lane. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity, as the site is relatively flat, with no historic features, as well as being in close proximity to the A22. Given this detachment and its rural nature, the development of the site would not be in keeping with the scale and rural character of the area and surrounding countryside. Development in this location would be unsustainable as it is isolated from the existing settlement, which has no significant rural services and limited alternatives to the private car to access key services such as employment, education or shopping.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

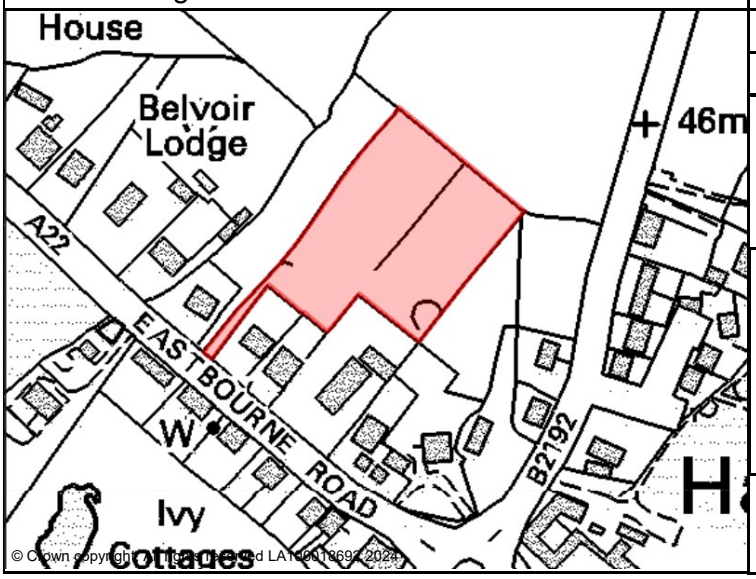
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 766/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land west of Lewes Road, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.41 Site area (ha) Net: 0

Reasons: The site comprises of two small agricultural fields to the northeast of Halland along the B2192. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to new development in part due to the in-field trees, hedgerow trees and priority habitat deciduous woodland that is located to the west of the site. Therefore, development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. Moreover, development at this scale would also be unsustainable in the rural settlement of Halland, which does not have significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for a nearby SHELAA Site (074/2060) under planning reference (WD/2016/2343/MAO).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

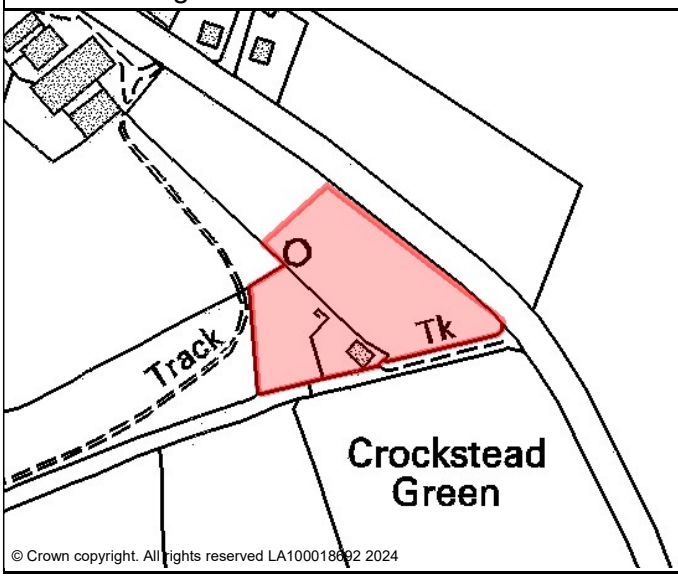
Plan showing whole extent of submitted site	Site Reference: 771/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land to the east of Eastbourne Road, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.75 Site area (ha) Net: 0

Reasons: The site is comprised predominantly of thick woodland (including priority habitat deciduous woodland) to the north of Eastbourne Road, in the centre of Halland. The narrow access from Eastbourne Road is affected by a group TPO making this access unsuitable to support development. A suitable vehicular access could only be achieved via third party land from neighbouring SHELAA sites to the north (764/2060) and east (766/2060) that are also considered unsuitable development. The 2023 Landscape Character Assessment states that this site has moderate to higher sensitivity to development owing to the site being covered by thick woodland, therefore even if a site access was achievable, the site is not considered suitable for backland residential development in Halland, given the loss of biodiversity on site.

Moreover, development at this scale would also be unsustainable in a rural settlement of Halland, which does not have a significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for a nearby SHELAA Site (074/2060) under planning reference (WD/2016/2343/MAO).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

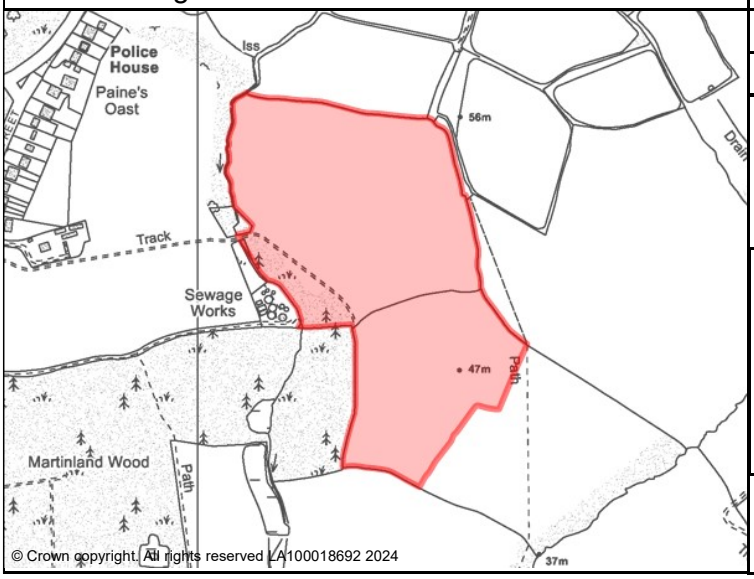
Plan showing whole extent of submitted site	Site Reference: 814/2060
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Halland
	Parish: East Hoathly with Halland
	Address: Crockstead Green Farmhouse, Eastbourne Road, Halland
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.78 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and field located in countryside to the northwest of Halland and south of the A22.This site is in an isolated location, detached from the settlement of Halland. The 2023 Landscape Sensitivity Assessment states that the site has low to moderate sensitivity to residential development owing to its proximity to the A22, the modern settlement edge of Halland, as well as development already on site.

However, development in this location at this scale would be unsustainable in the rural settlement of Halland, which does not have significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for a nearby SHELAA Site (074/2060) under planning reference (WD/2016/2343/MAO).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

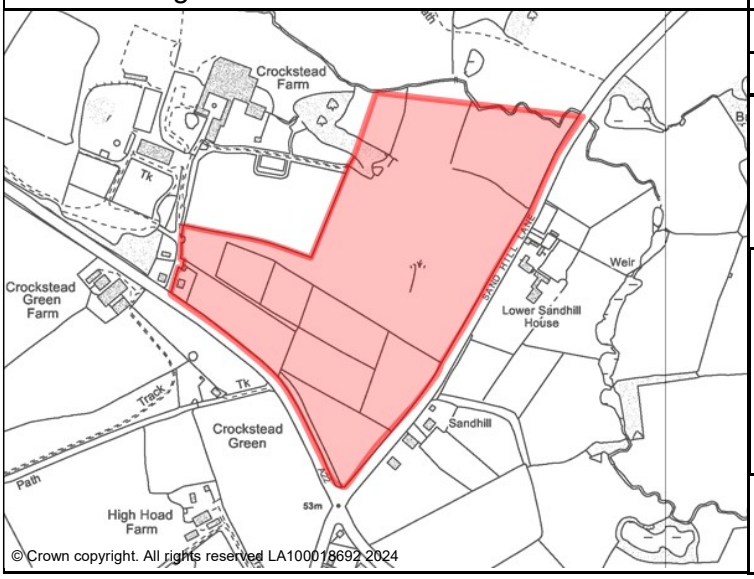
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 837/1950
	Settlement: East Hoathly
	Parish: East Hoathly with Halland
	Address: Land east of South Street (Site B), East Hoathly
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 10.14 Site area (ha) Net: 0

Reasons: The site comprises two agricultural fields to the southeast of East Hoathly. The site is currently detached from East Hoathly. The SHELAA site to the west of the site (782/1950) has been granted outline planning consent for up to 55 dwellings on appeal but has yet to be constructed. The site as submitted would require access to be provided through third party land to provide a suitable access and this could potentially be achieved from the adjacent SHELAA site 782/1950 or 773/1950. The site is divided from SHELAA site 782/1950 by a small stream and dense belt of woodland and the land slopes to the east and north-east. The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to residential development. The elevated parts of the site are open and exposed in long range views to the south. Due to the site's topography, development in this location would be elevated and exposed within the wider landscape and this it would not be possible to mitigate the effect of development here, which would be elevated and imposing in the landscape. A sewage treatment works lies to the west, albeit set amongst the trees and this is likely to present an odour constraint that would require mitigation as part of any scheme. Ancient woodland bounds the sites western boundary.

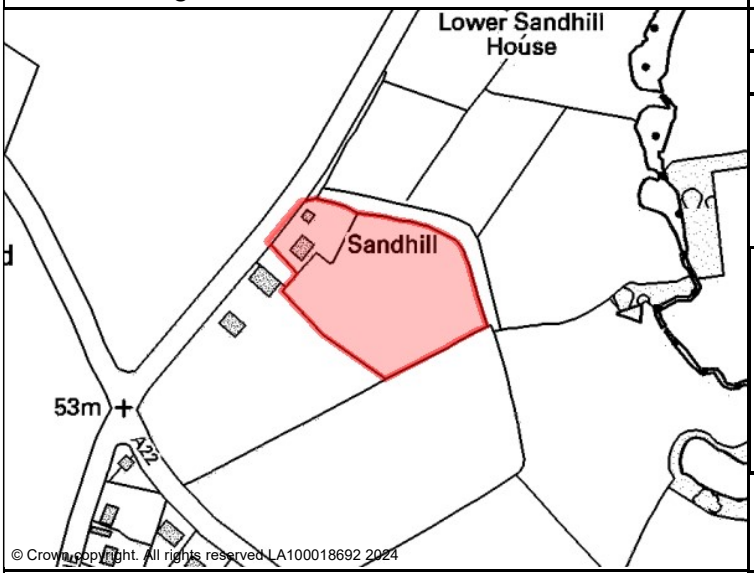
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 884/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land south west of Sand hill Lane, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 14.86 Site area (ha) Net: 0

Reasons: This is a large site located to the north west of the urban edge of Halland. It is isolated and remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment states that this site has moderate to high sensitivity to residential development as the site plays a role in the separation of East Hoathly and Uckfield, as well as containing historic field patterns and some ancient woodland.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

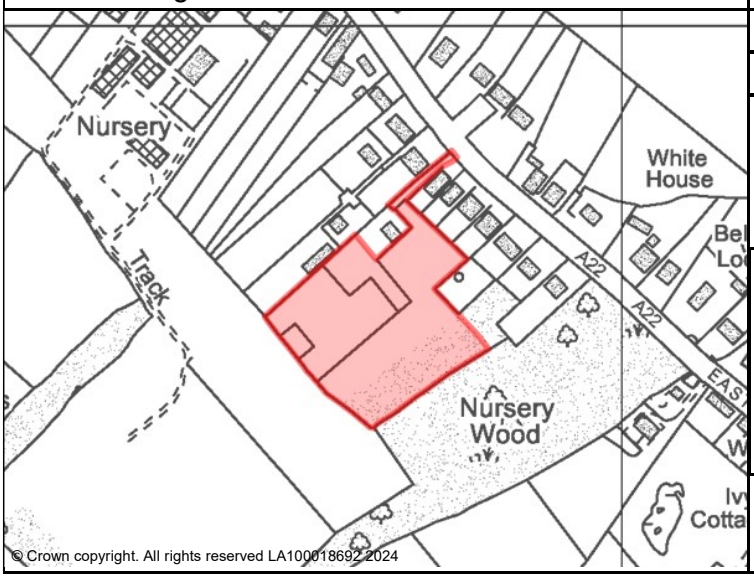
Plan showing whole extent of submitted site	Site Reference: 899/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land at Sandhill, Sandhill Lane, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.3 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and land in equestrian use to the northwest of Halland. The site is detached from Halland and is isolated from local services, facilities and public transport. Large scale residential development for this site would result in an isolated housing estate, unrelated to any urban or

Wealden SHELAA Unsuitable Sites Summary

semi urban features, which would be out of keeping with the generally rural character and appearance of the countryside.

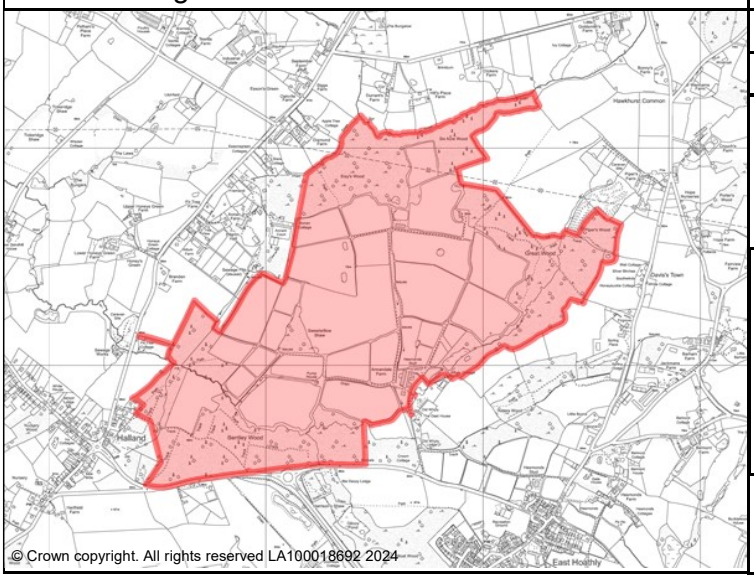
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 962/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Land to the west of Eastbourne Road, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.41 Site area (ha) Net: 0

Reasons: The site is comprised of vacant grassland located to the west of the centre of Halland, behind the A22. The site is bordered by a line of existing properties on its north-eastern edge. The site's southern boundary is located adjacent to Ancient Woodland (Nursery Wood). Planning permission for 21 homes at this site (ref: WD/2017/0331/MAJ) was dismissed at planning appeal. In determining the planning appeal, the inspector considered the suitability of the location for residential development at this scale. The inspector's report included that 'development would not provide a suitable location for housing having regard to local and national policies, the accessibility of services and facilities and policies concerned with rural housing. This assessment was based on the limited day to day services and facilities within Halland and the consequent reliance on the private motor car to access essential day to day services and facilities.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

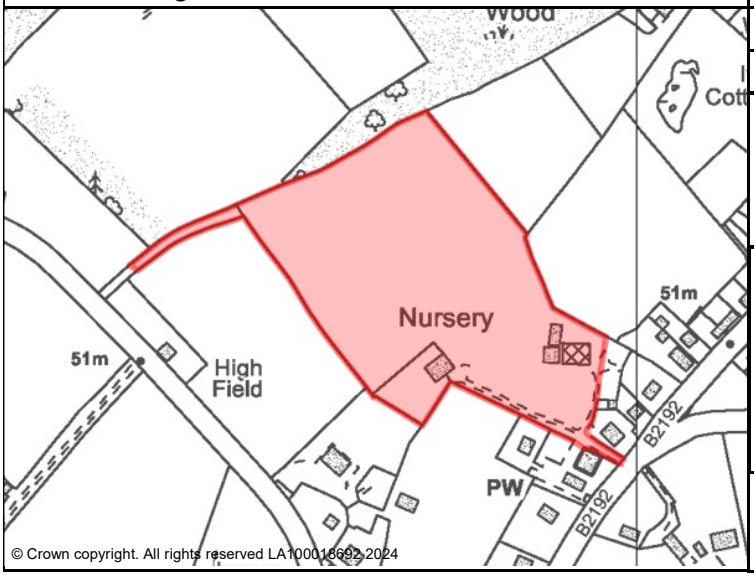
Plan showing whole extent of submitted site	Site Reference: 996/1950
	Settlement: East Hoathly
	Parish: East Hoathly with Halland
	Address: Hesmonds Stud, East Hoathly
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 192.7 Site area (ha) Net: 0

Reasons: This is an extensive site to the northwest of East Hoathly and to the northeast of Halland. In terms of the road network the site is located to the east of the B2192 and to the north of the A22 and East Hoathly (Road). The site is primarily in use for equestrian uses at Hesmond Stud and its main facilities and stable buildings are located in the southern portion of the site. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to two storey residential development, with a higher sensitivity to commercial/industrial type development. The topography of the site rises gently as you moved northwards and at its highest point, you are capable of viewing the South Downs National Park on the horizon. The site is dominated by ancient woodland to the south (Bentley Wood) and the northeast and northwest boundaries. There is also a small triangular parcel of ancient woodland in the central part of the site. There are multiple public rights of way that pass through the site and a small amount of flood risk at the south-western part of the site. Development of the site would also extend development into a rural and tranquil area and lead to some perception of coalescence between East Hoathly and Halland. The site is reasonably well positioned along the highway network with the A22, but the site does not currently benefit from any sustainable modes of transport or infrastructure (such as a rail station). Therefore, a site of this scale and nature would be required to deliver a level of housing that would 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.

There is a significant constraint to the site in terms of vehicular access points to either the A22 or B2192. The southern portion of the site that fronts onto the A22 and East Hoathly Road is entirely dominated with ancient woodland, and it is therefore not possible to deliver a suitable access point through to the site in its southern section and onto the A22. As submitted, the western portion of the site cannot deliver an alternative vehicular access point to the B2192 as its does not provide sufficient land to be able to do this and would require third party land to achieve this. Given the above, the site is not considered to be suitable for development.

Wealden SHELAA Unsuitable Sites Summary

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

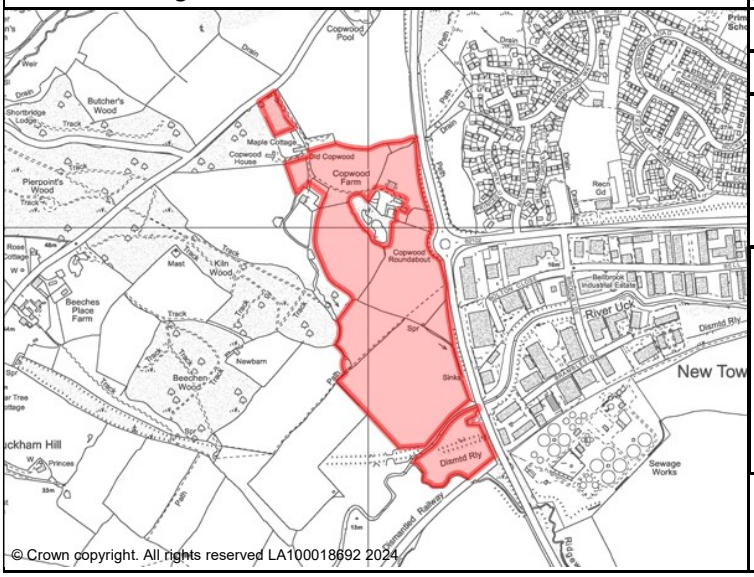
Plan showing whole extent of submitted site	Site Reference: 998/2060
	Settlement: Halland Parish: East Hoathly with Halland Address: Matthews, Lewes Road, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.49 Site area (ha) Net: 0

Reasons: This site comprises a former garden nursery and dwelling located at the southern edge of Halland behind the B2192 and to the east of the Knowle Lane. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to ancient woodland in close proximity to the site (Nursery Wood) at its northern boundary and occasional partial views towards the South Downs National Park (SDNP). Development in this location would not respect landscape character and grain of existing settlement and the character of existing built form. As submitted, the site cannot also be provided with a suitable vehicular access from the B2192.

Moreover, development at this scale would also be unsustainable in the rural settlement of Halland, which does not have significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for neighbouring SHELAA Site (074/2060) under planning reference (WD/2016/2343/MAO).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

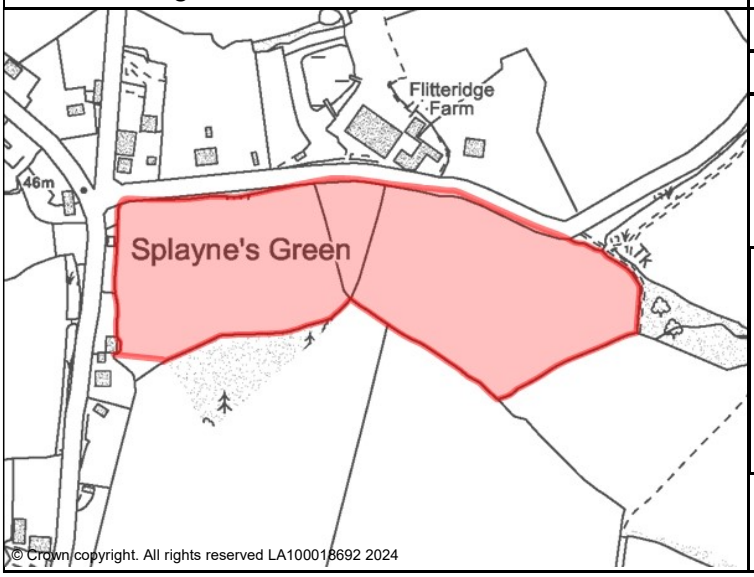
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 013/1410
	Settlement: Uckfield Parish: Fletching Address: Copwood Farm, Rocks Road, Uckfield Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 17.28 Site area (ha) Net: 8.3

Reasons: This is a substantial site comprising of a patchwork of fields in agricultural use located to the western side of the A22 to the west of Uckfield and the Copwood Roundabout. The site is currently remote from local services and facilities, and separated from the centre of Uckfield by the A22. Development would be visually and functionally separated from the town which lies to the east of the A22. In addition, the southern portion of the site is located within Flood Zones 2 and 3 associated with the River Uck. The site is located within the Uckfield South and West assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity to residential development and high landscape sensitivity to commercial development. Housing development would be unsuitable and out of keeping with, and be detrimental to, the rural character and appearance of the landscape, which forms part of the setting of the town. However, owing to its roadside position (A22) at an important junction at the edge of Uckfield, part of the site has been approved planning permission for solar electric forecourt linked with a new access from Copwood Roundabout under planning reference WD/2021/2001/MFA. This would cover a substantial part of the remaining land (to the south and east) that would be available for development for employment uses.

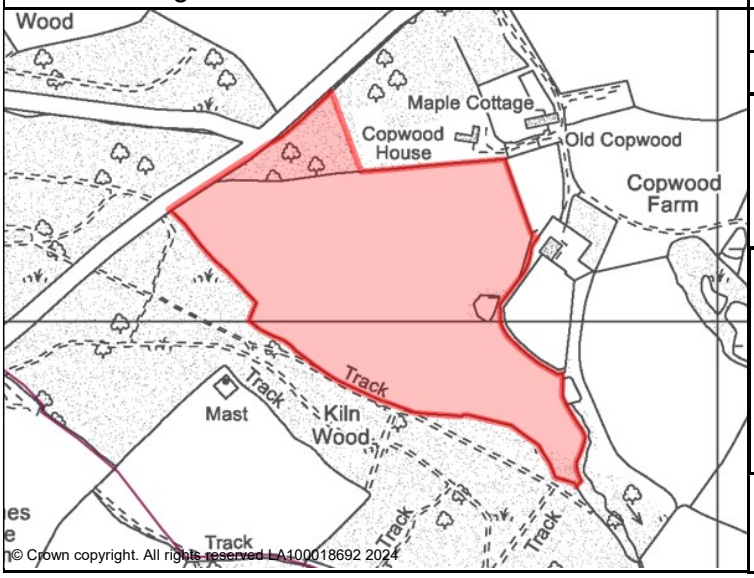
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1113/1630
	Settlement: Fletching Parish: Fletching Address: Land at Flitteridge Farm, Splaynes Green, Fletching Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.76 Site area (ha) Net: 0

Reasons: The site comprises of three agricultural fields near to the centre of Splayne's Green and to the south of Daleham Lane. Ancient woodland is located on the site's southwestern and northeastern boundaries. The site is also adjacent to Fletching with Splaynes Green Conservation Area to the west, which contains a number of listed buildings. The 2023 Landscape Sensitivity Assessment indicates that the site is of moderate sensitivity to residential development in part due to its inversibility with High Weald National Landscape and its proximity to the Fletching and Splayne's Green Conservation Area, as well as intact historic field pattern. Residential development in this location is not appropriate for Splayne's Green that has limited services and would be out of keeping with the surrounding countryside and would have a detrimental impact on the rural landscape.

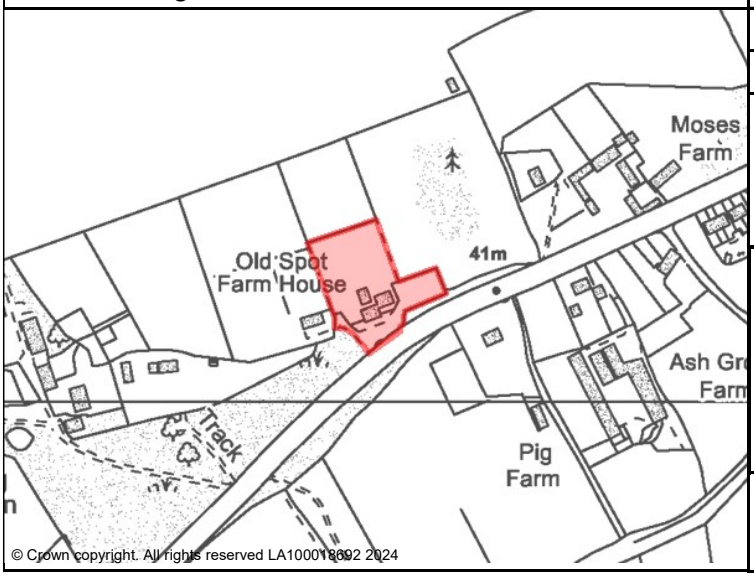
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1180/1410
	Settlement: Uckfield Parish: Fletching Address: Land south east of Rocks Road, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.79 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is comprised of agricultural land to the southeast of Rocks Road and Beeches Farm Road to the west of Uckfield and Copwood Farm. The site lies well outside of the urban area of Uckfield and to the west of the A22, so would be visually separate from the town and has limited access to services, public transport and amenities, with residents instead being reliant upon the private motor vehicle to access all essential services. The majority of the site's frontage to Rocks Road/Beeches Farm Road contains ancient woodland, so a suitable vehicular access could only be possible at the far north-western corner of the site subject to appropriate buffers to the ancient woodland being possible. In addition, Beeches Farm Road is narrow and is unlikely to be suitable for development in this location without significant offsite works that may not be possible owing to the ancient woodland along this road. In any case, residential development in this location is not considered suitable owing to its unsustainable location and the visual impact such a development would have upon the landscape and countryside in this location.

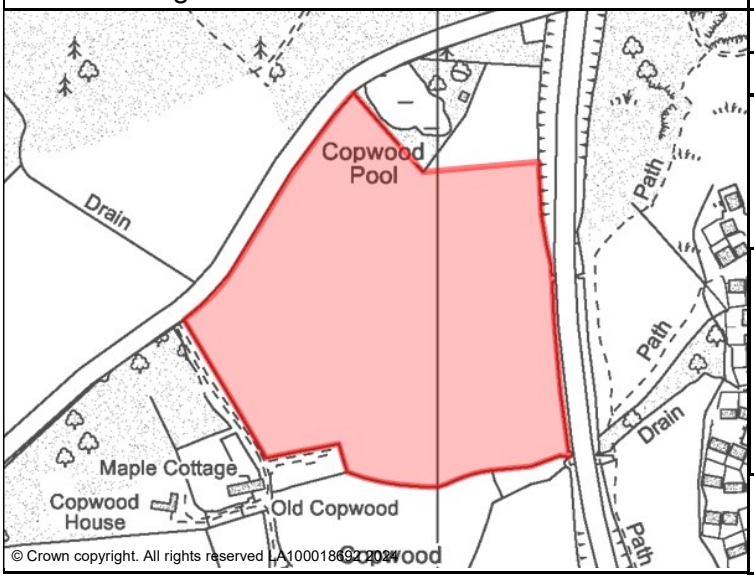
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1196/1630
	Settlement: Piltdown Parish: Fletching Address: Land at Old Spot Farm, A272, Filching Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.48 Site area (ha) Net: 0

Reasons: The site comprises of a farm shop and car park located to the west of Piltdown and to the north of the A272 (Goldbridge Road). The southeastern and southwestern boundaries of the site are bounded by a group Tree Protection Order (TPO). The site in its entirety is included within a Biodiversity Opportunity Area. The site is remote from existing services, amenities and public transport, and is visually and functionally separated from Piltdown to the east and the A272 has no footpaths at this juncture. Housing development in this location would be out of keeping with and would result in a detrimental impact upon this semi-rural landscape. In addition, it is likely that a vehicular access may prove difficult to achieve, given the speed of the road (50 mph speed limit) and visibility.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

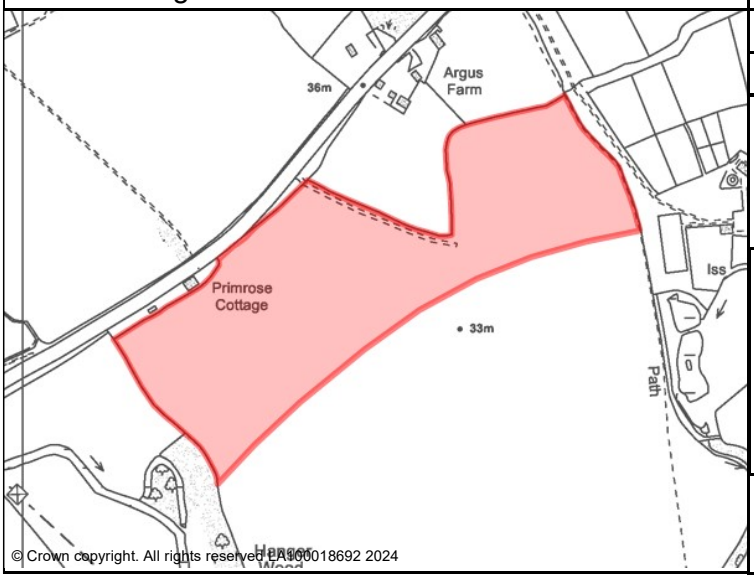
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 674/1410
	Settlement: Uckfield Parish: Fletching Address: Land north of Copwood Farm, A22, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 6.5 Site area (ha) Net: 0

Reasons: This is a large site located on the western side of the A22 comprising agricultural land and is remote from local services and facilities and separated from the centre of Uckfield by the A22. Development would be visually and functionally separated from the town which lies to the east of the A22. The western boundary of the site is adjacent to ancient woodland at the existing vehicular access to the site. The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity to residential development, in part due to the proximity of the A22, enclosed character (largely) and lack of heritage assets on site. However, the northwest portion of the site (aligned with Rock Road) is in a highly prominent location, elevated within the landscape with far reaching views that cross Uckfield before sloping downwards towards the A22 and is therefore more sensitive. The development of the site would therefore be out of keeping with and be detrimental to the rural character and appearance of the landscape which forms part of the setting of the town.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

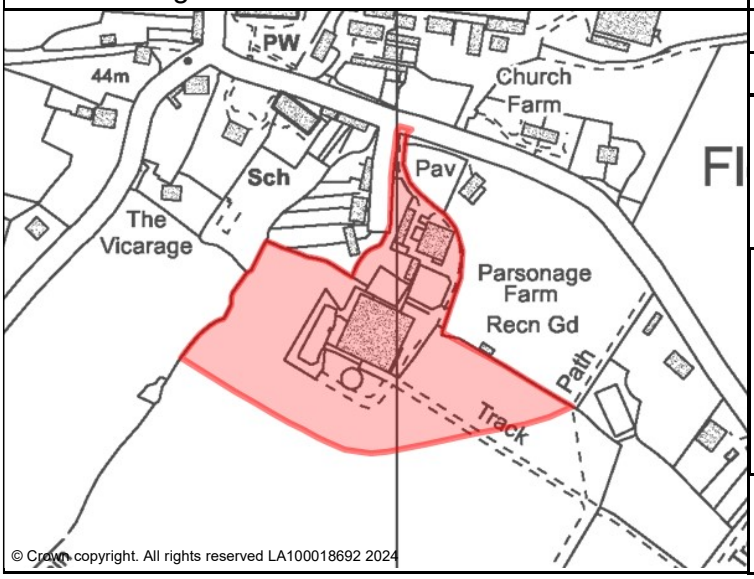
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 722/1630
	Settlement: Piltdown (Other 1630) Parish: Fletching Address: Land south of A272, between Newick & Piltdown, Piltdown Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.24 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land between Piltdown and Newick, to the south of the A272 (Goldbridge Road). Ancient woodland bounds the southwestern corner of the site and two public rights of way cross the site along the eastern boundary of the site and through the centre of the site. The site in its entirety is included within a Biodiversity Opportunity Area. The site is situated in an isolated rural location and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment indicates that the site is of moderate sensitivity to residential development in part due to the network of PROWs that cross the site and its open character. Development on the site would be unsustainable in this location and would be out of keeping with and would result in a detrimental impact upon the rural landscape. In addition, it is likely that a vehicular access may prove difficult to achieve, given the speed of the road (50 mph speed limit) and visibility.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

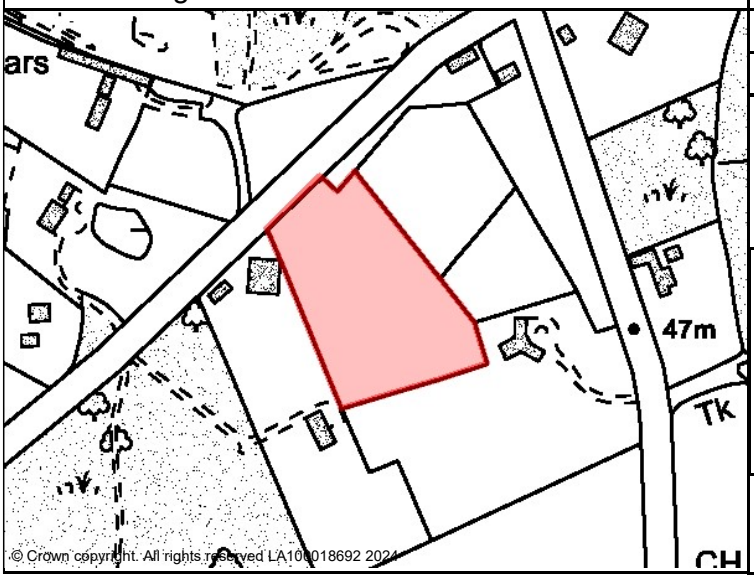
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 723/1630
	Settlement: Fletching Parish: Fletching Address: Land at Parsonage Field, Ruston Bridge Road Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.75 Site area (ha) Net: 0

Reasons: The site is comprised of a number of agricultural buildings and farmland located near to the centre of Fletching, to the south of Ruston Bridge Road. The site is bounded by the Fletching with Splaynes Green Conservation Area to the west, which contains a number of listed buildings and development could impact on their setting. A public right of way crosses the eastern corner of the site. The site is in a relatively isolated location and is therefore remote from some local services, facilities and public transport. The site is largely situated within the High Weald National Landscape and housing development would have a detrimental impact on the generally rural character and appearance of the countryside, particularly the fields associated with the site. The 2023 Landscape Sensitivity Assessment indicates that the site is of moderate to higher sensitivity to residential development in part due to its proximity to the relatively intact historic settlement edge of Fletching, as well as its location partially within the National Landscape and its openness to the east as you approach the village from Ruston Bridge Road. Lastly, the site as submitted cannot be provided with a suitable vehicular access to serve housing development, as the existing agricultural track is narrow with limited opportunities to widen.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

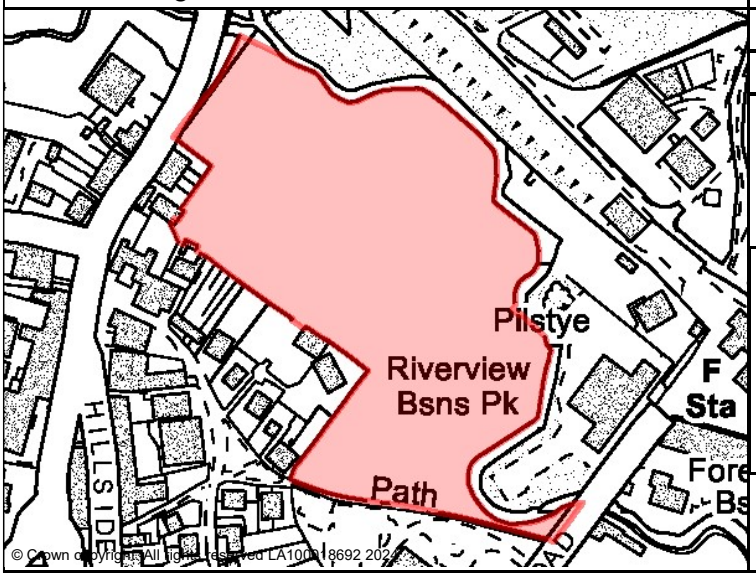
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 908/1630
	Settlement: Piltdown (Other 1630) Parish: Fletching Address: Land adjoining Millstones, Batts Bridge Road, Piltdown Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.76 Site area (ha) Net: 0

Reasons: The site is comprised of grazing land between the settlements of Piltdown and Maresfield, to the south of the A272. The 2023 Landscape Sensitivity Assessment indicates that the site is of moderate sensitivity to residential development, in part because it is located beyond the settlement edge of Piltdown being separated from it by woodland, which increases sensitivity to development. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport. Development would be out of keeping with the surrounding countryside and would have a detrimental impact upon the rural landscape.

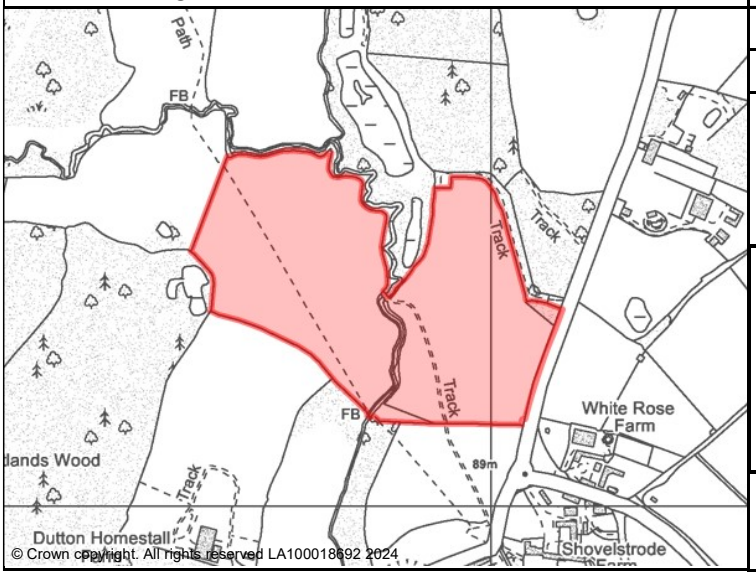
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 101/2010
	Settlement: Forest Row Parish: Forest Row Address: Harmans Field, Station Road, Forest Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 2.82 Site area (ha) Net: 0

Reasons: The site comprises of a large field used for grazing on the northeastern outskirts of Forest Row that lies wholly within the High Weald National Landscape. The site is wholly covered by severe flood risk areas (within Flood Zone 3) from the River Medway, which would preclude residential development on this site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

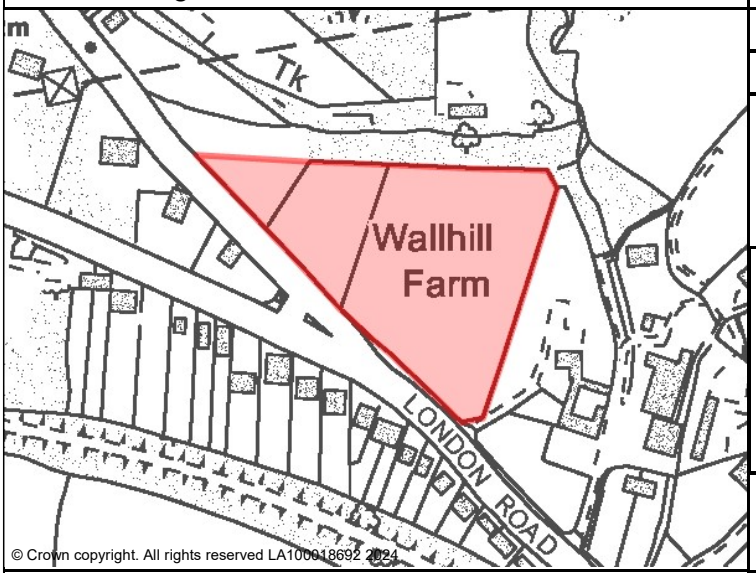
Plan showing whole extent of submitted site	Site Reference: 1158/2010
	Settlement: Forest Row Parish: Forest Row Address: Shovelstrode Farm, Shovelstrode Lane, Ashurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.71 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located in the countryside to the north of Forest Row and Ashurst Wood, and to the west of Shovelstrode Lane. The site is in an isolated location (the nearest major settlement is East Grinstead in Mid Sussex to the west) and is therefore remote from facilities, services and public transport. The site is wholly within the High Weald National Landscape and development would have a detrimental impact on the character and appearance of the landscape. The western boundary of the site is partially covered by Flood

Wealden SHELAA Unsuitable Sites Summary

Risk Zone 2 and 3, which would preclude residential development in this location. Ancient woodland lies to the sites north-eastern boundary. It should be noted that the western portion of the site is located within the Mid Sussex District Council area and would be assessed separately by that Local Planning Authority but has been provided for context.

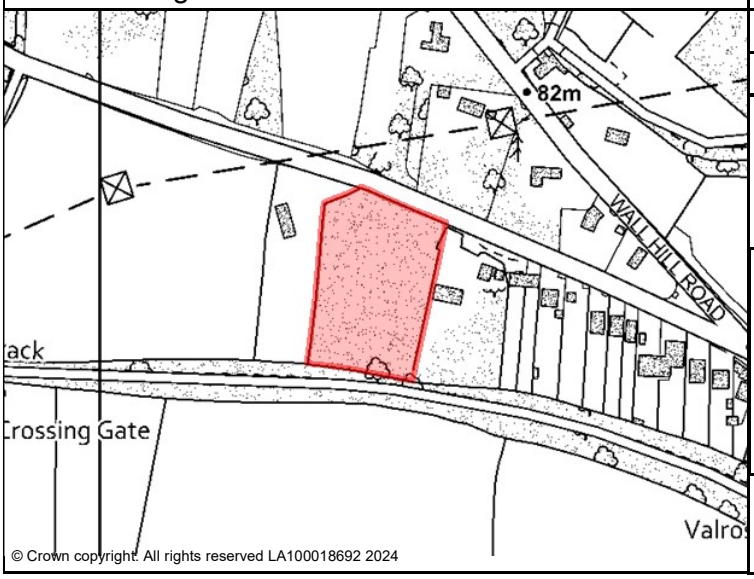
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1183/2010
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Forest Row
	Parish: Forest Row
	Address: Land south of Wall Hill Cottage, London Road, Forest Row
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.31 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land north of Forest Row and to the east of Wall Hill Road/London Road (A22). The site is remote from facilities, services and public transport. The site is wholly within the High Weald National Landscape and development would have a detrimental impact on the landscape, particularly given the sloping nature of the site. Ancient woodland bounds the sites north-eastern boundary. A Grade II listed building, named Wallhill Farmhouse is located to the southeast of the site and its setting may be detrimentally impacted if development were to ever come forward.

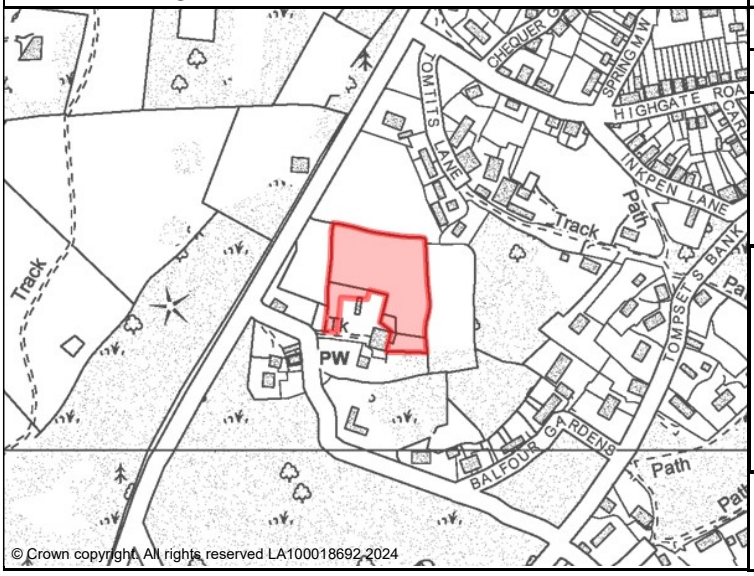
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 199/2010
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Forest Row Parish: Forest Row Address: Land east of Meadowlands, London Road, Forest Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.25 Site area (ha) Net: 0

Reasons: The site is located in a detached position to the northwest of Forest Row along the Lewes Road (A22) and therefore has poor access to local services, amenities and public transport, albeit that there is potential to extend the pedestrian footpath in this location. The site is wholly located within the High Weald National Landscape and as such, development would appear out of keeping with the rural character of the area and have an unjustified impact on the character and appearance of the landscape. The creation of a vehicular access to the site would also require the removal of a number of mature trees along the A22 that would impact the rural character of the road and may affect visibility on the western portion of the site.

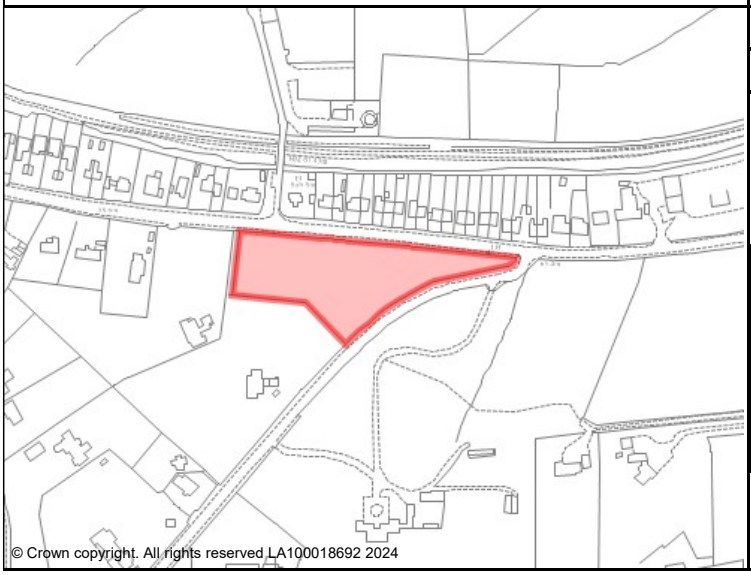
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 211/2010
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Forest Row Parish: Forest Row Address: Land adjacent to Poplar Farm, Poplar Lane, Forest Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.71 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the south of Forest Row, to the east of

the A22 and is detached from the settlement. This site is therefore relatively remote from local services, facilities and public transport. The site is located within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400-metre zone of the Ashdown Forest SPA boundary as advised by Natural England. In addition, the site is wholly within the High Weald National Landscape and housing development would be out of keeping with and have a harmful impact on the rural character and appearance of the countryside. The current vehicular access is unsuitable to serve further development as it is an unmade track, which would require significant upgrading. Furthermore, improvements to the vehicular access would require access across third party land. A dwelling, Poplar Farm Cottage, is a Grade II listed building and is located to the south of the site, therefore housing development could have a detrimental impact on its setting.

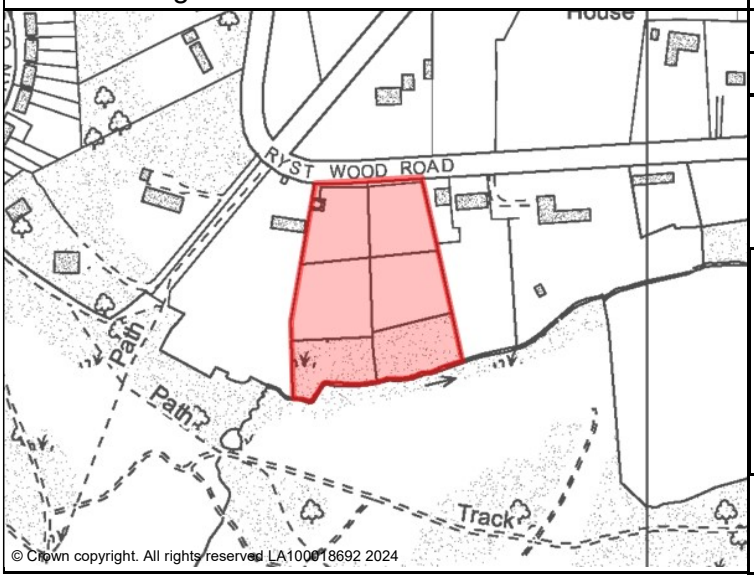
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 254/2010
	Settlement: Forest Row
	Parish: Forest Row
	Address: Land at junction of Hartfield and Forest Roads, Forest Row
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.63 Site area (ha) Net: 0

Reasons: This site comprises of woodland to the east of Forest Row and south of the B2110 (Hartfield Road). The site is detached from the centre of Forest Row and is therefore relatively remote from local services and facilities. The site is almost wholly covered by ancient woodland, which would preclude development of the site. A proportion of the site is within 400 metres of the Ashdown Forest SPA. This area is of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400-metre zone of the Ashdown Forest SPA boundary as advised by Natural England. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape in this location.

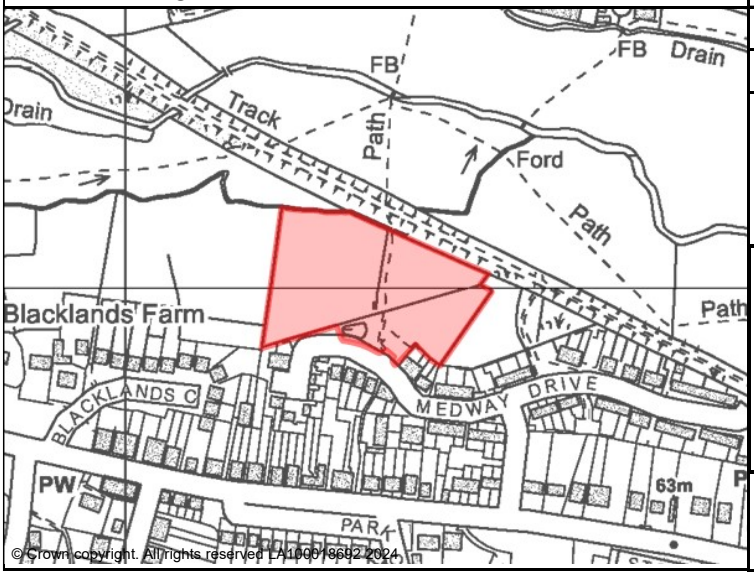
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 453/2010
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Forest Row Parish: Forest Row Address: Land east of Shepherds Place, Ryst Wood Road, Forest Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.52 Site area (ha) Net: 0

Reasons: The site comprises of paddocks to the east of Forest Row and south of Ryst Wood Road in an area which is characterised by sporadic, low-density housing. This site is within 400 metres of the Ashdown Forest SPA. This area is of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400-metre zone of the Ashdown Forest SPA boundary as advised by Natural England. The site is wholly within the High Weald National Landscape and further housing development of scale could have a detrimental impact on the rural character and appearance of the area and would not be appropriate in this setting. The site is remote from local facilities, services and public transport.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

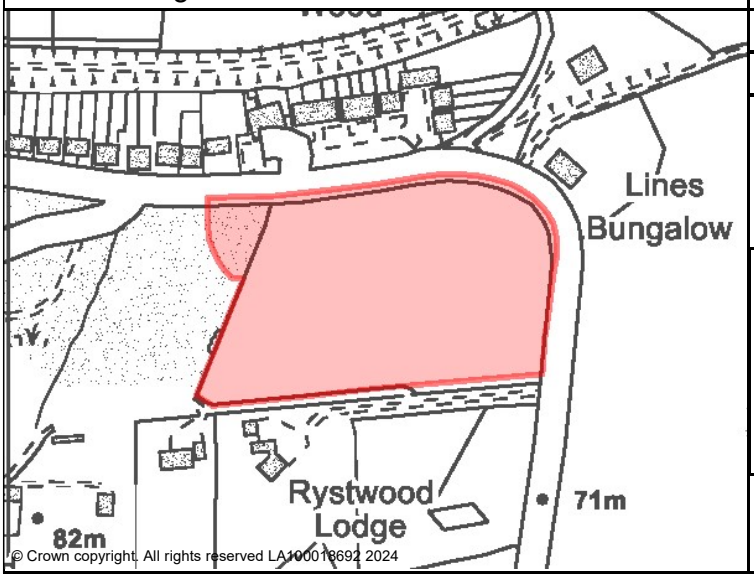
Plan showing whole extent of submitted site	Site Reference: 490/2010
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Forest Row Parish: Forest Row Address: Allotment Gardens, Medway Drive, Forest Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.25 Site area (ha) Net: 0

Reasons: The site comprises of allotments to the east of Forest Row and to the north of

Wealden SHELAA Unsuitable Sites Summary

Medway Drive. The site is wholly located within Flood Zone 3, which would preclude residential development on this site. The site is also wholly within the High Weald National Landscape and development would have a detrimental impact on the character and appearance of the landscape. The allotments are well used and contribute to the local facilities available to the village and their loss would not be acceptable without reprovision.

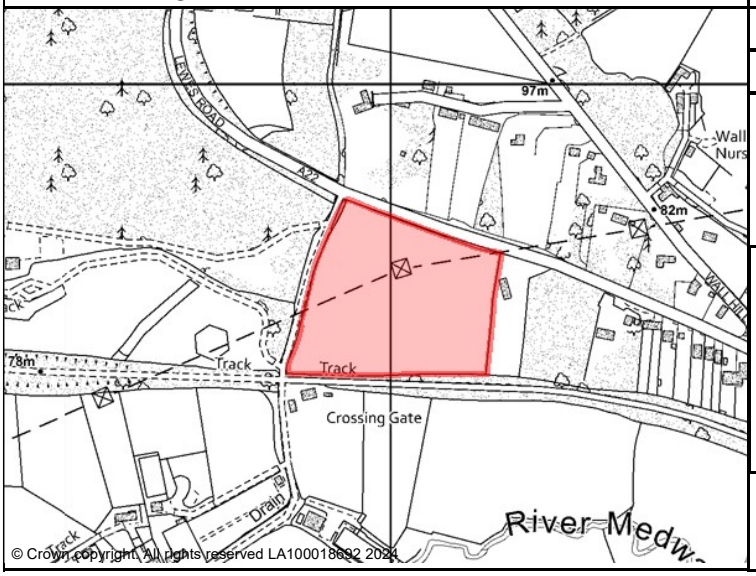
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 914/2010
	Settlement: Forest Row
	Parish: Forest Row
	Address: Land at Rystwood House, Forest Road, Forest Row
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.77 Site area (ha) Net: 0

Reasons: The site comprises of open grassland used as a paddock to the east of Forest Row and to the south and west of Hartfield Road (B2110). The site is relatively remote from local services and facilities and is visually separated from Forest Row. Part of the site is located within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400-metre zone outside the Ashdown Forest SPA boundary as advised by Natural England. The site is in an exposed location within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape. A number of trees subject to a group TPO are present on site and their loss would harm the character and appearance of this attractive approach to Forest Row. It would also be difficult to achieve a suitable vehicular access onto the B2110 (Hartfield Road) given the bend in the road, visibility and the loss of mature trees fronting onto the road. The northern part of the site was refused full planning permission for 4 (net) dwellings under planning reference WD/2021/1916/F. The application was refused by virtue of adequate information having not been submitted to demonstrate that the proposal is acceptable in terms of access, layout, visibility splays, road layout, road gradients and surface water drainage. The second planning application of a similar nature (WD/2022/3268/F) was refused by the local planning authority for similar reasons in March 2023.

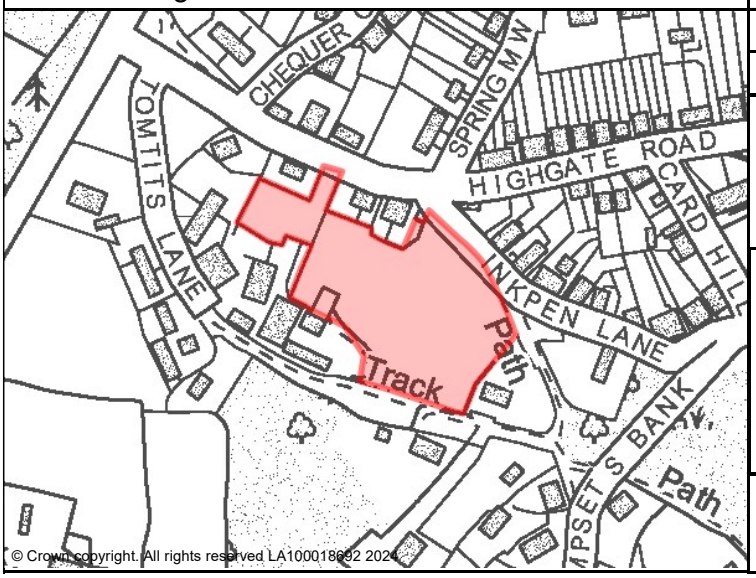
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 966/2010
	Settlement: Forest Row Parish: Forest Row Address: Land at Brambletye Farm, Brambletye Lane, Forest Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.92 Site area (ha) Net: 0

Reasons: The site comprises of a paddock to the west of Forest Row and to the south of Lewes Road (A22). The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Forest Row. The site lies wholly within the High Weald National Landscape and development would be out of keeping with and have an unjustified impact on the rural character and appearance of the surrounding landscape. The southwestern portion of the site was recently refused outline planning permission for 4 dwellings under planning reference WD/2020/1368/O due to its detachment from Forest Road and impacts on the High Weald National Landscape and rural character of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

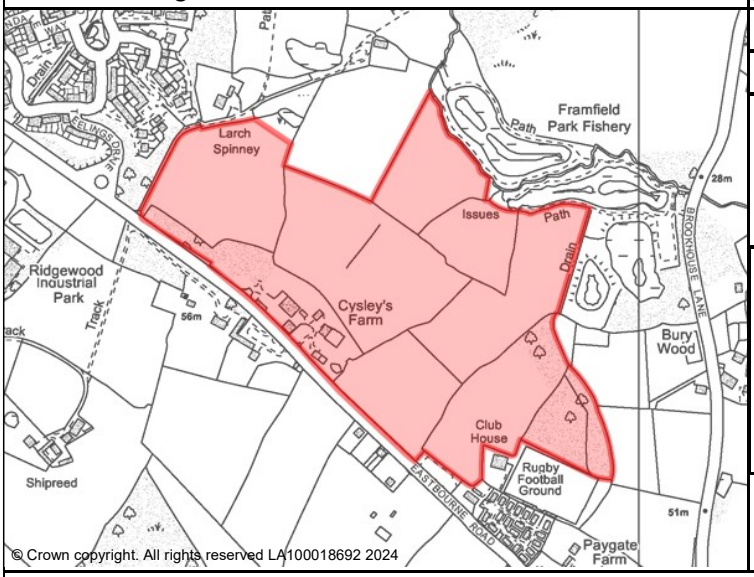
Plan showing whole extent of submitted site	Site Reference: 968/2010
	Settlement: Forest Row Parish: Forest Row Address: Land adjoining Highgate Works, Tom Tits Lane, Forest Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.84 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a meadow to the southern edge of Forest Row and to the south of Inkpen Lane. This site is located within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400-metre zone outside the Ashdown Forest SPA boundary as advised by Natural England. The site lies wholly within the High Weald National Landscape and development would have the potential to detrimentally impact the rural character and appearance of the surrounding landscape. Any development could have a detrimental impact on the residential amenity of surrounding dwellings. It is also noted that a new vehicular access to the site through either Highgate Road or Inkpen Lane would be difficult to achieve given the narrow nature of the existing highway.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

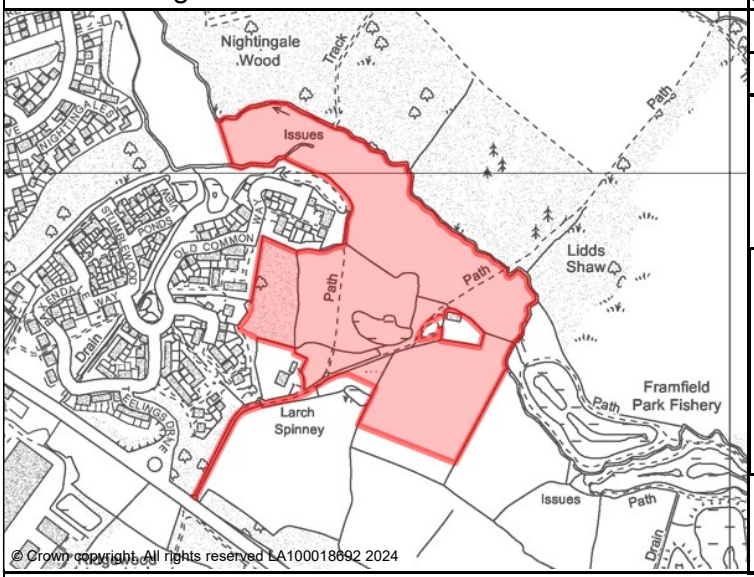
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 028/1410
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Uckfield Parish: Framfield Address: Cysleys Farm, Eastbourne Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 16.78 Site area (ha) Net: 8.2
Delivery Yr 1-5: 100 Delivery Yr 6-10: 45 Delivery Yr 11+: Total Capacity: 145	

Reasons: The site is comprised of agricultural land located on the eastern fringe of Uckfield to the north of Eastbourne Road. This site is adjacent to land (to the north-west) that was granted planning permission for 220 (net) dwellings in 2007 and is now fully completed (known as Fernley Park). Agricultural land is adjacent to the site to the north and east, as well as a series of lakes which are fished. Cysleys Farm buildings form part of the south-western boundary with a restaurant, football club and caravan park to the southeast. Woodland (some ancient) is also located to the east. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development in part due to the site's contribution to the rural wooded setting of Uckfield. Parts of this sloping site are prominent in the wider landscape particularly in views from the north and east. Any proposals on the site should minimise the influence of development in outward views from Uckfield, maintaining the wooded character of the landscape. Any development would be required to take these landscape features into account. The developable area has been reduced accordingly. An improved vehicular access would need to be created off the Eastbourne Road, but further detailed transport assessment of the impact of development on the town centre and local highway network would be required, particularly as the distance from the town centre will strongly influence modal choice in this semi-rural location. Any scheme design would need to take into account traffic noise from the Eastbourne Road to the south of the site. The vast majority of the site, excluding the existing farm buildings, is subject to an ongoing outline planning application for up to 145 (net) dwellings under planning reference WD/2022/2785/MAO.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

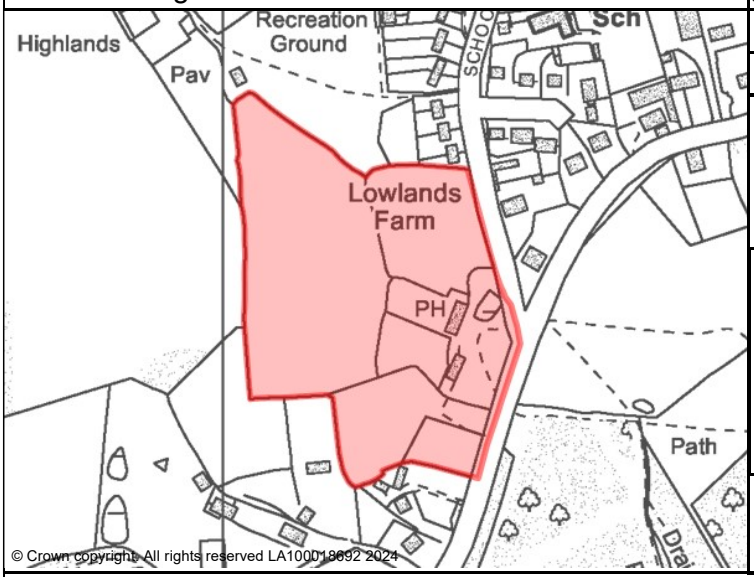
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 194/1410
	Settlement: Uckfield Parish: Framfield Address: Land off Old Eastbourne Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 8.28 Site area (ha) Net: 1.81
Delivery Yr 1-5: 30 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 30	

Reasons: This large site comprises of agricultural land on the south-eastern fringe of Uckfield and to the north of Eastbourne Road. The site is currently detached from the urban boundary of Uckfield. The site as submitted does not have a suitable access to the highway network. However, the adjoining site at Cysley's Farm (SHELAA reference 028/1410) is capable of providing a vehicular access from the Eastbourne Road and it is therefore considered that the most south-eastern field adjoining the neighbouring SHELAA site may be accessible if brought forward comprehensively. The 2023 Landscape Sensitivity Assessment states that the site landscape is of moderate sensitivity to residential development as the woodland along the north and west site boundaries limits views into the site and there is exiting modern agricultural development in this location. The northern portions of the site are partially covered by Flood Risk Zones 2 and 3, which would preclude residential development in this part of the site. Ancient woodland aligns with much of the northern boundary. A large pond is present within the centre of the site, which would require further ecological investigation, as well as woodland to the west of the site nearest to Old Common Way. The removal of such ecological assets would harm both the ecology and the rural character of the area and would not be suitable for development. A public right of way crosses east to west through the centre of the site, which should be retained and acts as a barrier to the remaining northern part of the site that is unsuitable for development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

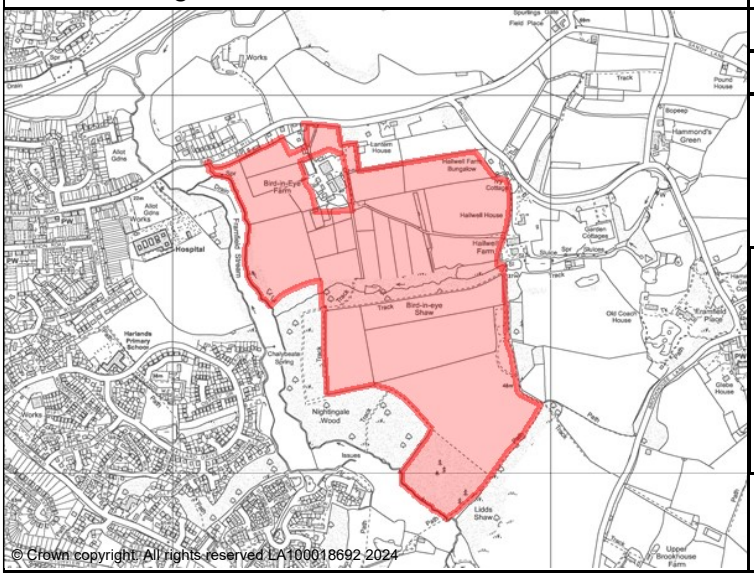
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 251/1790
	Settlement: Blackboys Parish: Framfield Address: Blackboys Inn and adjoining land, Lewes Road, Blackboys Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 4.02 Site area (ha) Net: 0.3
Delivery Yr 1-5: 9 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 9	

Reasons: This is a large site comprising of the Blackboys Inn, associated car park, garden and pond and adjoining fields located to the west of Lewes Road. The pub has limited development potential being as it is a listed building and prominent on the main road and with the junction of School Lane. The land adjacent to the pub is approximately 3 hectares of agricultural land. The development of the whole of the site would be out of keeping with the village, particularly to the west of the site, which is more prominent within the landscape, but some frontage development could be suitable along School Lane towards the northeast of the site. The 2023 Landscape Sensitivity Assessment confirms that the site has moderate sensitivity to residential development, in part due to the intact historic fields pattern and rural backdrop the site provides to the historic Blackboys Inn. However, it also notes that in the north of the site (adjacent to existing linear settlement along School Lane), where enclosed by existing vegetation, it is less sensitive. It is not currently accessible by vehicles or pedestrians, but the potential for a new vehicular access may exist using School Lane, subject to changing the car parking arrangements along School Lane and the provision of improvements to its junction with the B2192. A full transport assessment would be required to assess the suitability of any access to the serve development. Any scheme would need to reflect topographical constraints, and the proximity of listed buildings to the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 002/1410
	Settlement: Uckfield
	Parish: Framfield
	Address: Bird In Eye farm (South), Bird In Eye Hill, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 44.41 Site area (ha) Net: 0

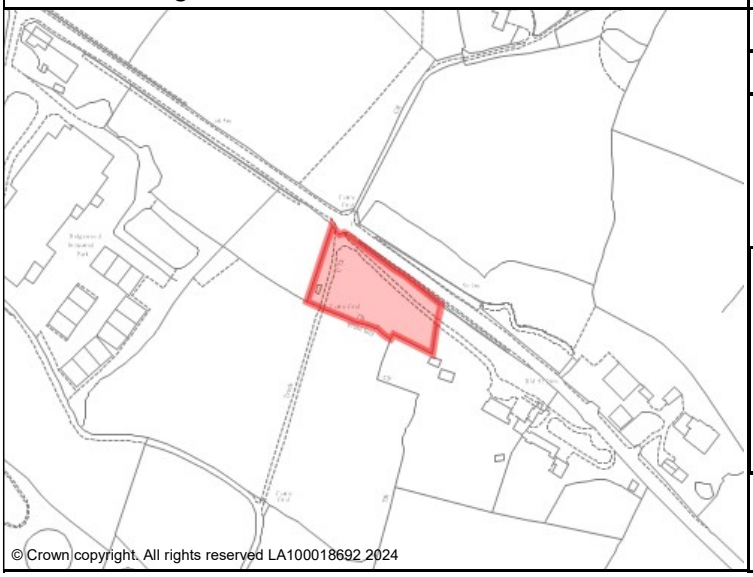
Reasons: This is a substantial site, which comprises of sloping farmland located to the east of Uckfield and generally facing towards the town in the west and therefore visible from it. The B2102 (Bird in Eye Hill) adjoins the site to the north with scattered farmland to the south and east and the urban edge of Uckfield (including the Uckfield Hospital) to the west. This site was refused planning permission for 197 (net) dwellings by Wealden District Council (reference WD/2006/3564/MAO) and a subsequent appeal was dismissed in 2008, taking into account the circumstances existing at that time. The Inspector at the appeal for this site suggested that the site might be considered as a natural or logical extension to the urban area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development as in part, the site is located at a higher elevation (particularly at the east) and forms part of the rural context to outward views from the edge of Uckfield. In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape framework to the site to complement the form and layout of any scheme.

A small part of the site to the west is within Flood Risk Zone 3, and this has been excluded from the site area. There is also Ancient Woodland at the southern and western boundary of the site. The development of this site for housing would require the provision of a new vehicular access and also pedestrian/cycle links towards the town centre. Off-site improvements would also be necessary to the Framfield Road to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. Despite the passage of considerable time, it is has not been demonstrated how these key issues for the site could be overcome and in particular how pedestrian links to Uckfield Town Centre can be achieved, or indeed how the site would not severely impact the local highway network at Framfield Road. However, the latest appeal decision on the site did not find harm in terms the accessibility of the development. Directly adjacent to the site (to the east) at the main Bird-in-Eye Farm is a Grade II Listed Farmhouse, and harm to this heritage asset could be caused through a new residential development in this location. The site was subject to a planning appeal

Wealden SHELAA Unsuitable Sites Summary

(on the grounds of non-determination) for 290 (net) dwellings under planning reference WD/2021/2198/MAO, but this was dismissed in October 2023. The Planning Inspector in that appeal confirms that harm was identified in respect of ancient woodland, highway safety, flood risk, and heritage which individually are significant and cumulatively carry substantial weight.

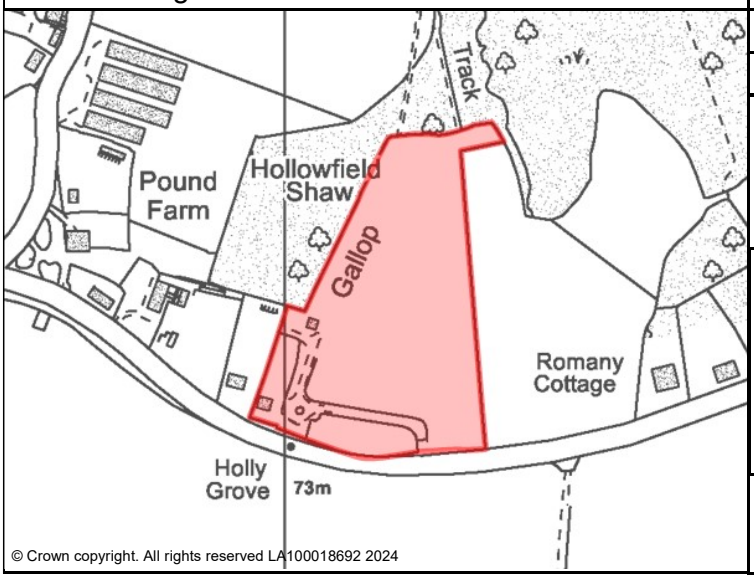
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 030/1410
	Settlement: Uckfield
	Parish: Framfield
	Address: Framfield Lodge, Eastbourne Road, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.47 Site area (ha) Net: 0

Reasons: The site comprises of a small field almost entirely covered with woodland located on the southeastern fringe of Uckfield. Eastbourne Road runs along the northern boundary and the site is surrounded by grass fields to all other aspects. A public right of way extends north to south along the site's western boundary. The site is visually and functionally separated from the urban area of Uckfield currently, but an outline planning permission (WD/2020/0410/MAO) has been granted for 90 net dwellings to the south and west of the site. However, development would be unsuitable for this location, as this site provides an attractive landscape feature on the approach to Uckfield, and it is particularly prominent because of its ridge-top location. The removal of such woodland in its entirety would result in a both an ecological and amenity loss that cannot be justified. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development due to woodland covering almost the entirety of the site (priority habitat deciduous woodland) and its prominent location.

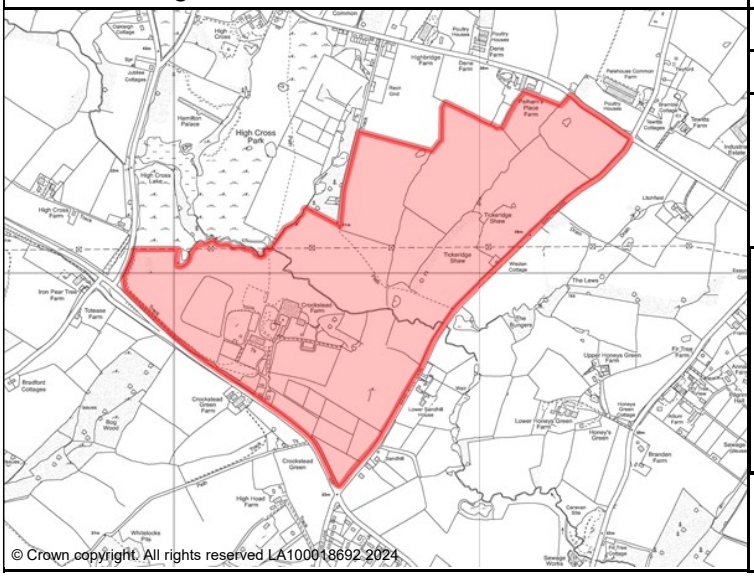
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1114/2020
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Framfield Parish: Framfield Address: Land at Holly Grove, Framfield Road, Framfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.68 Site area (ha) Net: 0

Reasons: The site comprises of an existing residential dwelling, outbuildings and fields used for equestrian use between Framfield and Blackboys and to the north of the B2102. Ancient woodland bounds the sites western and northern boundaries. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development due to its location on the valley side and its open character, which increases its sensitivity to development due to its visual prominence within the wider landscape. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport in either Blackboys or Framfield. Housing development would be unsuitable in this location and be out of keeping with the generally rural character and appearance of the countryside.

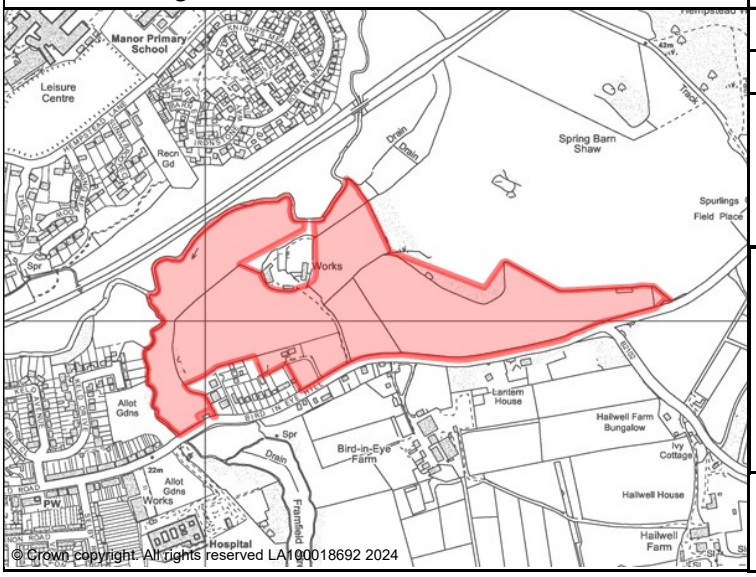
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1116/2060
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Halland Parish: Framfield Address: Crockstead Farm, Eastbourne Road, Halland Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 85.04 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: This large site is isolated and remote from any settlement or local services and facilities (including public transport) and is located to the west of Sand Hill Lane and to the north of the A22. The main function of the land is agricultural, although there are other uses on part of the site at Crockstead Farm, including a hotel and residential dwellings. Development of this site would result in an isolated housing estate unrelated to any urban settlement, which would be out of keeping with the generally rural character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development as the rural pastoral character of the landscape plays a role in the separation of villages in the area and includes key features that includes localised topographical complexity in the south of the centre of Site 1116/2060, the deciduous woodland, shaws and ancient woodland, as well as the relatively open character of the site increases sensitivity to development. The site contains some flood risk through the central part of the site (from east to west) and also includes pockets of ancient woodland throughout.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

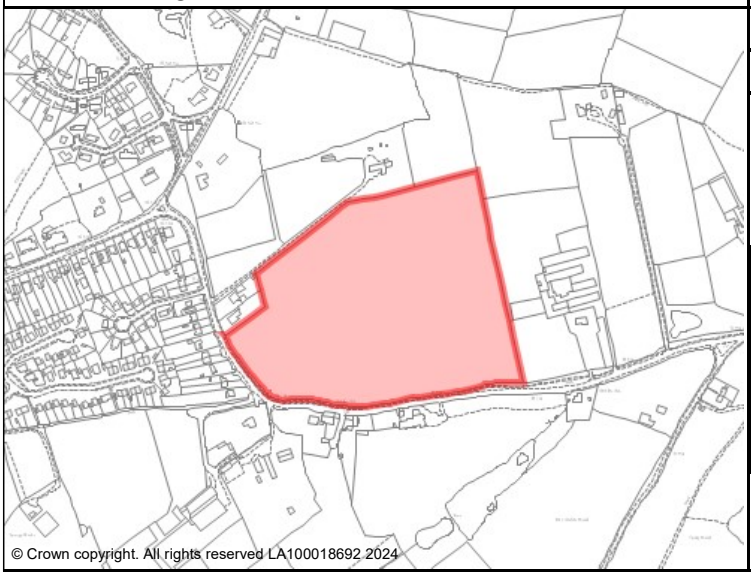
Plan showing whole extent of submitted site	Site Reference: 127/1410
	Settlement: Uckfield Parish: Framfield Address: Land at Bird In Eye (North), Bird In Eye Hill, Uckfield Suitable for housing?: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 17.41 Site area (ha) Net: 0

Reasons: TThis site comprises sloping farmland (that surrounds a small cluster of industrial buildings/uses) on the eastern edge of Uckfield and to the north of Bird in Eye Hill. This site was refused planning permission for the development of 300 (net) dwellings by Wealden District Council under planning reference WD/2006/2173/MAO and was subsequently dismissed at appeal in 2008, taking account of circumstances existing at that time. The Planning Inspector at the appeal suggested that the site might be considered as a natural or logical extension to the urban area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development at its eastern portion, and only of moderate sensitivity to residential development in its western portion. The eastern portion of the site has elevated open slopes, along Sandy Lane and Bird in Eye Hill that are visually prominent in the wider landscape and provide a rural setting to Uckfield, as well as long range views westwards towards the town. In view of the existing landscape features, any

development would need to introduce a strong and reinforced landscape framework to the site to complement the form and layout of any scheme. The site surrounds a small industrial estate to the north and therefore landscaping buffers would be needed to help integrate development into the landscape and provide a measure of noise attenuation. Part of the site is within Flood Risk Zones 2 and 3 via the Framfield Stream to the north and west and this has been excluded from the developable site area.

The development of this site for housing would require the provision of a new vehicular access onto the B2102 (Bird in Eye Hill) and also pedestrian/cycle links towards the town centre. At the time of the appeal, it was agreed that there were legal constraints to the provision of a necessary cycle/pedestrian link to the town centre. Routes for pedestrians/cyclists towards the town centre avoiding the Framfield Road junction is ideally sought as a critical sustainable transport measure for overall wider benefit to connect the town north of the railway track to the south, in order to mitigate traffic growth onto New Town/High Street junctions. Off-site highway works will also be necessary to the B2102 to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. Despite the passage of considerable time, it is has not been demonstrated how these key issues for the site could be overcome and in particular, how pedestrian links to Uckfield Town Centre can be achieved, or indeed how the site would not severely impact the local highway network at Framfield Road.

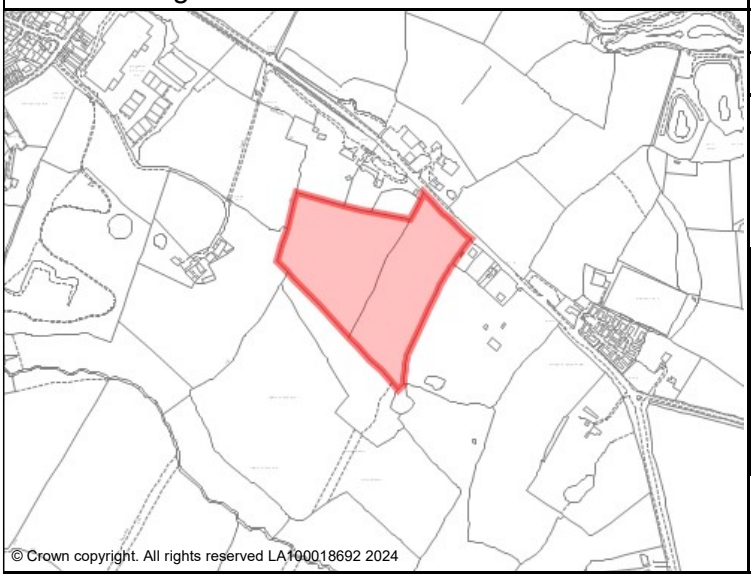
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 209/2020
	Settlement: Framfield
	Parish: Framfield
	Address: Land off B2102, Framfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 6.98 Site area (ha) Net: 0

Reasons: This site is located to the east of Framfield and to the east and north of the B2102 and appears largely to be used as paddocks. This is a substantial site in the context of the village and is in an area of attractive landscape with some sensitivity to change, particularly due to its openness within the wider landscape. The 2023 Landscape Sensitivity Assessment states that the site is moderate to high sensitivity to residential development in part due to the location of the site on

the elevated and relatively prominent valley side and its relatively open character, which makes it more prominent in views to/from the wider landscape. The site is situated in a semi-rural location and is relatively remote from local services, facilities and public transport. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is bordered by several listed buildings to the south of the B2102 and their setting could be adversely impacted by residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

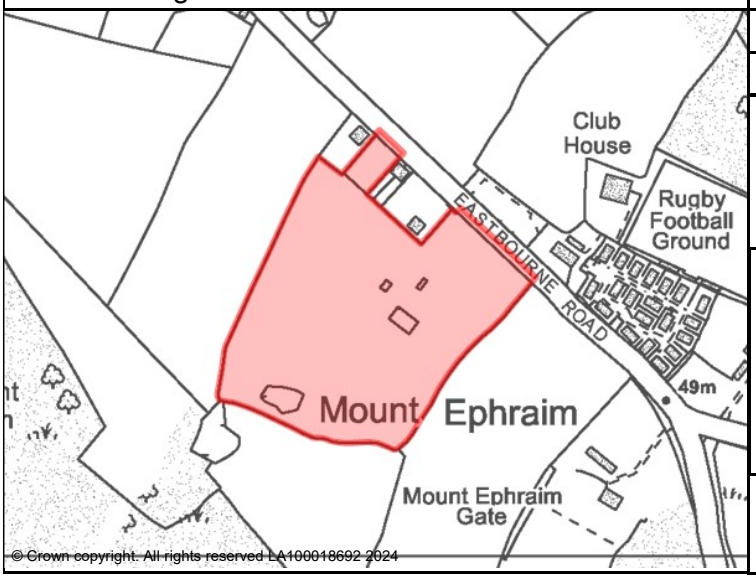
Plan showing whole extent of submitted site	Site Reference: 289/1410
	Settlement: Uckfield
	Parish: Framfield
	Address: Land by Croft House, Eastbourne Road, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.44 Site area (ha) Net: 0

Reasons: The site comprises of two agricultural fields to the southeast of Uckfield and to the south of Eastbourne Road. The site currently lies in a semi-rural location and would be out of keeping with surrounding land uses. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development due to the site's rural character and setting, long distance views to the wider landscape to the south, mature hedgerows and hedgerow trees and historic field patterns that all indicate high sensitivity.

The site is not currently accessible by vehicles or pedestrians but there appears to be a potential for a new access to exist given that the adjacent site at Fernley Park has delivered a new roundabout onto the Eastbourne Road. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed to test the impacts on Uckfield town centre and to help determine what sustainable travel improvements are required. There are pylons on site, but it is likely that these could be diverted underground if required.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 297/1410
	Settlement: Uckfield Parish: Framfield Address: Land adjacent to Croft House, Eastbourne Road, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.91 Site area (ha) Net: 0

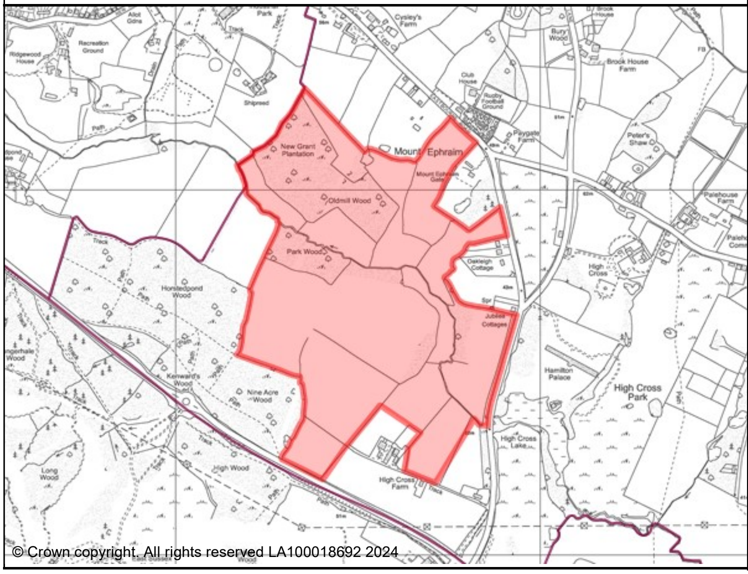
Reasons: The site is comprised of agricultural land to the southeast of Uckfield along the Eastbourne Road. A public right of way runs north to south along the eastern boundary of the site. The site lies in a semi-rural location and would be out of keeping with the surrounding land uses and would have a detrimental impact on the surrounding landscape particularly given the site's visibility within the wider landscape to the south and lack of mature tree screening. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development due to the site's rural character and setting, long distance views to the wider landscape to the south, mature hedgerows and hedgerow trees and historic field patterns that all indicate high sensitivity.

The site is not currently accessible by vehicles or pedestrians but there appears to be a potential for a new access given that a nearby (adjacent) site at Fernley Park has delivered a new roundabout onto the Eastbourne Road. Further off-site works or traffic management measures may also be required, and a full transport assessment would be needed to test the impacts on Uckfield town centre and to help determine what sustainable travel improvements are required.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site



Site Reference: 400/1410

Settlement: Uckfield

Parish: Framfield

Address:

Land at High Cross Farm, Eastbourne Road, Uckfield

Suitable for housing?: No

Suitable for employment: No

Site available: Yes

Site achievable: Yes

Site Conclusion: Not suitable

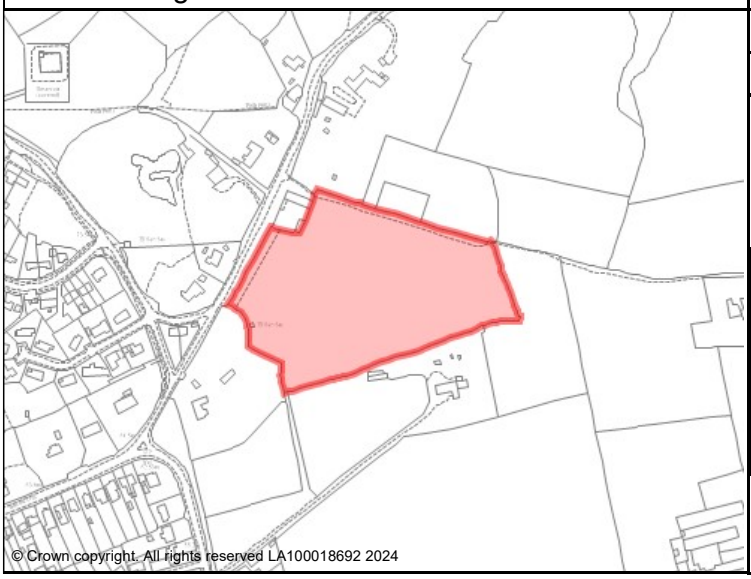
Site area (ha) Gross: 50.27

Site area (ha) Net: 0

Reasons: This extensive site comprises of agricultural land and woodland to the southeast of Uckfield, between the Eastbourne Road to the north and A22 to the south. A public right of way passes through the site's northern boundary. The site is detached from the boundary of Uckfield and is located a considerable distance from local services and facilities. Large scale residential development in this location would be out of keeping with surrounding land uses and would have a detrimental impact on the character of the countryside. The site contains substantial areas of ancient woodland, adjacent to the site's southwestern boundary that reduces the net developable area significantly. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development in part due to areas of ancient woodland and priority habitat deciduous woodland in the north and the Ridgewood Stream in the centre of the site. The stream runs through the centre of the site resulting in central portions of the site being covered by Flood Risk Zone 2 and 3, which would preclude residential development in those locations.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

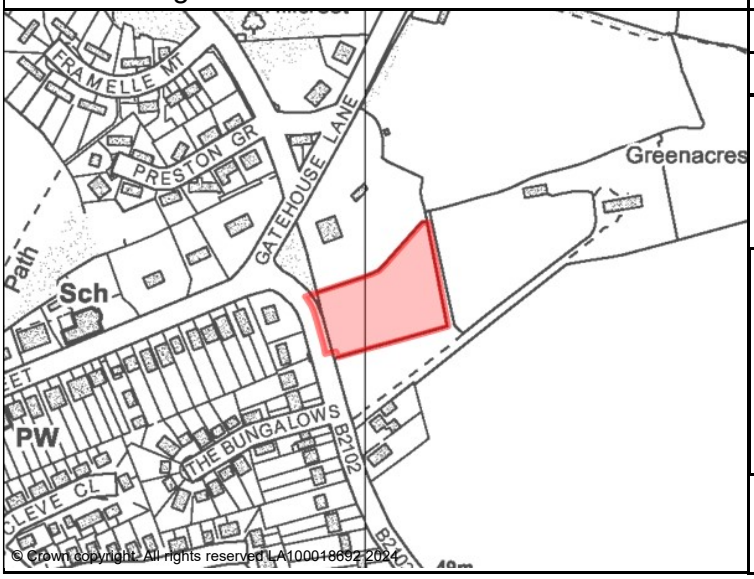
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 401/2020
	Settlement: Framfield
	Parish: Framfield
	Address: The Barn Field, Gateouse Lane, Framfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.59 Site area (ha) Net: 0

Reasons: This is a substantial site in the context of Framfield and is located within an area of attractive landscape to the northeast of the village along Gatehouse Lane. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development in part due to its elevated position on the ridgeline and strong visual relationship with the surrounding hills, including to the High Weald National Landscape, that increases sensitivity. The site is situated in an isolated location and is remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The only potential vehicular and pedestrian access to the site is along Gatehouse Lane, which a single lane, rural road, with limited visibility northwards owing to a brow in the hill. It is not considered that the residential development in this location would be a logical extension to Framfield and it would be detached from the urban boundary of the village.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

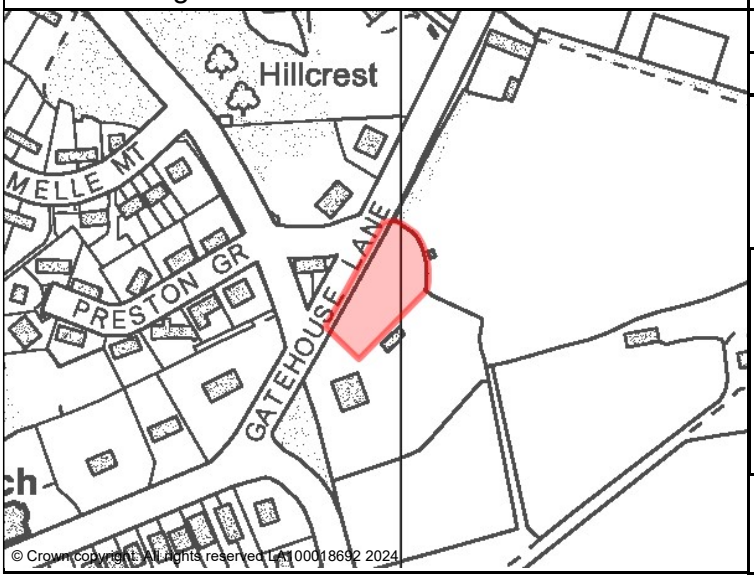
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 416/2020
	Settlement: Framfield
	Parish: Framfield
	Address: Land south of Merrywell, Gatehouse Lane, Framfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.53 Site area (ha) Net: 0

Reasons: The site is an agricultural field located to the east of the B2101 and to the south of Gatehouse Lane. The site is adjacent to the Framfield Conservation Area to the west, although there are no listed buildings in this location (these are largely located to the west of Framfield). The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development in part due to key landscape features at the boundary and within the site that includes mature hedgerows and hedgerow trees at site boundaries and in-field trees dotted across the fields. In addition, it is not considered that there would be sufficient land for a new vehicular/pedestrian access to the B2102 and a pedestrian link to the village would also be needed. In particular, at the north-western corner, the site has a significant 90-degree bend that restricts visibility in this location. Furthermore, the site is poorly connected to public transport, and would require better access to the bus stop. Achieving a vehicular access would also require some levelling and the removal of mature trees to the boundary that would be harmful to the rural character of this road and is a key landscape feature of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

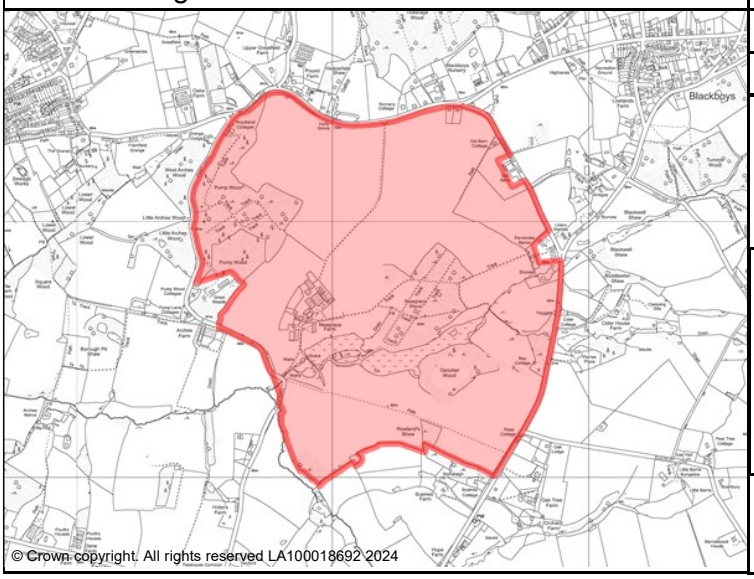
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 417/2020
	Settlement: Framfield
	Parish: Framfield
	Address: Land at Merrywell, Gatehouse Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.2 Site area (ha) Net: 0

Reasons: The site is comprised of amenity land located to the southeast of Gatehouse Lane, Framfield. The site is heavily dominated by mature trees and a pond that could mean that the site is of ecological importance (that will need to be surveyed) as well as amenity importance in the context of the setting of the village. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development in part due to key landscape features at the boundary and within the site that includes mature hedgerows and hedgerow trees at site boundaries and its elevated position on the ridge and proximity to the Conservation Area. The site is currently accessed by an unmade track between hedgerows and would need to be greatly improved to accommodate new residential development of any scale. The site would be visually well contained within the wider landscape setting but would require a significant loss of mature hedgerows and trees to accommodate residential development that would impact the rural nature of Gatehouse Lane. There are overhead lines outside the site along the western boundary, which may require re-routing.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

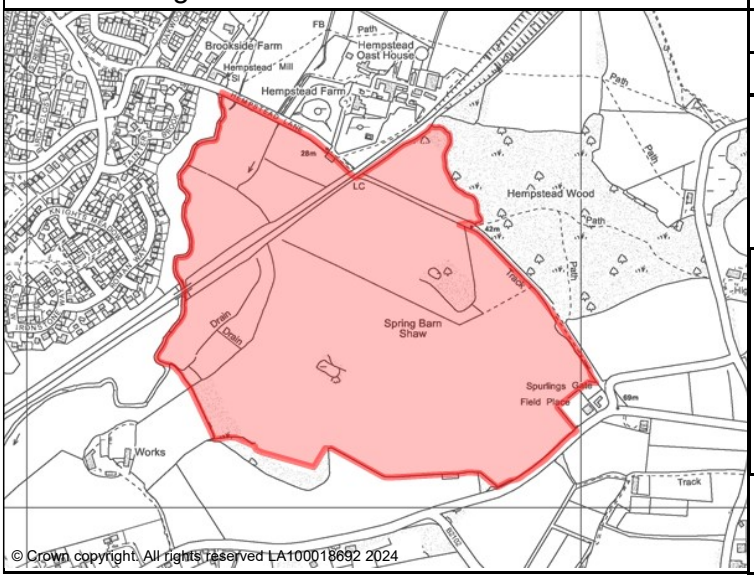
Plan showing whole extent of submitted site	Site Reference: 429/2020
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Framfield Parish: Framfield Address: The Newplace Estate, Framfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 158.71 Site area (ha) Net: 0

Reasons: This extensive site comprises a number of residential dwellings, amenity space including lakes, commercial buildings (at Newplace Farm) and agricultural land between the villages of Framfield and Blackboys. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport and is of such a scale that it would require significant road and infrastructure improvements in the area that is predominantly rural in nature. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development as the site would represent an unsuitable joining up of the countryside gap between the settlements of Framfield and Blackboys, as well being located in a sloping valley side (adjacent to Blackboys Road) that is visually open, with clear views south across the site. Development of the site would be out of keeping with the character of the area and would have an unacceptable impact on the appearance of the countryside.

Part of the southwestern corner of the site is in Flood Risk Zones 2 and 3, which precludes residential development in this location. A large amount of ancient woodland is present sporadically within the site's boundaries and would require a suitable buffer as part of any development. Two Grade II listed buildings bound the sites northeastern (High Noon Cottage) and eastern boundaries (Pembroke Manor) and their setting would be affected significantly by new development of this scale.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 725/1410
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Uckfield Parish: Framfield Address: Land at Hempstead Lane, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 36.02 Site area (ha) Net: 0

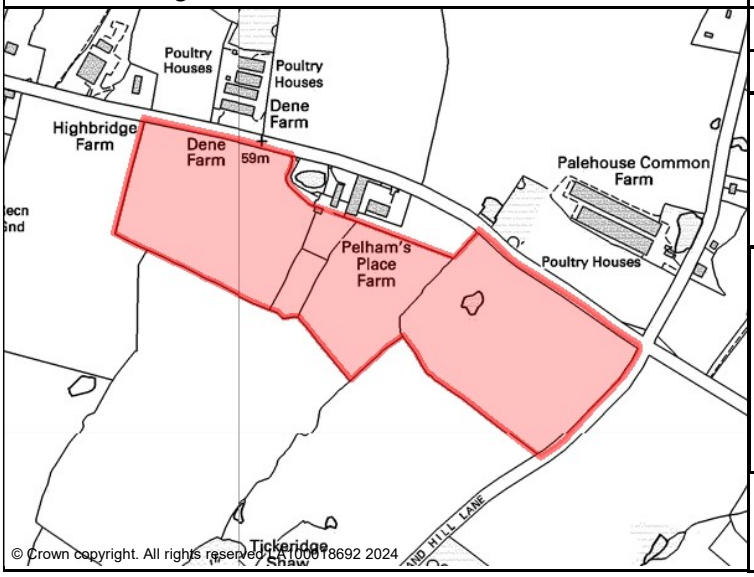
Reasons: This site comprises sloping farmland and is located on the eastern fringe of Uckfield to the north of Sandy Lane/B2102. The site is dissected by a railway line and River Uck in the north. Pockets of ancient woodland are within the site and any development would be required to provide a suitable buffer to this and also the ancient woodland adjacent to the site to the east. In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape framework to the site to complement the form and layout of any scheme. The south-eastern corner of the site is particularly prominent within the landscape and new residential development in this location should be avoided given the long views possible in a westerly direction. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to residential development and confirms this is in part due the elevated open slopes of Site 725/1410, particularly in the southeastern corner of the site that are visually prominent within the landscape and provides a rural setting to Uckfield.

Three Grade II and one Grade II* listed buildings are located to the north of the site and their setting would need to be considered if development were to come forward. It should be noted that the adjoining SHELAA site to the west (reference 127/1410) is under the same ownership as this site and would need to come forward on a comprehensive basis to ensure connectivity to the town centre and that suitable vehicular access from the B2102 can be provided. Part of the site sits within the River Uck and is therefore exposed to Flood Risk Zones 2 and 3.

The development of this site for housing would require the provision of a new vehicular access and also pedestrian/cycle links towards the town centre. Off-site highway works will also be necessary to the B2102 to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. Additionally, public transport options are difficult to reach from this site. Despite the passage of considerable time, it is has not been demonstrated how these key issues for the site could be overcome and in particular, how pedestrian links to Uckfield Town Centre can be achieved, or indeed how the site would not severely impact the local highway network at Framfield Road.

Wealden SHELAA Unsuitable Sites Summary

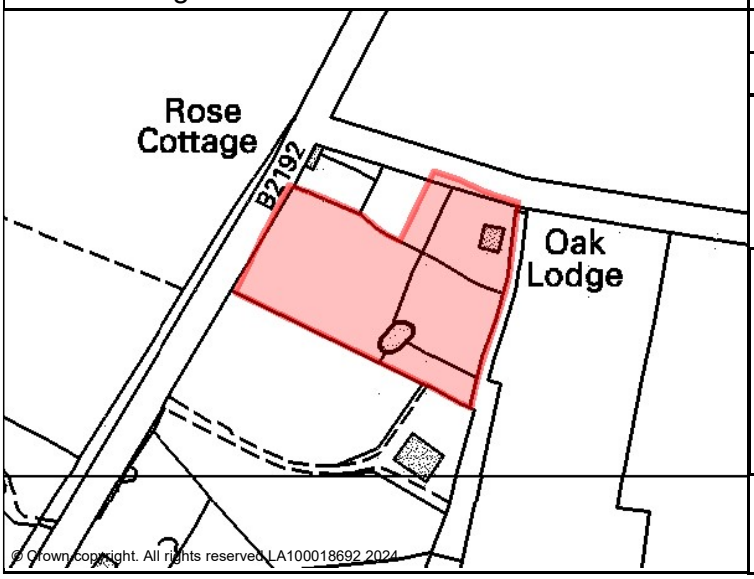
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 855/1410
	Settlement: Uckfield Parish: Framfield Address: Land north west of Sand hill Lane, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 10.49 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the southeast of Uckfield towards Palehouse Common and to the west of Sand Hill Lane. The site is situated in an isolated location and is therefore remote from local services and facilities and functionally separate from any settlement. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to residential development, and this is in part due to the rural, open character of the arable fields that are bound by hedgerows and priority habitat deciduous woodland. Several grade II listed buildings, including Pelham Farmhouse and Pelham Place are situated in close proximity to the site's northern boundary and their setting would likely be affected by new development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

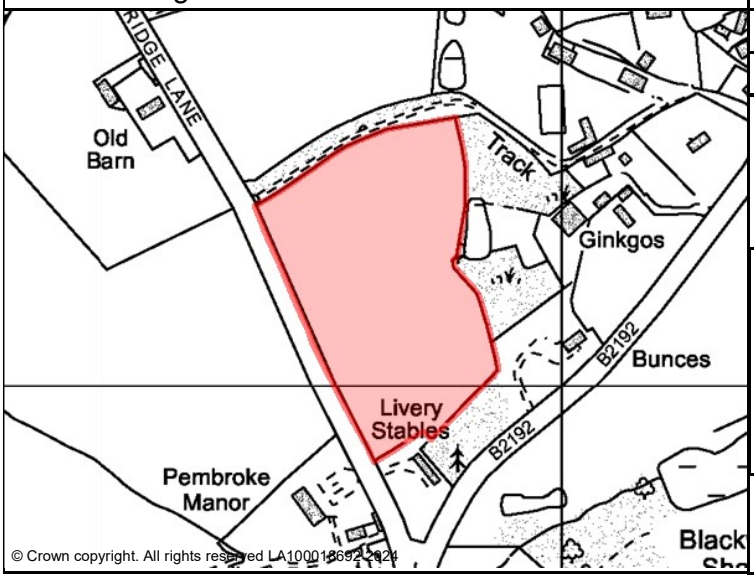
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 892/1790
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Blackboys
	Parish: Framfield
	Address: Land at Oak Lodge, Bushbury Lane, Blackboys
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.02 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and amenity land located in a rural location between Halland and Blackboys along the B2192. A public right of way runs along the eastern boundary of the site. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to residential development, in part due to its limited visual prominence and enclosed character, as well as the existing residential structures on site, which decreases sensitivity. However, the site is in an isolated location and is therefore remote from local services, facilities and public transport. Housing development would be unsuitable in this location and be out of keeping with the generally rural character and appearance of the countryside. The western part of the site, excluding the existing dwelling, was refused full planning permission for 2 (net) dwellings under planning reference WD/2021/1461/F. The planning application was refused as the site is in an unsustainable location, where there is limited access to day-to-day services other than by private car and development would also undermine the rural character of the area.

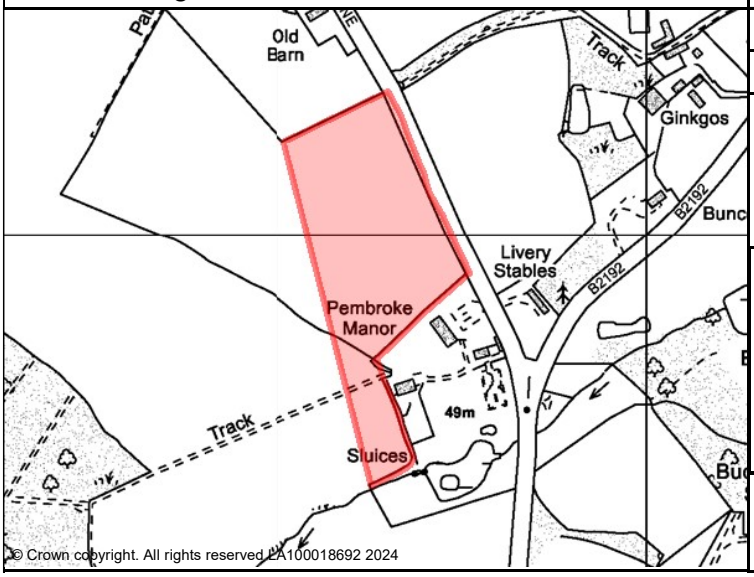
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 934/1790
	Settlement: Blackboys Parish: Framfield Address: Land at Six Acre Field, east of Stonebridge Lane, Blackboys Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.68 Site area (ha) Net: 0

Reasons: This site comprises of a large agricultural field to the southwest of Blackboys along Stonebridge Lane. A public right of way extends west to east along the northern boundary The site is in an isolated location and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, in part due to the intact historic field pattern, mature trees and priority habitat deciduous woodland along the northern and eastern edges of the site that increases sensitivity. Housing development on the site would be out of keeping with the generally rural character of the area and would have an unacceptable impact on landscape quality and on the appearance of the countryside.

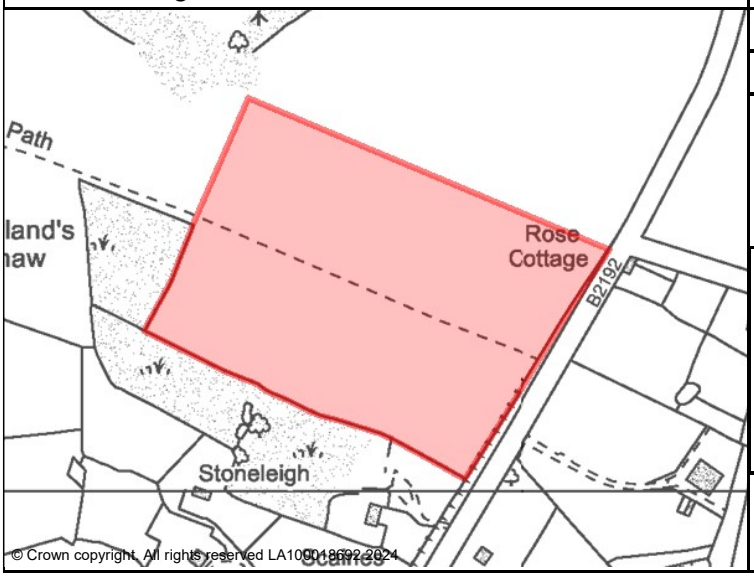
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 935/2020
	Settlement: Framfield Parish: Framfield Address: Land west of Stonebridge Lane, Stonebridge Lane, Framfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.84 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land to the southwest of Blackboys. A public right of way crosses the centre of the site from west to east. The site is in an isolated location and is therefore remote from local services, facilities and public transport. Housing development would be unsuitable in this location and be out of keeping with the generally rural character and appearance of the countryside. A Grade II listed building (Pembroke Manor) lies to the southeast of the site and its setting could be adversely impacted by development in this location. This site forms part of SHELAA reference 429/2020 and has already been assessed.

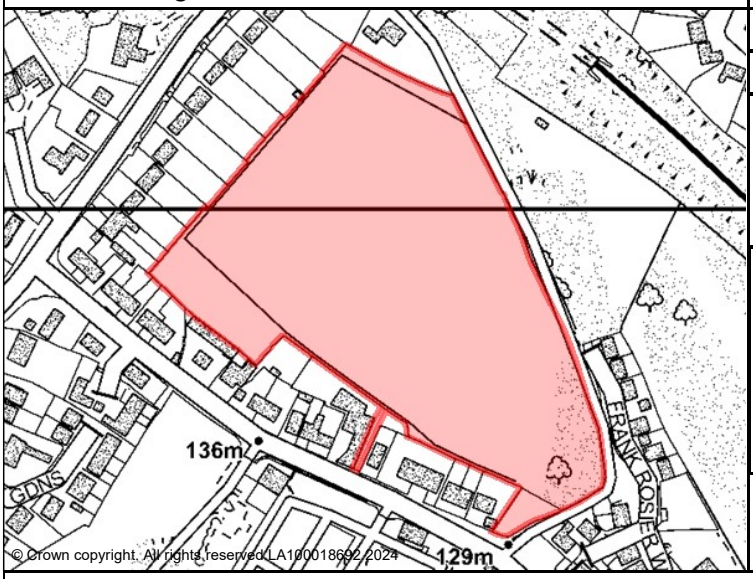
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 977/1790
	Settlement: Blackboys Parish: Framfield Address: Land opposite Bushbury Lane, Blackboys Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.08 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located in the countryside gap between Halland and Blackboys A public right of way crosses through the centre of the site from west to east. The site is in an isolated location and is therefore remote from local services, facilities and public transport. Housing development would be unsuitable in this location and be out of keeping with the generally rural character and appearance of the countryside. Ancient woodland bounds the sites southwestern boundary, and a suitable buffer would be required if ever brought forward. This site also forms part of a larger SHELAA submission (429/2020).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

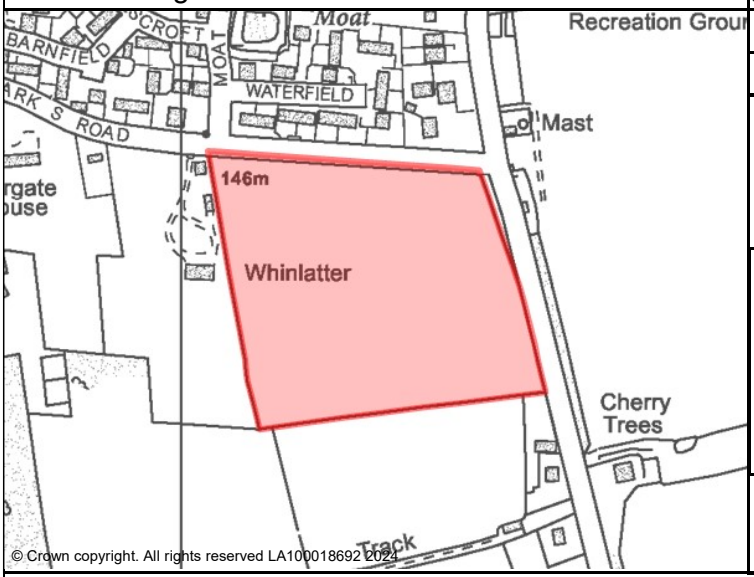
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 063/1610
	Settlement: Tunbridge Wells Parish: Frant Address: Land at Benhall Mill Road, Tunbridge Wells Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 4.13 Site area (ha) Net: 3
Delivery Yr 1-5: 60	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 60

Reasons: The site lies adjacent to existing residential development on the south-east side of Tunbridge Wells. The site comprises a large field of grass and is surrounded by trees and the rear gardens of properties on two sides. Situated on the corner of Forest Road and Benhall Mill Road, the main-line railway runs close to the site to the north-east. The site is wholly within a Local Wildlife Site (Hawkenbury Farm Meadows). Through potential development of part of the site there is the opportunity to protect, enhance and manage the areas which have the greatest potential in biodiversity terms. Should the site be developed in its entirety, compensatory off-setting works are likely to be needed to compensate for the loss of the Local Wildlife Site. Further ecological surveys would be required. The current vehicular access shown from Benhall Mill Road is not considered wide enough to support residential development, but an access could be achieved at the south-eastern edge of the site. A planning application for 72 net dwellings was refused by the Council (reference WD/2007/3590/MAO) in 2008 and an appeal was later withdrawn in part due to the vehicular access constraint and this may need to be resolved through further third-party land.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

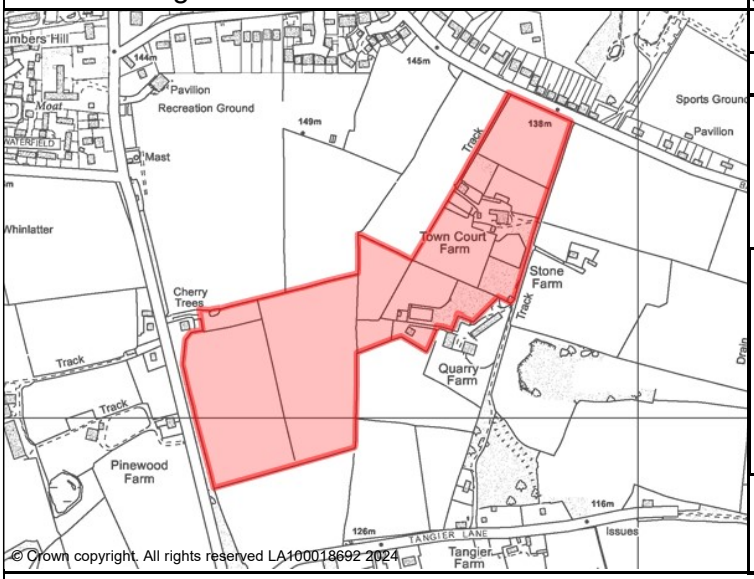
Plan showing whole extent of submitted site	Site Reference: 1077/1610
	Settlement: Tunbridge Wells Parish: Frant Address: Land lying to the west side of Frant Road, Tunbridge Wells Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 3.73 Site area (ha) Net: 3.73
Delivery Yr 1-5: 90 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 90	

Reasons: This site comprises of agricultural land and is located to the south of St Mark's Road and Royal Tunbridge Well's administrative boundary and is located to the west of the A267 (Frant Road). The site is a square field in use for agriculture and is well screened by mature tree lines on all sides. The site is stated as having moderate to high sensitivity to residential development within the 2023 Landscape Sensitivity Assessment as the site is part of the rolling ridges of the High Weald National Landscape and contain pastoral fields enclosed by wooded boundaries. The site is wholly located within the High Weald National Landscape and the site slopes gently from north to south towards Pinewood Farm and contains some long views from the far north of the site. However, mature vegetation limits views into the site and this should be retained, protected and enhanced to limit the impacts of development on the wider landscape. Development would also be subject to the exceptional circumstances test of paragraph 183 of the NPPF.

The site is in a sustainable location to the south of the urban area of Tunbridge Wells and would form a logical extension to the settlement. The site would require a new vehicular access from the A267 or St Mark's Road, but visibility in this location is considered good, although a transport assessment would be required to determine the capacity of the roads on the local highway network, in combination with SHELAA site 979/1610 that it adjoins. The site, if developed, would need to consider adjoining uses (including a small garden centre and residential dwellings) to the south and west.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

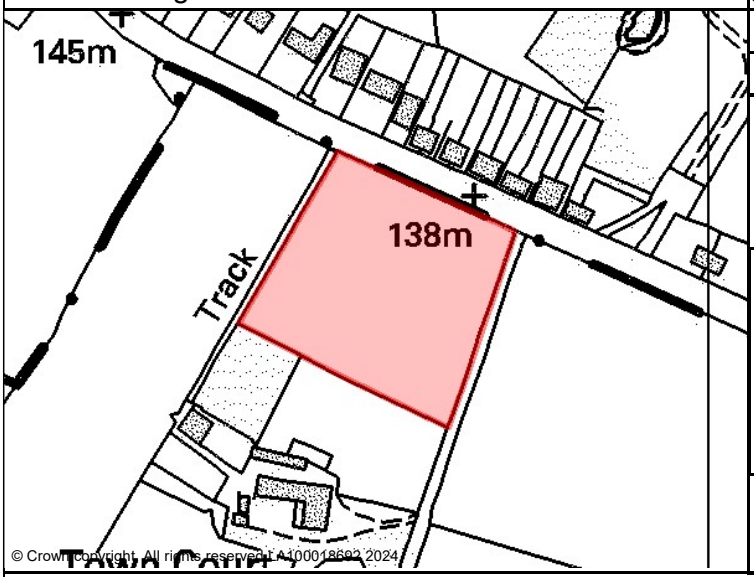
Plan showing whole extent of submitted site	Site Reference: 1108/1610
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Frant Parish: Frant Address: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 12.23 Site area (ha) Net: 1.14
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 30

Reasons: This site is comprised of agricultural land and commercial buildings and is located to the south of Bayham Road and to the southeast of Royal Tunbridge Wells. The site incorporates SHELAA site 651/1610 that has been assessed separately and is considered suitable for residential development, in part due to its enclosure and proximity to the settlement edge. The site is currently accessed by an informal, single lane track and incorporates agricultural buildings and sporadic residential dwellings, as well as agricultural fields that end at Frant Road to the west (to the south of the recreation ground along Frant Road).

This is an extensive site with level changes across it but is prominent within the landscape in its central parts. The site is located within the High Weald National Landscape and is classified as having moderate to high landscape sensitivity to residential development within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment. A development of this scale would not only be out of keeping with the surrounding area, but it would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds the area. As discussed above, the central parts of the site are considered prominent within the landscape, which is undulating, with the west of the site some distance away from the settlement edge also. Therefore, the remaining land (outside of SHELAA Site 651/1610) is not considered suitable for residential or commercial development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

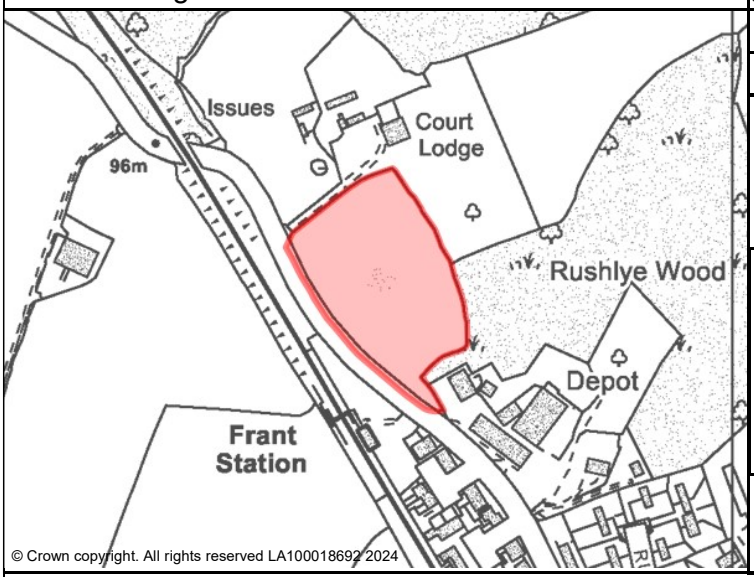
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 651/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land at Bayham Road, Tunbridge Wells
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.14 Site area (ha) Net: 1.14
Delivery Yr 1-5: 30 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 30	

Reasons: The site comprises of a single grass field situated on the south side of Bayham Road opposite linear residential development to the north of Bayham Road and scattered residential dwellings and farmsteads to the south. There is currently no pedestrian access to the site. Additional land has been submitted to the Council adjacent to the site (SHELAA reference 755/1610), which could come forward alongside this land to create a comprehensive development. The site would therefore be considered suitable subject to adjacent land coming forward. The site is located within the High Weald National Landscape and the 2023 Landscape Sensitivity Assessment has found that this site has moderate to high sensitivity to development, in part due to it being close to a ridge line and its field boundaries that contributes to the highly interconnected woodland network and rural landscape of the wider area. However, the assessment also notes that the site itself is well contained within mature tree screening to all sides that would need to be retained and reinforced, particularly to the south and east where longer views are possible. This lowers landscape sensitivity, as does its connection to the settlement edge of Royal Tunbridge Wells, which reduces tranquillity and dark skies in this location. The site (alongside SHELAA site 755/1610) would be subject to the exceptional circumstances test of paragraph 183 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

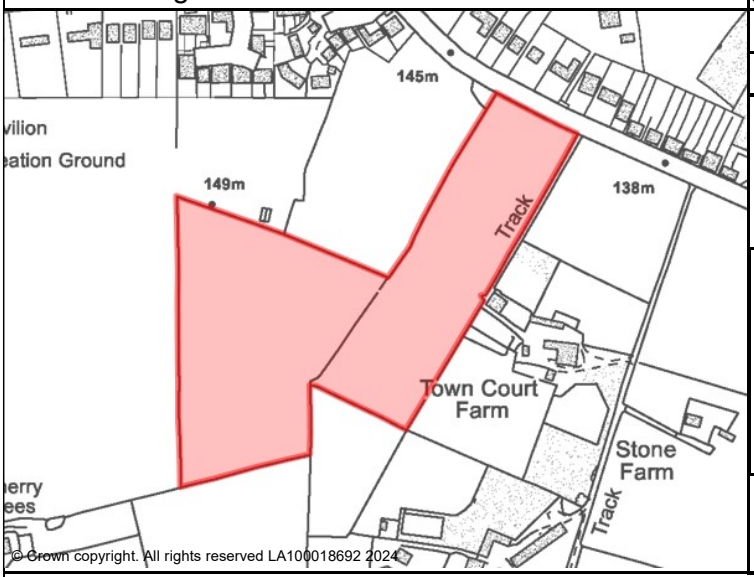
Plan showing whole extent of submitted site	Site Reference: 748/1750
	Settlement: Bells Yew Green Parish: Frant Address: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.31 Site area (ha) Net: 1

Delivery Yr 1-5: 20	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 20

Reasons: The site comprises a single field to the east of the B2169 in Bells Yew Green. The site is in close proximity to local services at Bells Yew Green and Frant train station is located opposite. The site is located wholly within the High Weald National Landscape and the 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development as the site does not contain any heritage features, is visually enclosed and is influenced by proximity to Bells Yew Green and Frant rail station, which decreases sensitivity. The development would have to be carefully designed to not impact on the TPO's on the site and would need to take account of the ancient woodland to the south and east. The existing hedgerow onto the B2169 should also be retained where this is possible, as well as the circular clump of deciduous trees within the centre of the site. Development may also be subject to the exceptional circumstances test of paragraph 183 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

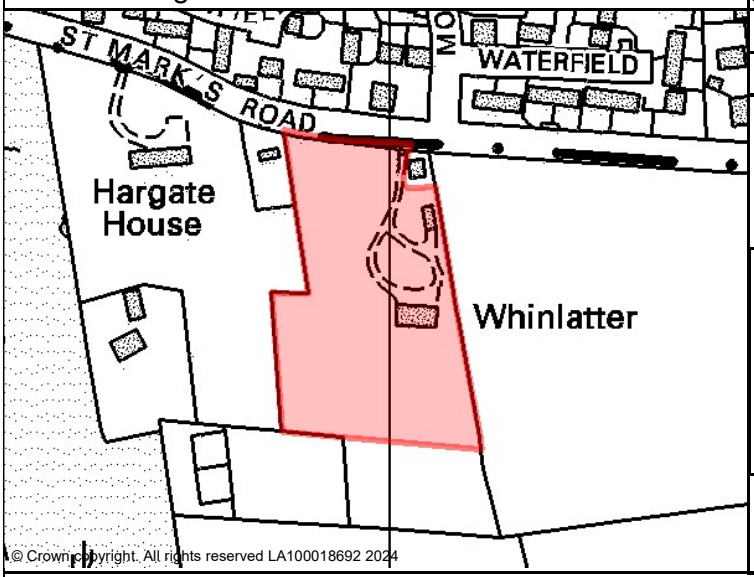
Plan showing whole extent of submitted site	Site Reference: 755/1610
	Settlement: Tunbridge Wells Parish: Frant Address: Land off Bayham Road, Tunbridge Wells Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 5.05 Site area (ha) Net: 3.5
Delivery Yr 1-5: 100	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 100

Reasons: The site comprises of fields used for pasture situated on the south side of Bayham Road opposite linear residential development to the north of Bayham Road and to the southeast of a recently built housing development within Tunbridge Wells Borough (Dukes Drive). The site at present does not have pedestrian or suitable vehicular access, however it may be possible to extend the pedestrian access from the recently built development to the north and subject to further highways assessment to deliver a suitable vehicular access to the site. The site is wholly within the High Weald National Landscape and is stated to be of moderate to high landscape sensitivity to residential development within the 2023 Landscape Sensitivity Assessment. The site is considered to be relatively enclosed in character by mature boundary vegetation and trees, as well as being influenced by the proximity of the settlement edge in terms of tranquillity. However, the field boundaries of both this site and SHELAA site 651/1610 do form part of the wooded and rural backdrop to the settlement edge. Therefore, extensive landscape buffering would be required to maintain an edge with the land to the west and south to mitigate the impact of development on the wider countryside, including retaining glimpsed long views south from the site across the wider High Weald National Landscape. Development would also be subject to the exceptional circumstances test of paragraph 183 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site



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Site Reference: 818/1610

Settlement: Tunbridge Wells

Parish: Frant

Address:

Land at Whinlatter, St Mark's Road, Tunbridge Wells

Suitable for housing: Yes

Suitable for employment: Yes

Site available: Yes

Site achievable: Yes

Site Conclusion: Deliverable

Site area (ha) Gross: 1.29

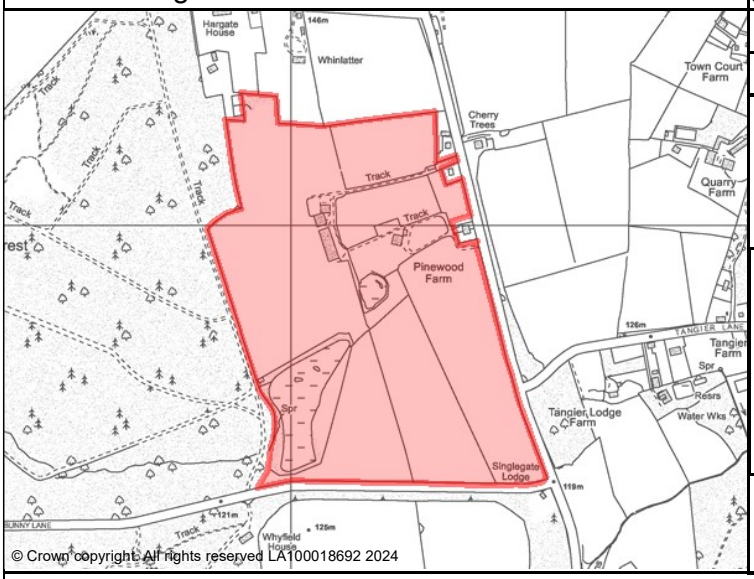
Site area (ha) Net: 1

Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity:
7			7

Reasons: The site comprises of a large, detached dwelling in extensive grounds located at the southern edge of Tunbridge Wells and to the south of St Mark's Road. The existing dwelling will have a high use value and the development of the site may need to take into account these costs. The site is well located in relation to existing services and local facilities in Tunbridge Wells and also public transport. Other SHELAA sites have been submitted adjacent to the site that are considered suitable and therefore providing the opportunity to provide a more comprehensive development in this location. It is noted that residential density in this location is low (particularly to the south of St Mark's Road) and therefore, the expected capacity of the site has been calculated accordingly. Development may be subject to the exceptional circumstances test of paragraph 183 of the NPPF given its location within the High Weald National Landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

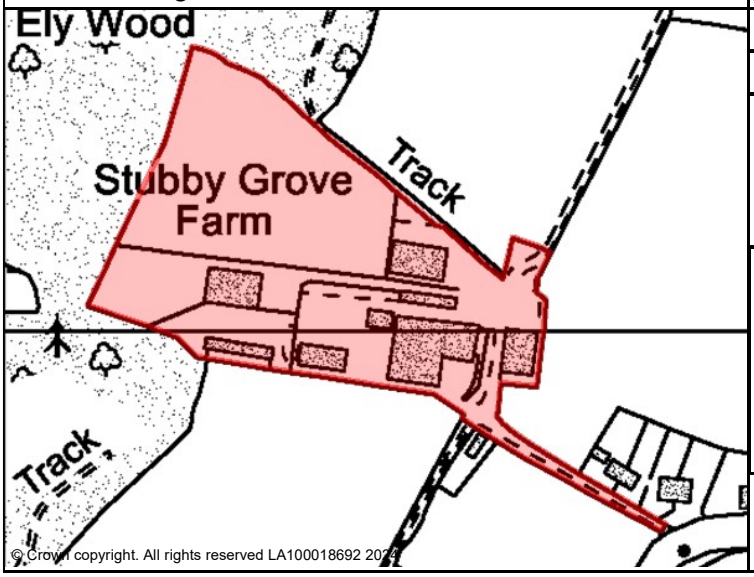
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 979/1610
	Settlement: Tunbridge Wells Parish: Frant Address: Pinewood Farm, Frant Road, Tunbridge Wells Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 25.7 Site area (ha) Net: 10.8
Delivery Yr 1-5: 100 Delivery Yr 6-10: 70 Delivery Yr 11+: Total Capacity: 170	

Reasons: This is an extensive site to the south of Tunbridge Wells and to the west of the A267 and to the north of Bunny Lane. The predominant use of the site is for agriculture associated with Pinewood Farm that sits in central and eastern parts of the site and includes agricultural buildings and residential dwellings. The site is located within the High Weald National Landscape and slopes gently from north to south towards Bunny Lane and contains some long views from the north of the site to the High Weald National Landscape. The site is stated as having moderate to high sensitivity to residential development within the 2023 Landscape Sensitivity Assessment as the sites are part of the rolling ridges of the High Weald AONB and contain pastoral fields enclosed by ancient a priority habitat woodland. However, the site is well screened by mature tree lines to the north of the site and the development would be relatively well contained 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 is not as well screened (it also contains two ponds) and is not considered suitable for development. The development to the north of site would be subject to the exceptional circumstances test of paragraph 183 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

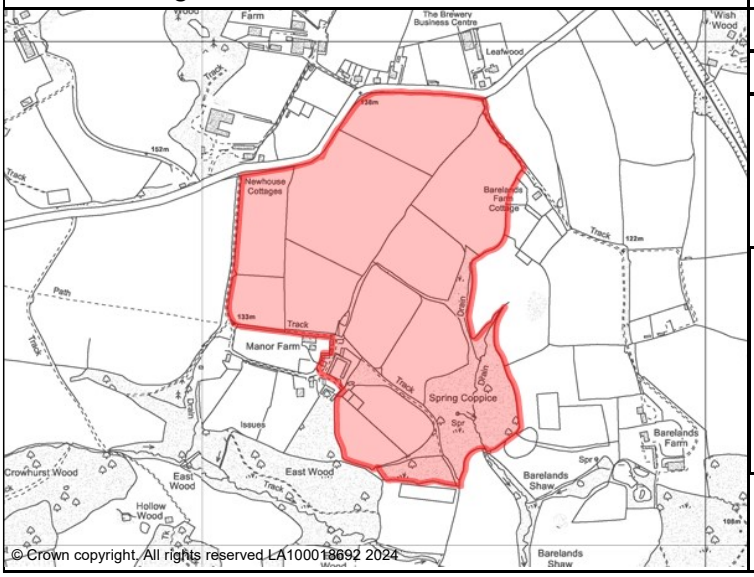
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 947/1750
	Settlement: Bells Yew Green
	Parish: Frant
	Address: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 2.02 Site area (ha) Net: 1.4

Reasons: This is a commercial/light industrial estate located in the countryside to the west of Bells Yew green and to the north of Bells Yew Green Road, which is isolated and remote from local services and facilities. The site is exposed within the High Weald National Landscape and has extensive views north over and into the wider High Weald National Landscape. Development of this site for residential uses would be unsuitable and out of keeping with the surrounding area. However, given the existing commercial uses on site, new development for commercial purposes within the existing boundary to the industrial estate is likely to be suitable, although any development would need to take full account of and mitigate its impact on the wider landscape, given the location of the site within the High Weald National Landscape. The southeastern part of the site gained full planning permission for the demolition of agricultural buildings and expansion of a self-storage business under planning reference WD/2021/2952/F.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

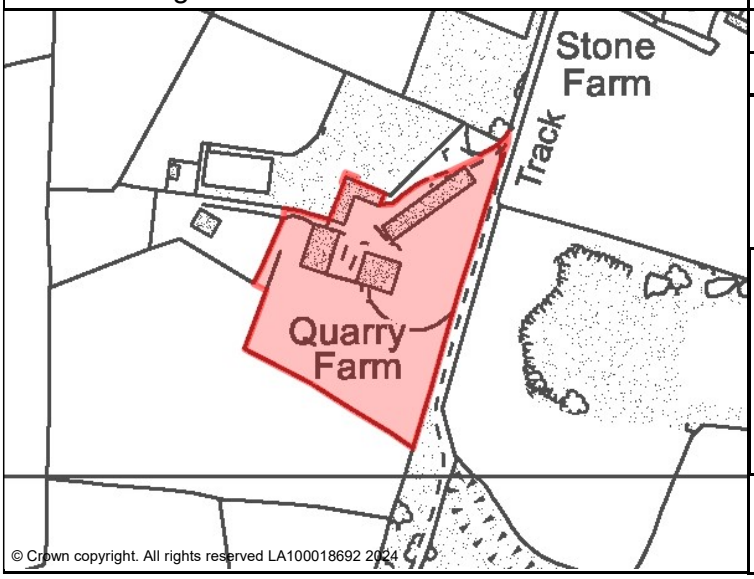
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1076/1750
	Settlement: Bells Yew Green Parish: Frant Address: Land associated with Manor Farm Stud, Bells Yew Green Road, Bells Yew Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 30.61 Site area (ha) Net: 0

Reasons: This extensive site is largely formed of paddocks with associated outbuildings located in the countryside to the east of Frant and to the south of Bells Yew Green Road. Ancient woodland is located within the southeast part of the site and along the southern boundary. Three grade II listed buildings, Cornhill Cottages, Manor Farmhouse Barn and Manor Farmhouse Stables, are located to the southwest of the site and development could harm their setting. Two public rights of way run adjacent to the sites eastern and western boundaries from north to south. The site is situated in an isolated location, visually and functionally separated from Frant or Bells Yew Green and is therefore isolated from local services, facilities and public transport. The site is located wholly within the High Weald National Park and development would be out of keeping with and have a detrimental impact upon the high-quality landscape that surrounds Frant to the east. The redundant buildings in the western part of the site were subject to a planning application for 4 (net) dwellings under planning reference WD/2022/2027/F, but this was recently withdrawn.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

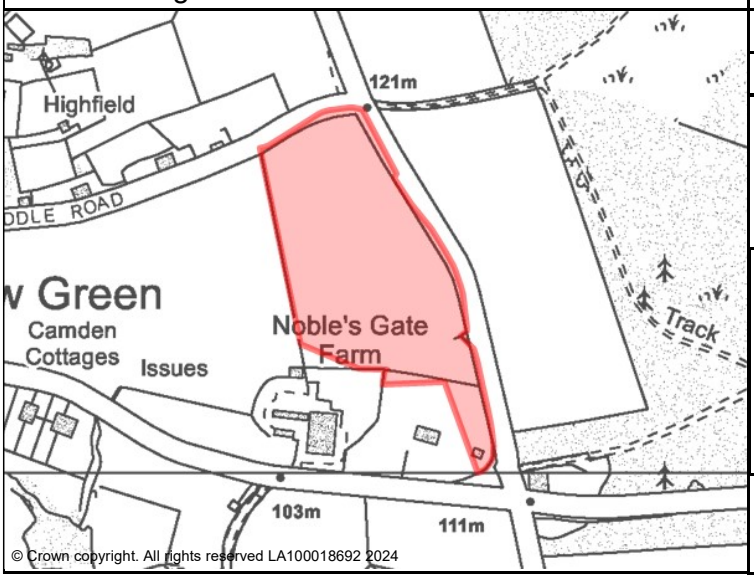
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1078/1610
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Tunbridge Wells Parish: Frant Address: Quarry Farm, Bayham Road, Tunbridge Wells Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.1 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land and a small collection of commercial buildings located some distance to the south of Bayham Road and the southern edge of Tunbridge Wells. The site is currently accessed by an informal, single lane track and incorporates former agricultural buildings that are in commercial uses for car maintenance/storage. The site is fully detached from the urban boundary of Tunbridge Wells and is therefore located in open countryside. This site is in a semi-rural location remote from public transport and from local services and facilities. The site is within the High Weald National Landscape and is located within the Tunbridge Wells South East assessment unit of the 2023 Landscape Sensitivity Assessment, which is an area that is stated as having a moderate to high sensitivity to development. Development on this scale, away from the settlement edge, would be out of keeping with the surrounding area and would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds the area. There are also no opportunities to create a suitable vehicular access to the site at this current time.

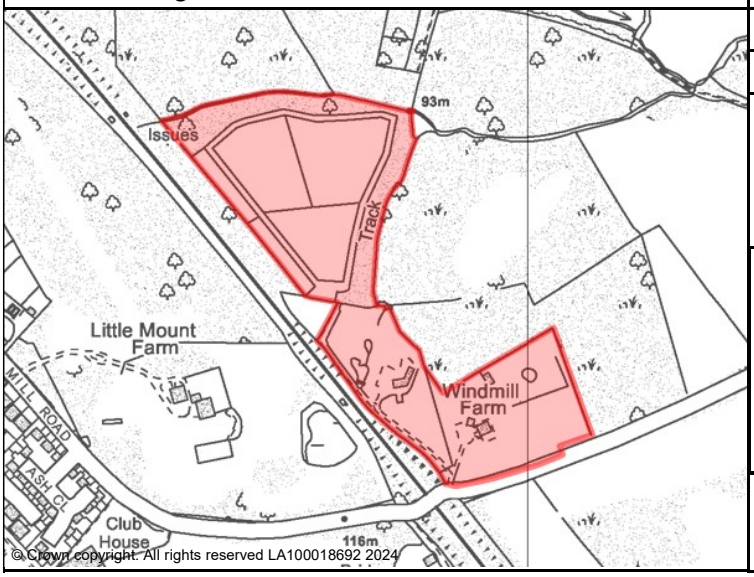
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1142/1750
	Settlement: Bells Yew Green Parish: Frant Address: Land forming part of Nobles Gate Farm, Ivy Lane, Bells Yew Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.14 Site area (ha) Net: 0

Reasons: This site is formed of agricultural land and a small part of a residential garden located to the east of Bells Yew Green, to the south of Middle Road and west of Ivy Lane. The site is situated in an isolated location, visually and functionally separated from Bells Yew Green and is therefore remote from local services, facilities and public transport it provides. The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The site is located wholly within the High Weald National Landscape and development would be out of keeping with and have a detrimental impact upon the high quality landscape that surrounds Bells Yew Green to the east.

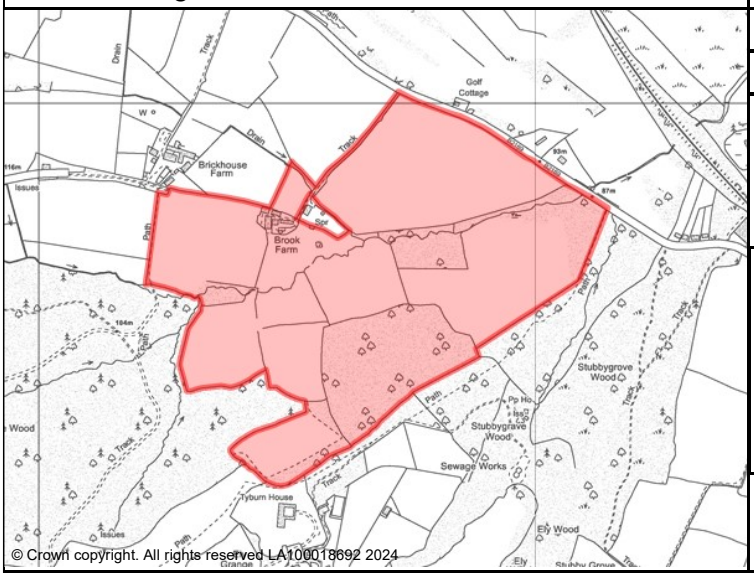
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1149/1610
	Settlement: Tunbridge Wells Parish: Frant Address: Land at Windmill Farm, Benhall Mill Road, Tunbridge Wells Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.52 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of residential dwellings, agricultural land and woodland located in the countryside to the south of Tunbridge Wells and to the east of the rail line (with the southern part of the site fronting onto the Benhall Mill Road). A public right of way runs north to south adjacent to the site's western boundary. The site is situated in an isolated location, visually and functionally separated from Tunbridge Wells to east of the rail line and is therefore remote from local services, facilities and public transport. The site is located within the High Weald National Landscape and is located within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would be out of keeping with and have a detrimental impact upon the high-quality landscape that surrounds Tunbridge Wells to the south and would not be a logical extension to the town.

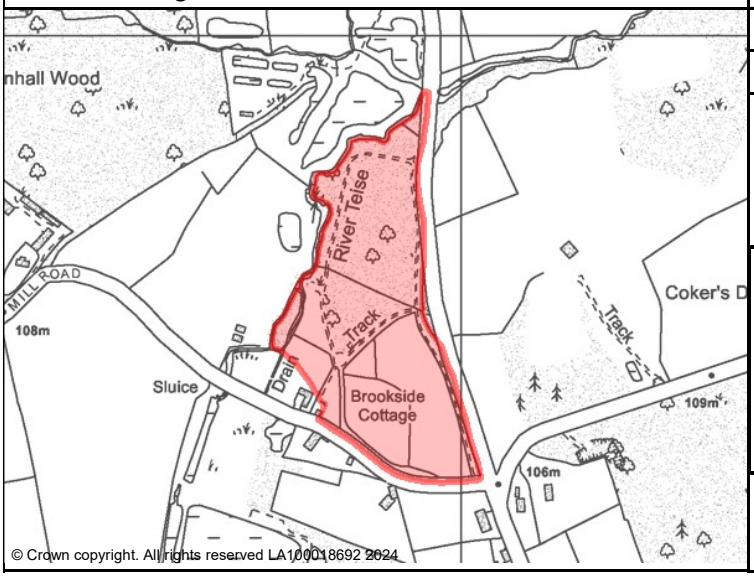
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1162/1610
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Brook Farm, Bayham Road, Tunbridge Wells
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 38.52 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, agricultural land with associated farm buildings and woodland located in the countryside to the south of Tunbridge Wells (with parts of the site fronting onto the B2169/Bayham Road). There are sporadic parcels of ancient woodland located in the central, western and southern parts of the site. A public right of way runs north to south adjacent to the site's western boundary and another runs north to south adjacent the sites eastern boundary. The site is situated in an isolated location, visually and functionally separated from Tunbridge Wells and is therefore remote from local services, facilities and public transport. The site is located within the High Weald National Landscape and is located within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would be out of keeping with and have a detrimental impact upon the high-quality landscape that surrounds Tunbridge Wells to the south and would not be a logical extension to the town, given its physical distance from the town.

Wealden SHELAA Unsuitable Sites Summary

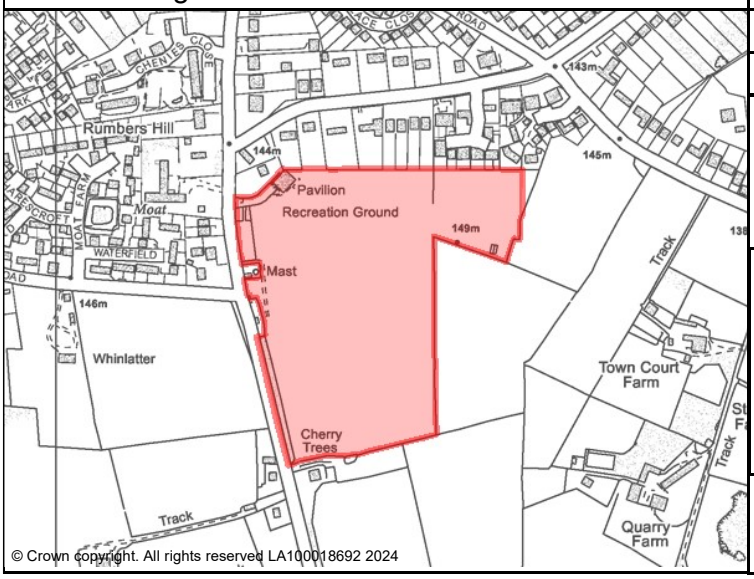
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1190/1610
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Tunbridge Wells Parish: Frant Address: Land at Benhall Forge, Benhall Mill Road, Tunbridge Wells Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.31 Site area (ha) Net: 0

Reasons: The site is located in open countryside to the southeast of Tunbridge Wells and to the north of Benhall Mill Road. The southern part of the site comprises of extensive garden land associated with an existing residential dwelling and the northern part of the site is comprised of woodland. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Tunbridge Wells. The site is located within the High Weald National Landscape and is located within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Tunbridge Wells. A large number of trees that form part of the sites eastern, western and northern boundaries are covered by a group Tree Preservation Order (TPO). The River Teise bounds the sites western boundary and therefore small parts of the site in this location are covered by Flood Risk Zones 2 and 3. Benhall Mill Road to the south and Hawkenbury Road to the east are both unsuitable at this juncture to serve as a vehicular access to the site, given the narrow form of the road, which would require significant upgrading to accommodate new housing development.

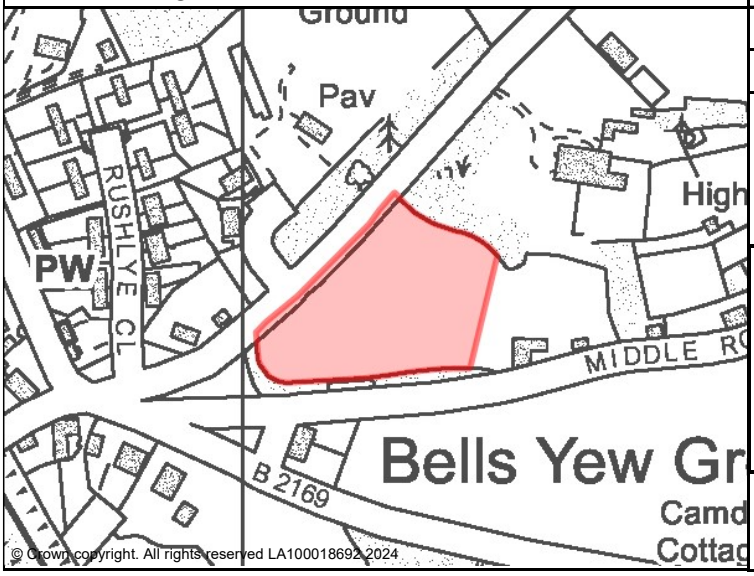
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1201/1610
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Tunbridge Wells Parish: Frant Address: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 8.66 Site area (ha) Net: 0

Reasons: The site comprises a large paddock located behind existing dwellings on the western frontage of The Drive. This is an isolated rural site, remote from public transport and from local services and facilities, and is visually and functionally separated from the village of Maresfield. Backland housing development would be unsuitable in this location, and appear out of keeping with the attractive rural character and appearance of the countryside and the sporadic nature of residential dwellings along The Drive. The current vehicular access from The Drive is not suitable to serve further development, due to its narrow form location with little scope for further improvement, due to the presence of significant vegetation and existing dwellings.

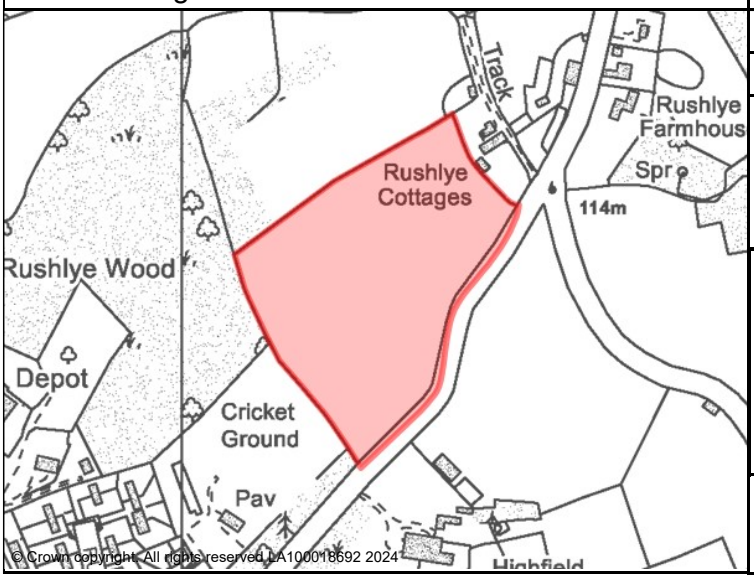
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 396/1750
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Bells Yew Green Parish: Frant Address: Land at Sandydene, Middle Road, Bells Yew Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.75 Site area (ha) Net: 0

Reasons: This site comprises a single field located on the southeastern edge of the village

of Bells Yew Green and lies within the High Weald National Landscape. The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The site was found as part of a planning appeal (WD/2018/2281/MAO) for 18 (net) dwellings to be harmful to the High Weald National Landscape, even though the site is heavily screened in most directions, it does play an important role in the transition from the village to the open countryside beyond and holds significance in broader landscape terms. It was considered that housing development in this location would have a suburbanising effect of the development in this context that would fail to conserve the landscape or scenic beauty of the National Landscape. There is a dense perimeter of woodland on the west and southern boundary which is both prominent and important to the character of the area. This woodland is covered by a group TPO that reduces any developable area. The site also sits adjacent to two listed buildings to the west/southwest (Yew Trees and Lowfield) and the development of this land may also harm their setting.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

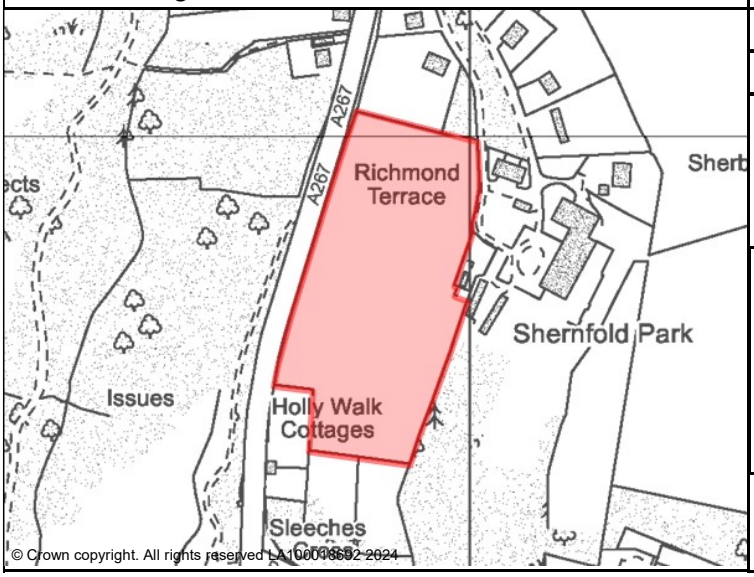
Plan showing whole extent of submitted site	Site Reference: 402/1750
	Settlement: Bells Yew Green Parish: Frant Address: Land adjacent 1 Rushlye Cottage, Hawkenbury Road, Bells Yew Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.77 Site area (ha) Net: 0

Reasons: The land comprises of agricultural land to the north of Bells Yew Green and to the northeast of Bells Yew Green cricket ground. Ancient woodland sits adjacent to the site to the west and two Grade II listed buildings, Rushlye Farmhouse and Rushlye Farm Barn, lie to the northeast of the site and their setting could also be harmed through new development. This is a relatively isolated site with poor accessibility to local services and amenities, and limitations as to highways access with no footpaths possible, albeit it is close to Frant Railway Station that lies to the southwest of the village. The site is located within the Bells Yew Green assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development. The site is in an exposed location and wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Bells Yew

Wealden SHELAA Unsuitable Sites Summary

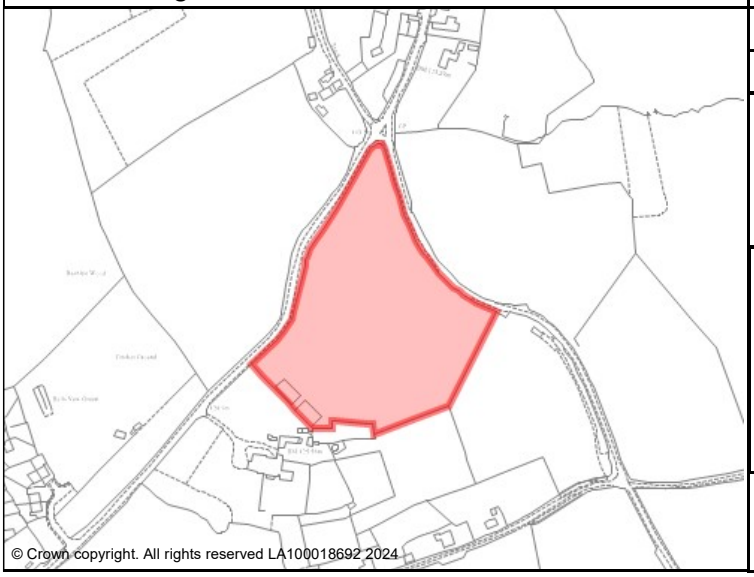
Green to the north.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 409/2030
	Settlement: Frant Parish: Frant Address: Field to west of Shernfold Park, Wadhurst Road, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.56 Site area (ha) Net: 0

Reasons: The site comprises of an agricultural field located to the south of Frant and to the east of the A267. This site is in a semi-rural and exposed location within the High Weald National Landscape where development would be out of keeping with and have a detrimental impact upon the rural character and high-quality appearance of the countryside to the south of Frant. Development is likely to be harmful to the setting of the adjacent Grade II Listed Building (Shernfold Park) located to the east of the site.

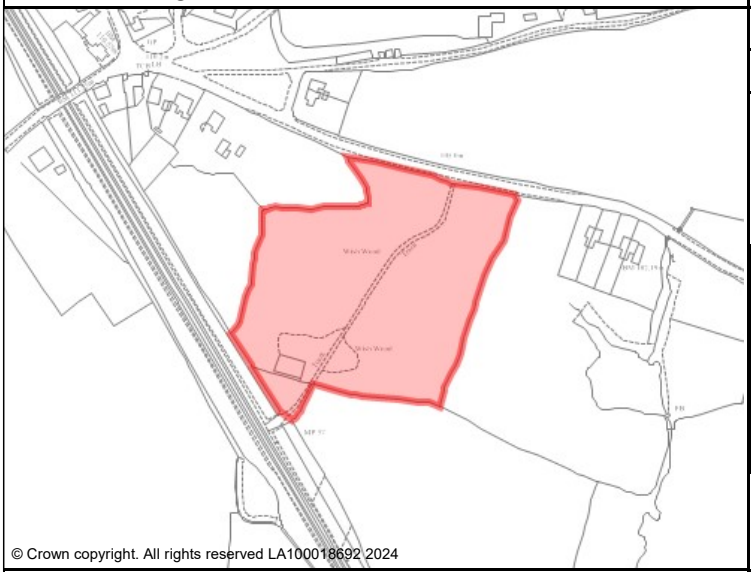
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 411/1750
	Settlement: Bells Yew Green Parish: Frant Address: Rushlye Lodge, land adjacent Highfields, Hawkenbury Road, Bells Yew Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.23 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land and associated buildings located to the northeast of Bells Yew Green and to the east of Hawkenbury Road/south of Ivy Lane. Two Grade II listed buildings, Rushlye Farmhouse and Rushlye Farm Barn, lie to the north of the site and their setting could be harmed through new development. The site is in a rural location, situated in open countryside and surrounded by scattered farmstead development to the north and south. This is a relatively isolated site with poor accessibility to local services and amenities, and limitations as to highways access with no footpaths possible, albeit it is close to Frant Railway Station to the southwest of the village. The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment. which has found this area to be of moderate to high landscape sensitivity to residential development. The site is in an exposed location wholly within the High Weald National Landscape and development would have a detrimental impact on the high quality and attractive landscape that surrounds Bells Yew Green to the east. Development at this location would be unsuitable and out of keeping with the rural character of the area.

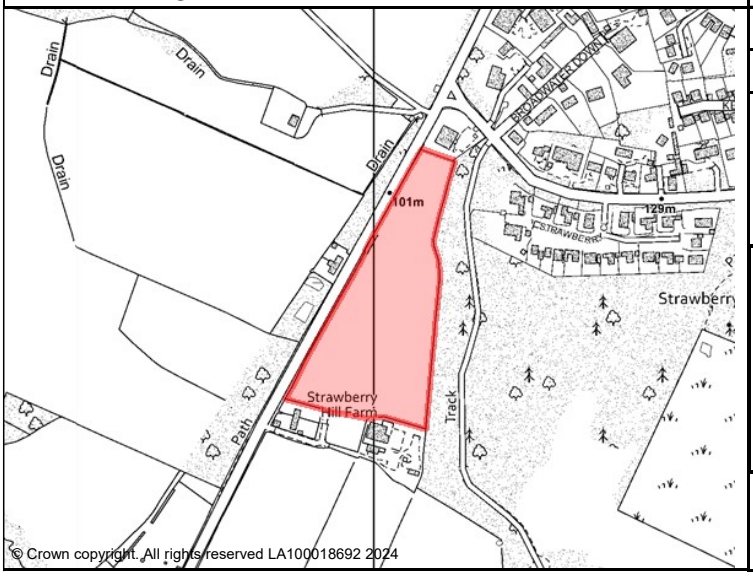
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 427/1750
	Settlement: Bells Yew Green
	Parish: Frant
	Address: Wish Wood, Bayham Road, Bells Yew Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.11 Site area (ha) Net: 0

Reasons: This site is situated south of Bells Yew Green, to the south of Bayham Road and is located wholly within the High Weald National Landscape. It is an isolated site with poor accessibility to local services and facilities and is visually and functionally separated from Bells Yew Green that lies to the northwest. The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity. Development would be unsuitable in this location, and out of keeping with the character of the area. The site is subject to a Group Tree Preservation Order and is almost entirely classed as Ancient Woodland. A small number of outbuildings used for commercial storage are located within the clearing of the ancient woodland on site. Taking into account its location and the potential loss of ancient woodland, this site is considered unsuitable for any further development.

Wealden SHELAA Unsuitable Sites Summary

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

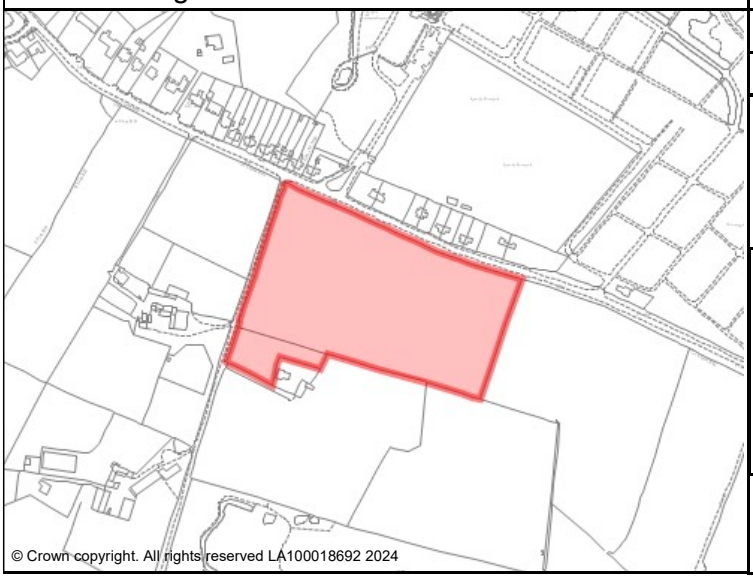
Plan showing whole extent of submitted site	Site Reference: 443/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.97 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located at the southern edge of Tunbridge Wells and situated between the A26 and Hargate Forest to the east. This is a visually prominent site and is visually and functionally separated from the urban area of Tunbridge Wells which lies to the north. The site is located within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to housing development (2 storey to 2.5 storey), in part due its complex ridge and valley landform and location within and intervisibility with more distant areas of the High Weald National Landscape. However, the site itself is considered to be of moderate landscape sensitivity to residential development due to the influence of the settlement edge of Tunbridge Wells to the north, the proximity of the A26, as well as modern agricultural buildings to the south of the site.

Nonetheless, housing development would be unsuitable in this location, and appear out of keeping with the attractive rural character and appearance of the landscape at this attractive approach to the town. Development would therefore have a significant landscape impact in the wider context of the surroundings of the town. The creation of a further vehicular access onto the Eridge Road, where traffic is fast moving, is unlikely to be acceptable. The existing farm buildings to the south of the site have gained planning consent for 4 (net) dwellings under planning reference WD/2021/0391/F.

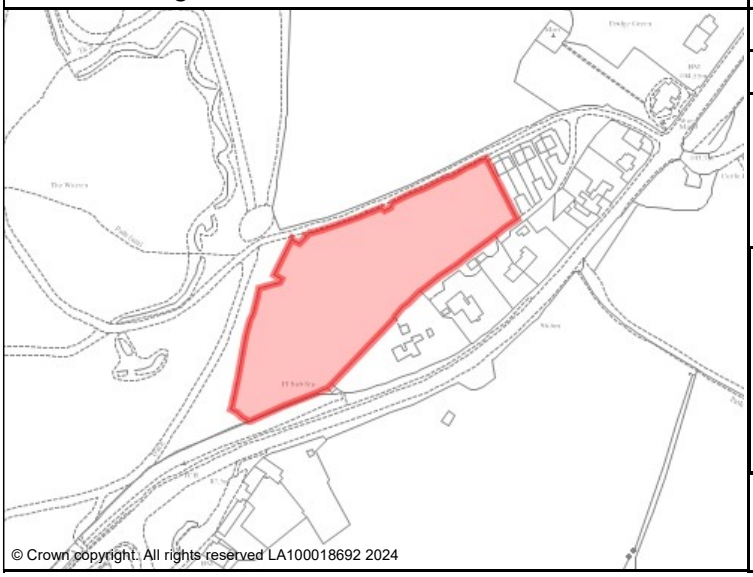
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 444/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land to the south of Bayham Road, Tunbridge Wells
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.91 Site area (ha) Net: 0

Reasons: The site comprises of an agricultural field located at the southeastern edge of Tunbridge Wells and to the south of Bayham Road. This is a relatively isolated and prominent site, visible in its surroundings from long distances with views further south and east. Development would be visually and functionally separated from the urban area of Tunbridge Wells, which lies to the north if it came forward in isolation. The site is located within the High Weald National Park and is within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Therefore, development would be unsuitable in this location, and appear out of keeping with the attractive rural character and appearance of the landscape at this approach to the town.

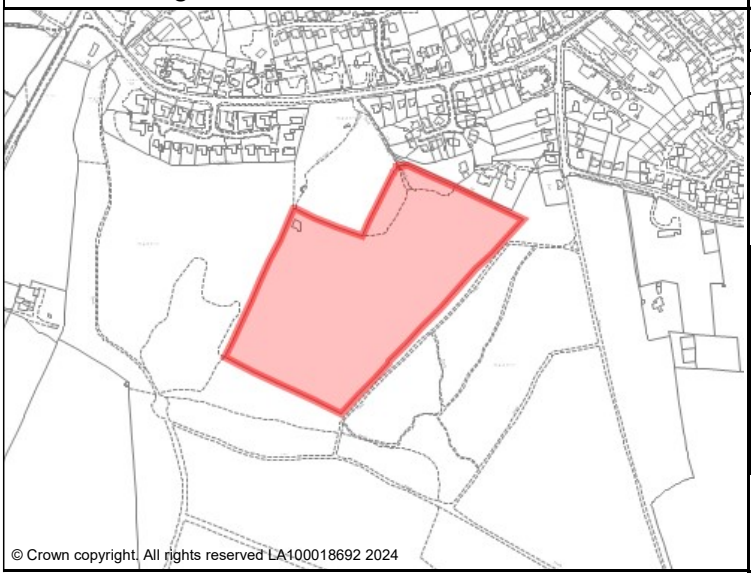
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 445/1960
	Settlement: Eridge
	Parish: Frant
	Address: Land at Warren Farm Lane, Eridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.34 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land located behind existing residential development to the west of Eridge and south of Warren Farm Lane. A public right of way runs west to east adjacent the sites northern boundary. There are limited local facilities, amenities and public transport available in Eridge and therefore development in this location would be unsustainable. The site is wholly within the High Weald National Landscape and development would be out of keeping with and have an unjustified impact upon the high-quality character and appearance of the countryside to the west of Eridge. Ancient woodland is located adjacent to the site's western boundary. The site is located wholly within the Eridge Green and The Forstal Conservation Area, which contains a number of listed buildings located in close proximity to the site and this historic character would be harmed if development were to come forward. There are also significant issues in terms of creating a vehicular access to the site given the A26 in this location, which is fast and where visibility is poor, and the use of Warren Farm Lane is not suitable owing to the narrow lane and its capacity.

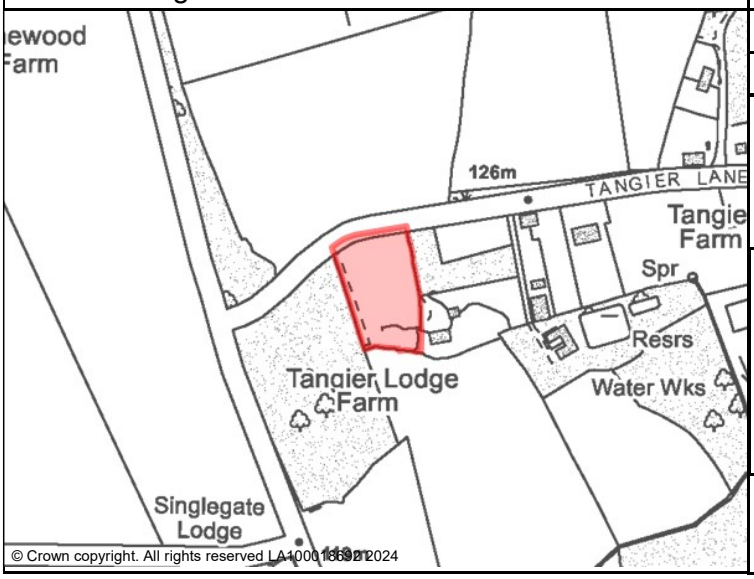
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 446/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Montegue Meadows, south of Broadwater Down, Tunbridge Wells
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 6.88 Site area (ha) Net: 0

Reasons: The site comprises of greenfield land surrounded by Hargate Forest to the south, west and east and the urban area of Tunbridge Wells to the north. The site is visually and functionally separated from the urban area of Tunbridge Wells to the north. The only potential vehicular access to the site is via neighbouring SHELAA site 504/1610 to the north, which is also considered unsuitable for development. This adjacent site forms part of Hargate Forest and is subject to a group TPO and is not considered suitable for development or to assist in delivering access to this site. The site is within the High Weald National Landscape and development would have an unjustified impact on the high-quality character and appearance of the landscape to the south of Tunbridge Wells.

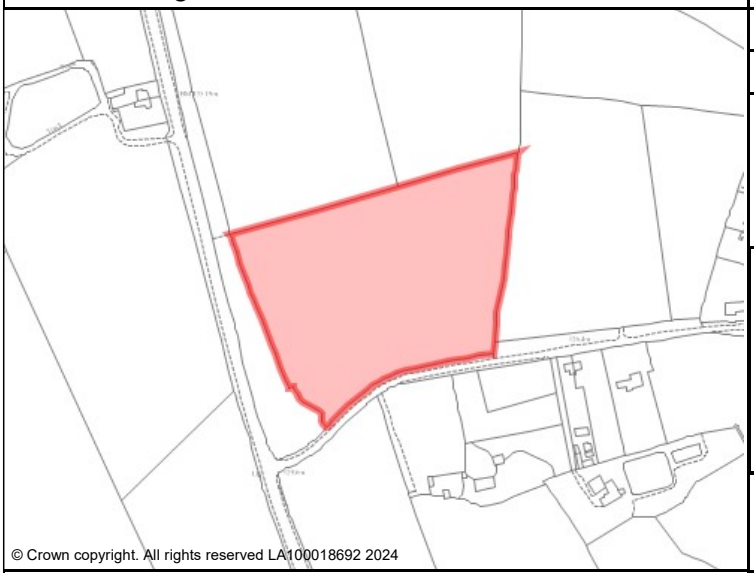
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 477/1630
	Settlement: Frant Parish: Frant Address: Land to the south of Tangier Lane, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.43 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located between Tunbridge Wells and Frant (to the east of the A267). This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and is within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Therefore, development would be out of keeping with and have a detrimental impact upon the high-quality rural character and appearance of the countryside. Tangier Lane to the north is unsuitable to serve as a vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

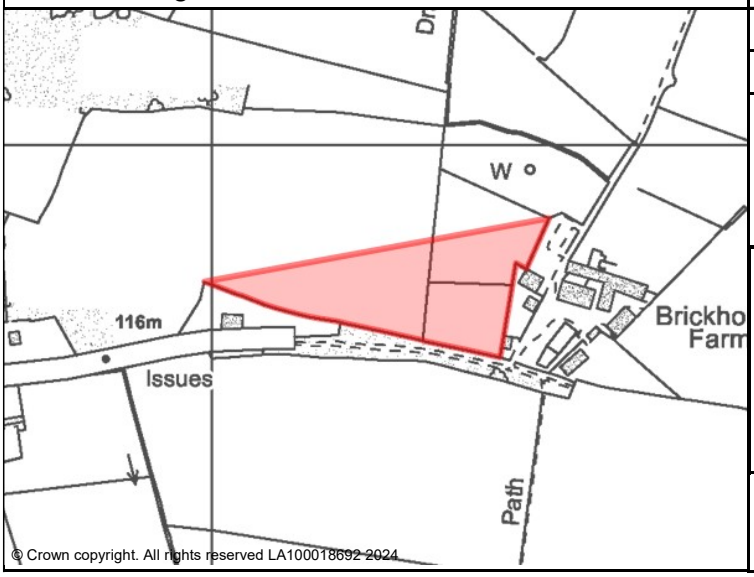
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 478/1630
	Settlement: Frant Parish: Frant Address: Land to the north of Tangier Lane, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.53 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land located in the countryside between Tunbridge Wells and Frant (to the east of the A267). This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and is within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Therefore, development would be out of keeping with and have a detrimental impact upon the high-quality rural character and appearance of the countryside. Tangier Lane to the south is unsuitable to serve as vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

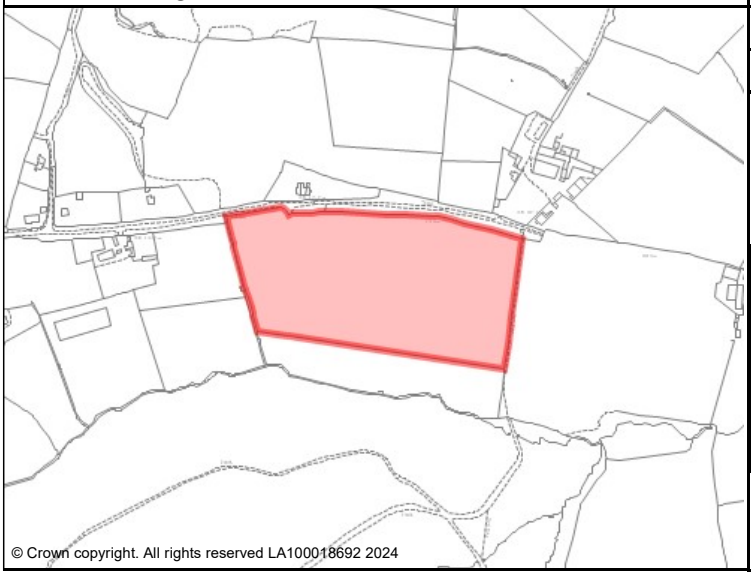
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 479/1630
	Settlement: Frant Parish: Frant Address: Land to the west of Brickhouse Farm, Tangier Lane, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.2 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located in the countryside between Tunbridge Wells and Frant (to the north of Tangier Lane). A public right of way runs north to south adjacent the sites eastern boundary. This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and is within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would be out of keeping with and have a detrimental impact upon the high-quality rural character and appearance of the countryside. Tangier Lane to the south is unsuitable to serve as a vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

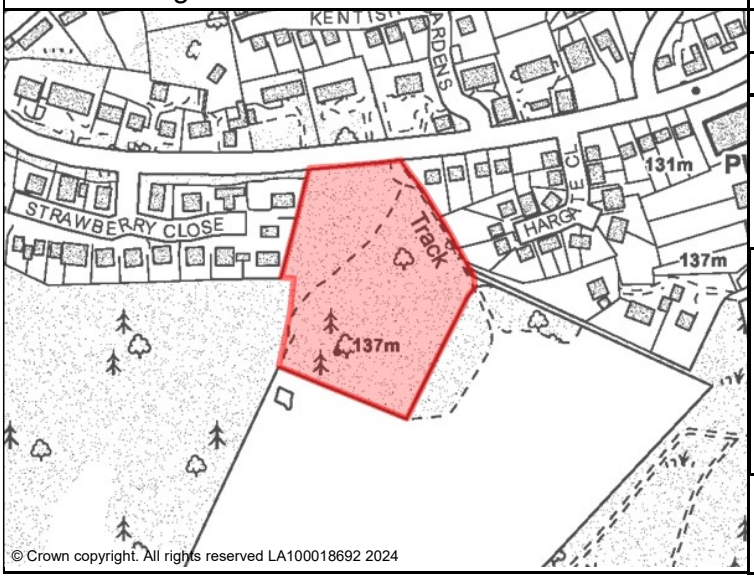
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 480/1630
	Settlement: Frant
	Parish: Frant
	Address: Land to the south of Brickhouse Farm, Tangier Lane, Frant
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.84 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located in the countryside between Tunbridge Wells and Frant (to the south of Tangier Lane). A public right of way runs north to south adjacent the sites eastern boundary. This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would be out of keeping with and have a detrimental upon the high-quality rural character and appearance of the countryside. Tangier Lane to the north is unsuitable to serve as a vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

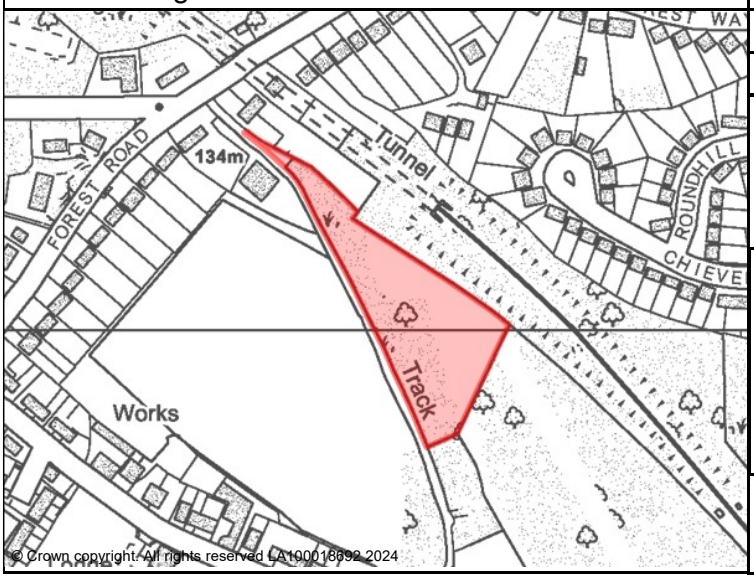
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 504/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land off Broadwater Down, Tunbridge Wells
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.08 Site area (ha) Net: 0

Reasons: The site lies adjacent to Broadwater Down (Road) on the southern edge of Tunbridge Wells within the High Weald National Landscape. The site lies on a ridge and is generally level with a slight rise towards the south-west. It comprises a small parcel of secondary mixed woodland contiguous with Hargate Forest, considered to be part of 'Waterdown', one of the four Medieval Hunting Forests in the High Weald. The site is also used for informal public access. The site is adjacent on two sides to residential properties (east and west) and is part of a larger woodland to the south which is managed for conservation and access. Housing development on this site would impact the trees on site which are covered by a Tree Preservation Order (TPO) and should be protected for their wider amenity value at this urban fringe site. The attractive landscape of the site renders it unsuitable for housing.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

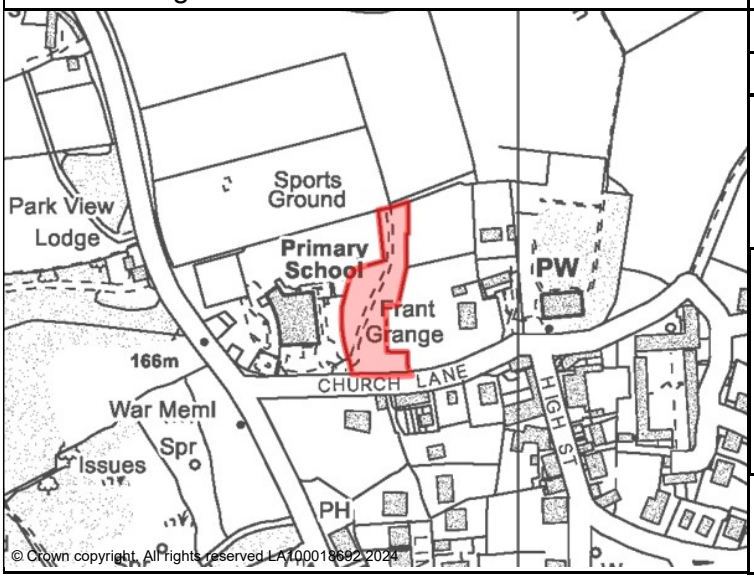
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 528/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land between Forest Road and Benhall Mill Road, Tunbridge Wells
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.11 Site area (ha) Net: 0

Reasons: The site comprises of an irregular shaped vacant woodland to the north of Benhall Mill Road on the southeastern edge of Royal Tunbridge Wells. The site sits to the south of an existing railway line and to the north of a public right of way that leads to Forest Road in the northwest. The adjacent site to the southeast (SHELAA reference 126/1610) has recently had a resolution to approve 159 (net) dwellings, so the site will be bordered by residential development to north and south. The site has significant level changes as it moves from west to east (toward the rail tunnel) and it is not considered that the site can be easily accessed by vehicles through adjacent sites. The site is located within the Tunbridge Wells South-East assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The site is also heavily wooded and adjacent to a Local Wildlife Site to the west, so the site has both ecological and amenity importance that is publicly accessible through the Public Right of Way. It is considered that the loss of such woodland, coupled with access constraints, render this site unsuitable for housing development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

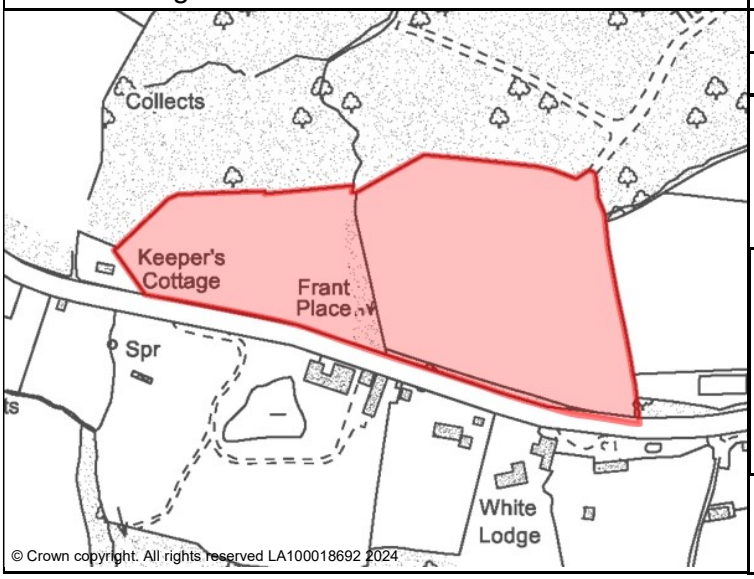
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 581/2030
	Settlement: Frant Parish: Frant Address: The Glebe Land, Church Lane, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.38 Site area (ha) Net: 0

Reasons: The site comprises of an irregular shaped vacant scrubland situated in a central village location between the primary school and Frant Grange. The site has an existing suitable access due to the location of the primary school to the west. Residential properties surround the site to the south and east. The levels of the site fall east to west from Frant Grange towards the school and the effect of this means the site here is in part higher than Church Lane and the school. The site is within the High Weald National Landscape and is within the Frant Assessment Unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of high landscape sensitivity to residential development. The site itself was assessed in the 2023 Landscape Sensitivity Assessment as having a moderate sensitivity to residential development, in part due to its flat topography, mown lawns and only have a few defining characteristic of the High Weald National Landscape, which includes a dark landscape, scenic beauty and glimpsed long views northwards at the north of the site. The site is adjacent to the Frant conservation area which could be harmed through new development in this location. The site serves as the primary vehicular access to playing fields that are located to the north of the site and form SHELAA site 599/2030. Therefore, development of this site is unsuitable unless it can be demonstrated that an alternative vehicular access can be provided to those playing fields.

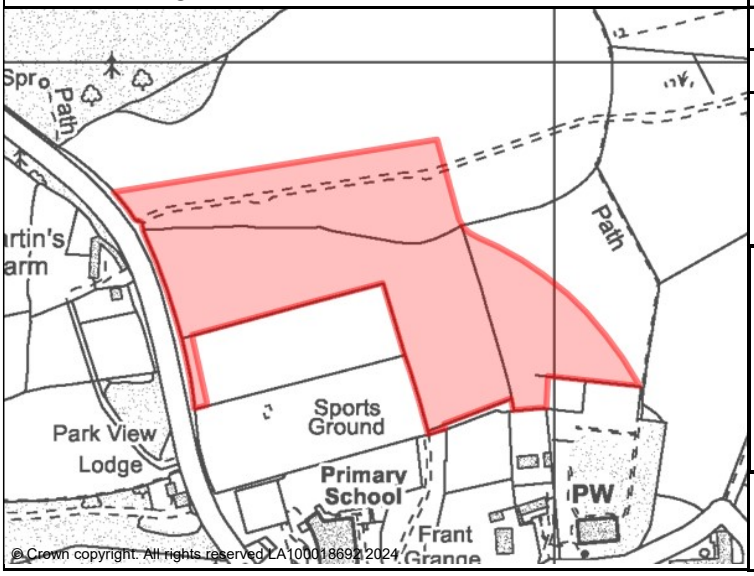
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 586/2030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Frant Parish: Frant Address: Land north of Wadhurst Road, Sleeches Cross, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.9 Site area (ha) Net: 0

Reasons: The site comprises of a paddocks and grazing land located in the countryside to the southeast of Frant and to the north Wadhurst Road (B2099). Ancient woodland bounds the sites northern boundary in its entirety. The site is remote from local services and facilities and disconnected from the boundary and built-up area of Frant. The site is in a rural location within the High Weald National Landscape and development would be out of keeping with and have a detrimental impact upon the rural character and appearance of the high-quality countryside to the south of Frant. The site is within the Frant Assessment Unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of high landscape sensitivity to residential development.

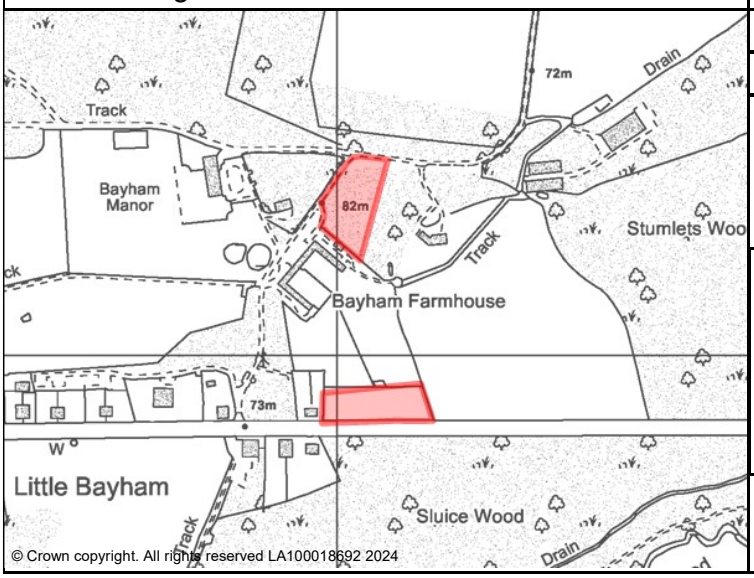
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 599/2030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Frant Parish: Frant Address: Land to the north and east of Frant Primary School, Frant Road, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.86 Site area (ha) Net: 0

Reasons: This is a substantial site comprising of vacant scrubland to the north of the village

of Frant and east of Frant Road (A267). A public right of way crosses through the southeastern corner of the site from north to south. Frant Primary School and playing fields are located to the south of the site. The levels of the site fall east to west with the eastern part of the site higher than Church Lane and the school. Ancient woodland (Chase Wood) does limit distant views to the north. Development of the site would be out of keeping with the rural nature of the surrounding land. The site is within the High Weald National Landscape and is located within the Frant Assessment Unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of high landscape sensitivity to residential development. Housing development of this scale would have an unjustified impact on the character and appearance of the landscape. The site sits beside the Frant Conservation Area to the south, which contains a number of listed buildings, and this historic setting could be harmed through new development.

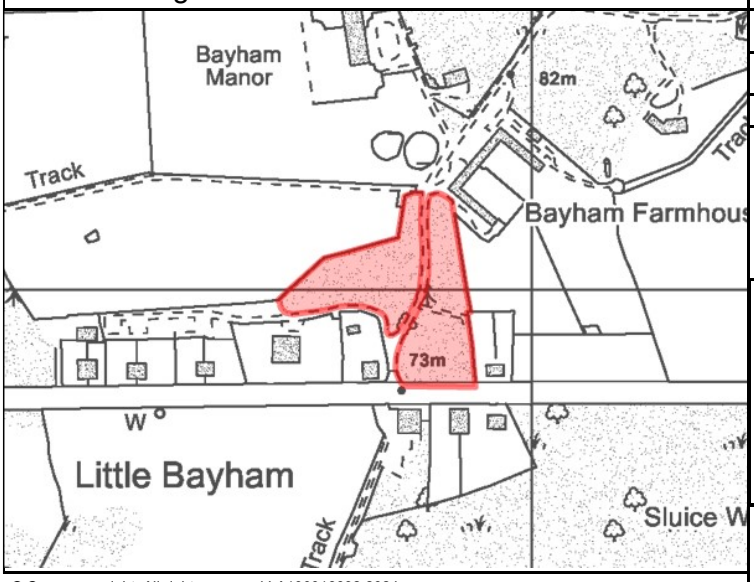
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 630/1630
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Bells Yew Green Parish: Frant Address: Land north and east of Home Farm Cottages, Little Bayham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.81 Site area (ha) Net: 0

Reasons: The site comprises two separate parcels of land which form part of the grounds of Bayham Abbey located at Little Bayham. This is an isolated rural site, remote from public transport, local services and facilities. The site is within the High Weald National Landscape and development would have an unjustified impact on the high-quality character and appearance of the landscape. Both sites are heavily wooded and are adjacent to ancient woodland and therefore development would be constrained to provide appropriate buffers for the woodland and would result in overall loss of green infrastructure and biodiversity. The site is located within the grounds of Bayham Abbey, which is Grade II listed historic park and garden and residential development is likely to have a detrimental effect on the setting of this heritage asset.

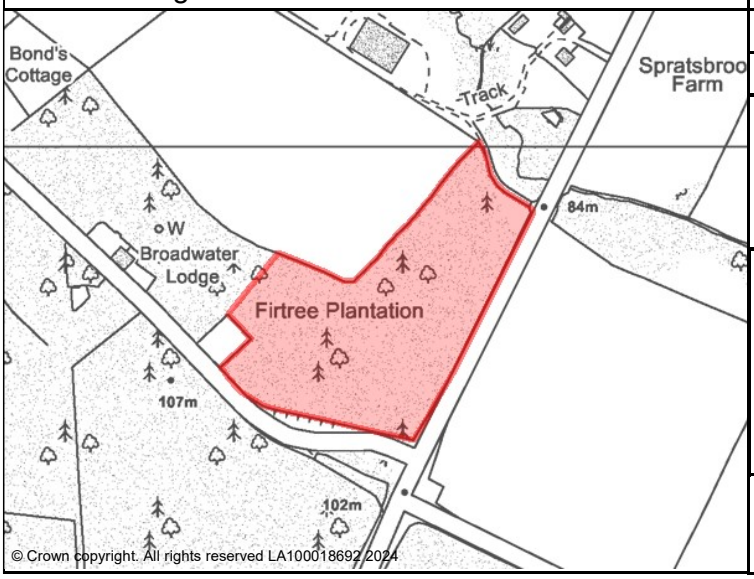
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 631/1630
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Little Bayham (Other 1630) Parish: Frant Address: Land west of Home Farm Cottages, Furnace Lane, Little Bayham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.95 Site area (ha) Net: 0

Reasons: The site comprises of two land parcels that predominately include woodland to the north B2169. This is an isolated rural site, remote from public transport, local services and facilities. The site is within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape. The site is located within the grounds of Bayham Abbey, which is Grade II listed historic park and garden and residential development is likely to have a detrimental effect on the setting of this heritage asset.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

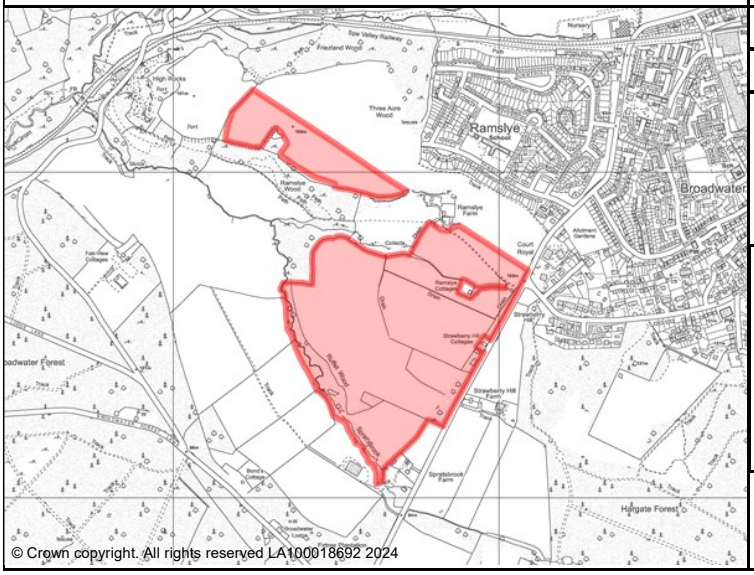
Plan showing whole extent of submitted site	Site Reference: 663/1610
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Tunbridge Wells Parish: Frant Address: Land north of Broadwater Forest Lane, Tunbridge Wells Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 6.6 Site area (ha) Net: 0

Reasons: The site is located to the south of Tunbridge Wells and to the west of Eridge Road (A26). The southern part of the site comprises of dense woodland and the northern part of the site is comprised of farm buildings associated with

Wealden SHELAA Unsuitable Sites Summary

Spratsbrook Farm to the north. The site is exposed within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape. Development would have a significant impact on this landscape, which extends south from the urban edge of Tunbridge Wells. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Royal Tunbridge Wells. A Grade II listed building (Spratsbrook Farmhouse) is located on site and development would likely be detrimental to its setting. Ancient woodland (Ruffet Wood) bounds the northwestern boundary and slightly extends into the site in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

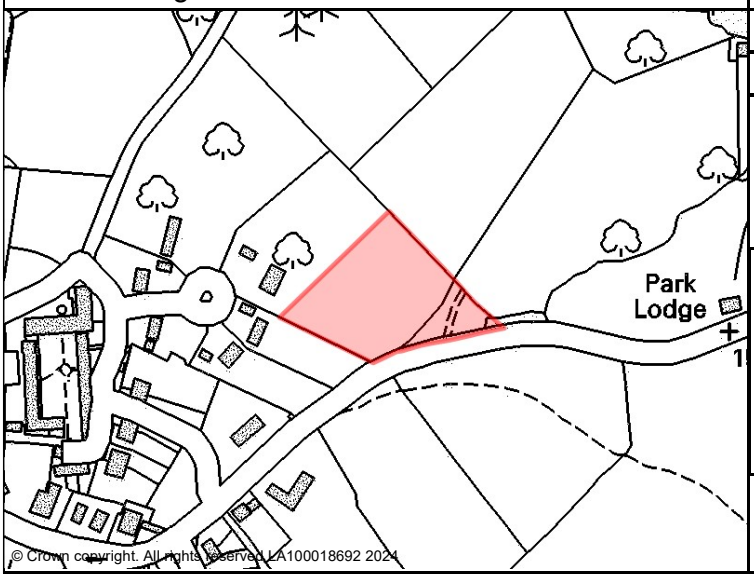
Plan showing whole extent of submitted site	Site Reference: 729/1610
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Tunbridge Wells Parish: Frant Address: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 39.69 Site area (ha) Net: 0

Reasons: This is a substantial site that includes land to the north, which is within Tunbridge Wells Borough administrative area. This land is currently allocated within the Tunbridge Wells Borough Submission Local Plan (2021) for 120 (net) dwellings (land to the south of Ramslye Road). The land allocated is relatively well screened within the landscape and closely relates to Royal Tunbridge Wells settlement and is at crest ridge, which lowers its landscape sensitivity.

The area of the site within Wealden District is visually prominent within the wider landscape and development this site will extend development beyond the ridge crest, which largely defines the settlement pattern to the Tunbridge Wells, into a landscape that forms the rural context to the south of Tunbridge Wells. The part of the site adjacent to the scheduled ancient monument and SSSI (the High Rocks) has extensive tree coverage and ancient woodland making this area unsuitable for development as suitable buffering could not be achieved. The site is exposed within the High Weald National Landscape and the 2023 Landscape Sensitivity Assessment 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). There are a number of characteristics that site shares with the High Weald National Landscape that

includes its undulating topography, a mixed field pattern and mature hedgerows and trees at site boundaries. Given the above, the development of the entire site in Wealden District would have a significant harmful impact on this National Landscape, which extends south from the urban edge of Tunbridge Wells. It should be noted that there are a number of listed buildings on site, or adjacent to the site that could also be harmed through new residential development.

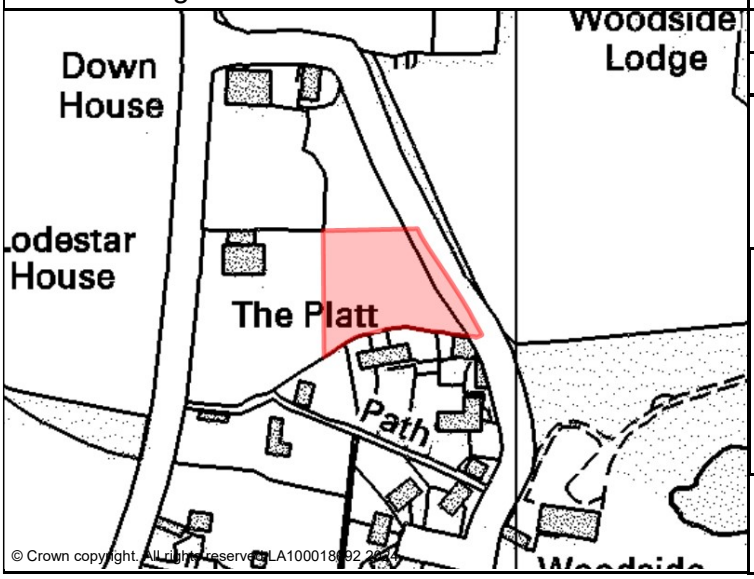
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 733/2030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Frant Parish: Frant Address: Land north of Bells Yew Green Road, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.77 Site area (ha) Net: 0

Reasons: This site comprises a grass field with some mature in-field trees on the edge of the built-up area of Frant and to the north of Bells Yew Green Road. The prevailing character of the area is that of large-detached modern residential properties on sizeable plots (Sellbourne Park to the north). The site as currently submitted would not be able to deliver a vehicular access onto Bells Yew Green Road (this would require the removal of mature trees along the Bells Yew Green and level changes) and it also unlikely to achieve a vehicular access from Sellbourne Park without the removal of dwelling in this location (i.e. third-party land). The site is located within the High Weald National Landscape and sits within the Frant assessment unit of the 2023 Landscape Sensitivity Assessment, which confirms this area to be highly sensitive to residential development. The topography in this location is undulating and falls away to the Bells Yew Green Road, as well as the site containing mature trees on the boundary and in the filed itself. The development of this site would have an unjustified impact on the character and appearance of the landscape to the east of Frant.

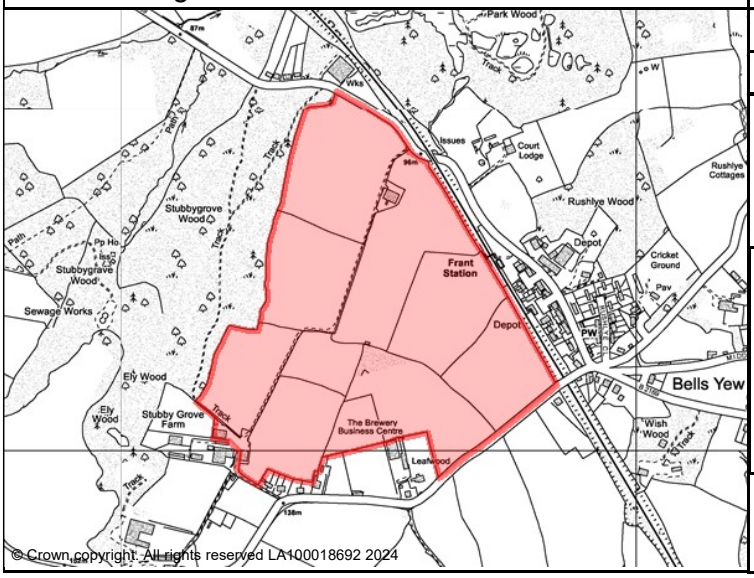
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 738/2030
	Settlement: Frant Parish: Frant Address: Land at Hunthill House, Mayfield Road, Frant Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.31 Site area (ha) Net: 0

Reasons: The site comprises of a paddocks located to the south of Frant and to the west of Down Lane. The site is situated in an isolated location, visually and functionally separated from any nearby settlement and therefore remote from local services, amenities and public transport. The site is wholly contained within the High Weald National Landscape and development would be out of keeping with and have a detrimental impact upon the high-quality landscape to the south of Frant. Down Lane to the east of the site is unsuitable to serve as a vehicular access to the site, as it is a narrow single lane access track that would require significant upgrading to accommodate new residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 937/1750
	Settlement: Bells Yew Green Parish: Frant Address: Court Lodge Farm, B2169, Bells Yew Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 30.3 Site area (ha) Net: 0

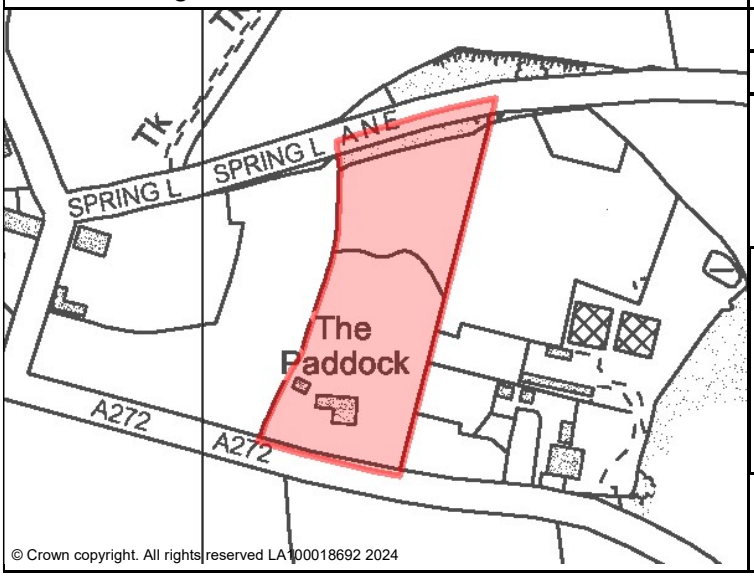
Reasons: The site is comprised of agricultural land located to the south of Bayham Road at Bells Yew Green. This is an extensive site which is isolated and remote from local

services and facilities, particularly at the south and western portions of the site, albeit the site borders Frant train station to the north and east that provides opportunities to access sustainable transport (main line rail station to London). A small northern part of the site achieved planning permission for the conversion of an agricultural barn into 5 (net) dwellings under planning reference WD/2018/1007/F and these have since been completed.

The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The site is exposed within the High Weald National Landscape and has far reaching views across the landscape, occupying an elevated position along a valley side. Development on this site would not only be out of keeping with the surrounding area but it would have an unjustified impact on the character and appearance of the wider attractive and high-quality landscape. The western border of the site is ancient woodland (Stubbygrove Wood) and therefore there is potential for new development to harm this ecological feature. In addition, Frant rail station is a Grade II listed building and there would be potential to harm the setting of this historic asset.

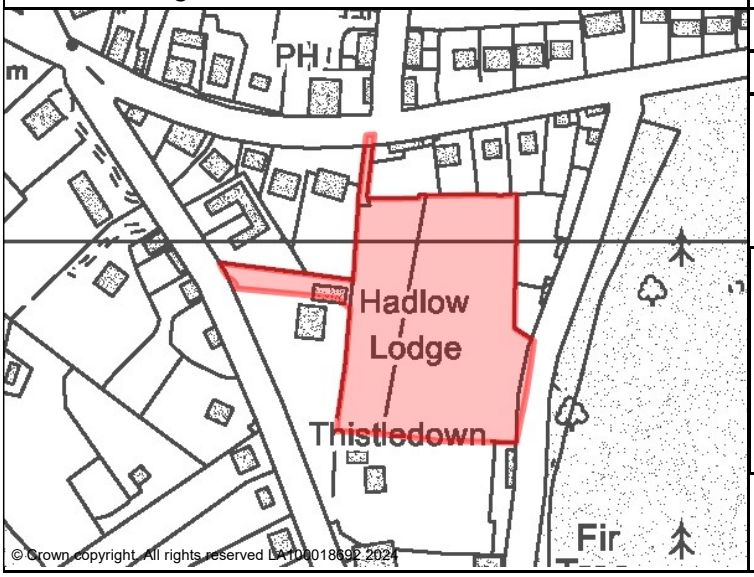
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1192/1980
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Five Ashes Parish: Hadlow Down Address: Land south of Spring Lane, Five Ashes Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.21 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, associated outbuilding and garden located in the countryside to the southwest of Five Ashes and to the north of the A272 and south of Spring Lane. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Five Ashes. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Five Ashes, which is undulating in this location. The site is unlikely to achieve a suitable vehicular access due to how the A272 bends towards the east of the site, which will impact upon visibility splays, particularly given the speed of the highway in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

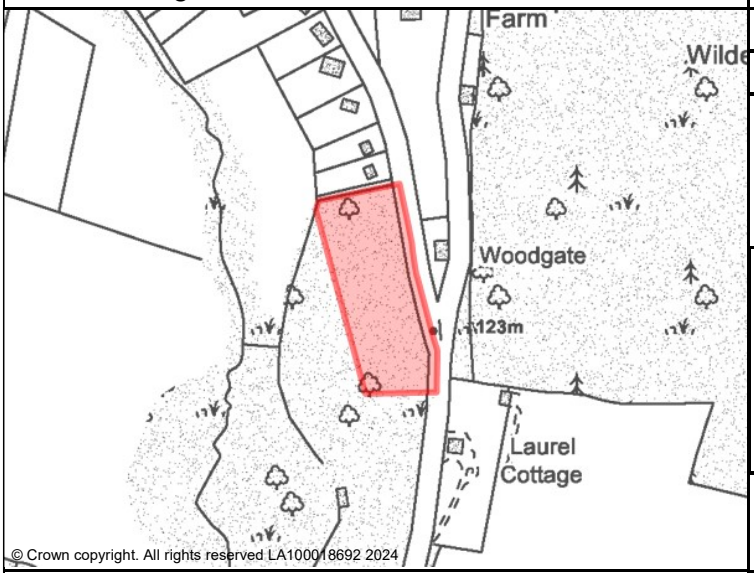
Plan showing whole extent of submitted site	Site Reference: 690/2050
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hadlow Down Parish: Hadlow Down Address: Land rear of Hadlow Lodge, Wilderness Lane, Hadlow Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.17 Site area (ha) Net: 0

Reasons: The site is comprised of a garden, disused tennis court, swimming pool and a

Wealden SHELAA Unsuitable Sites Summary

paddock located in the centre of Hadlow Down and to the west of Wilderness Lane and the south of the A272. The site as submitted cannot be provided with a suitable vehicular access to the A272 to serve housing development that would require third party land and Wilderness Lane is too narrow for additional vehicular traffic. The site is wholly located within the High Weald National Landscape.

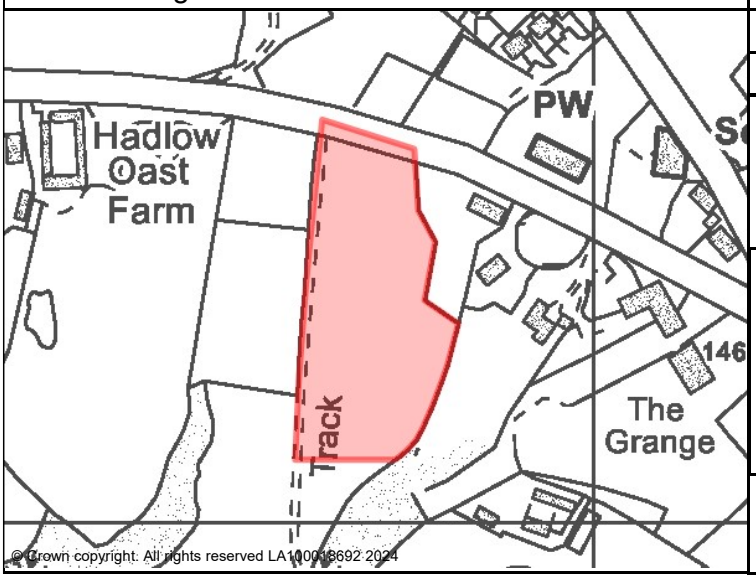
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 735/2050
	Settlement: Hadlow Down Parish: Hadlow Down Address: Land adjacent to The Chestnuts, Wilderness Lane, Hadlow Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.88 Site area (ha) Net: 0

Reasons: The site is comprised of woodland to the west of Wildnerness Lane that is detached from the centre of Hadlow Down and is therefore isolated from services and amenities. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside and would require significant loss of trees/hedgerows. The site as submitted cannot be provided with a suitable vehicular access to serve housing development and Wilderness Lane is too narrow for additional vehicular traffic. The southern part of the site is next to the road junction for Wilderness Lane that comes to a confluence at this point, so this would also make difficult to position a new vehicular access for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 778/2050
	Settlement: Hadlow Down Parish: Hadlow Down Address: Land at Waste Wood, Main Road, Hadlow Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.05 Site area (ha) Net: 0

Reasons: The site is comprised of a vacant field located to the south of the A272 and to the west of Hadlow Down. The part of the site fronting ono the A272 is in close proximity to a Grade II listed building (Parish Church of St Marks) and could impact the setting of the listed building. The site is detached from the centre of Hadlow Down and is therefore isolated from existing services, facilities and public transport. The site is wholly located within the High Weald National Landscape. Any development would have a detrimental impact on a number of mature in-field trees present within the site's boundaries.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

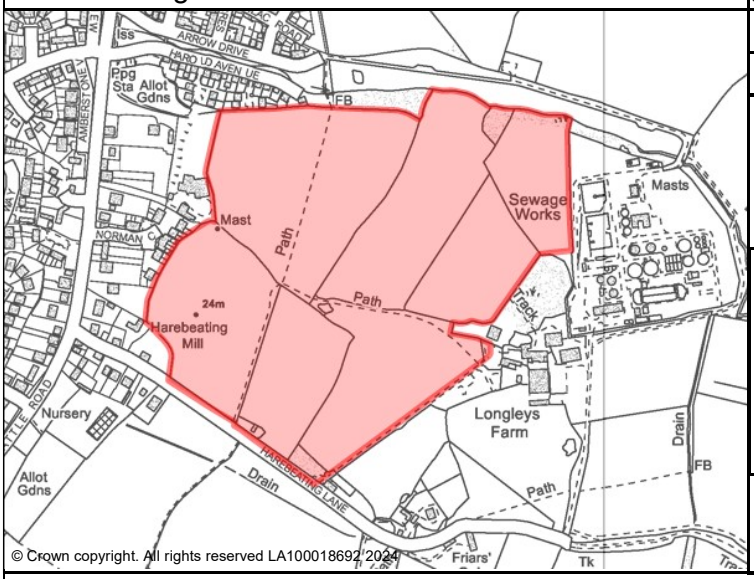
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1048/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at The Paddocks, South Road, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.32 Site area (ha) Net: 0.8
Delivery Yr 1-5: 8	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 8

Reasons: The site is formed of amenity land and a paddock associated with an existing residential dwelling (named the Paddocks), which is outside of the SHELAA submission. The site is located directly northeast of the Eagles Roundabout which connects the A22 to South Road (A295), adjacent to the south-western edge of Hailsham. A dwelling, Poole Farm House, is a Grade II Listed Building and is located on the north eastern boundary. Vehicular access to the site is currently provided from South Road, however, the site has previously been granted planning permission for three (net) dwellings under planning reference WD/2018/2680/RM, which includes the creation of a new vehicular access on the site's eastern boundary, albeit that this has not yet been implemented. A transport assessment would be required to establish whether this new access would be suitable to serve a larger quantum of development, given its close proximity to the Eagles roundabout. A newly completed residential development bounds the site to the north and achieved full planning permission under planning reference WD/2013/1855/FA. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, as the site is generally enclosed from view, contains a substantive electricity pylon, and is located adjacent to the A22 that reduces tranquillity in the area. As stated above, the site is well enclosed by existing vegetation, which should be protected and enhanced as part of any future development. The noise generated from the A22 to the west would require mitigation as part of the design of any scheme and would reduce the net developable area. A large pylon is also present within the western portion of the site, which will also need to be considered in the design of any future development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

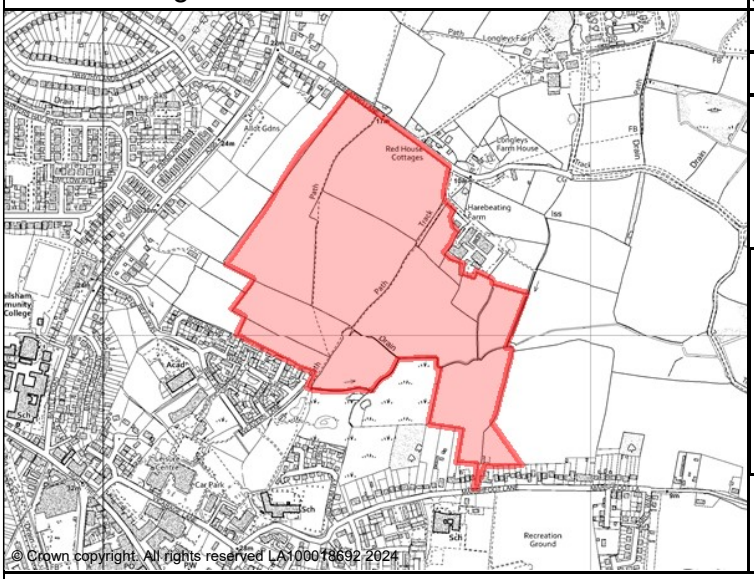
Plan showing whole extent of submitted site	Site Reference: 135/1310
	Settlement: Hailsham Parish: Hailsham Address: Land south of A271 and north of Harebeating Lane, Hailsham (Site B) Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 16.09 Site area (ha) Net: 9.2
Delivery Yr 1-5: 100 Delivery Yr 6-10: 80 Delivery Yr 11+: Total Capacity: 180	

Reasons: The site is situated at the northeast fringe of Hailsham and lies in a semi-rural area, surrounded to the north and east by extensive pasture, beyond which is the open landscape of the Pevensey Levels and to the west by existing residential development along Battle Road. The site is comprised of a number of fields of grazing/pasture with hedgerows and mature trees along field boundaries. The Pevensey Levels SAC and Ramsar Site sits to the east of the site. A dwelling, Longley Farmhouse is Grade II listed and is located to the east of the site and Whiteoaks and Harebeating Windmill, both Grade II listed, are located to the west. The centre of the site is crossed by a public right of way travelling north to south with another running east to west along the southern boundary. The site contains a small pond to the centre, is crossed by overhead wires and has a telecommunication mast on the western edge. Both the sites southern and northern parts slope towards the centre of the site to form a ridge. This part of the site is significantly exposed with long distance views provided across much of the surrounding landscape, including long views to Grade I listed church of St Mary Virgin in the historic core of Hailsham. The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to residential development. The assessment confirms that the western parts of the site are more visually enclosed within the wider landscape and have a greater relationship with the existing settlement edge. Therefore, development should be located on those parts of the site, as well as being away from the ridge in the central part of the site to avoid long views to historic core of Hailsham. The developable area has been reduced accordingly as any development would need to protect the landscape character and ecological value of the Pevensey Levels. The site is also bounded by a sewage treatment works to the northeast and odour mitigation for a residential development of this nature may not be possible, particularly in the northern and eastern part of the site. The western part of the site was subject to a planning application (WD/2014/2617/MEA) for 135 (net) dwellings, but this was later withdrawn by the applicant. It is understood that the costs associated with the development of the site including odour mitigation may be a prohibiting factor. The site, in addition to neighbouring SHELAA site 328/1310 is subject to an

Wealden SHELAA Suitable Sites Summary

ongoing outline application for up to 180 (net) dwellings under planning reference WD/2023/1684/MAO.

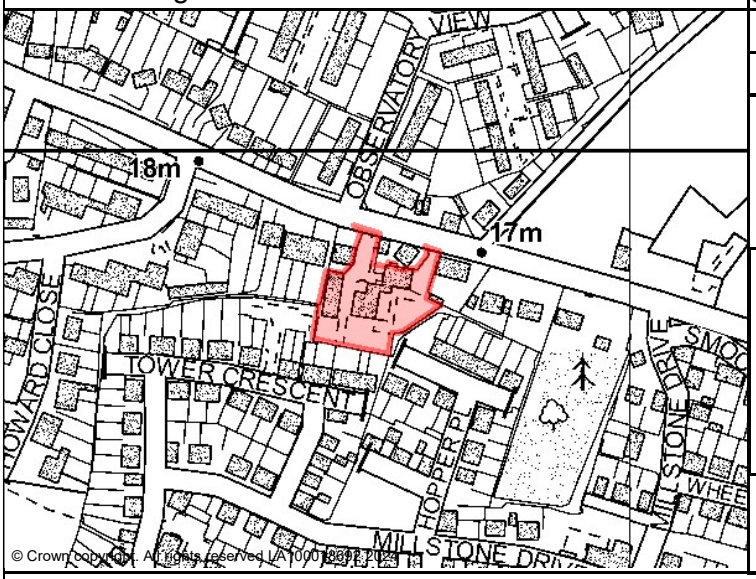
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 197/1310
 © Crown copyright. All rights reserved LA100018632 2024	Settlement: Hailsham Parish: Hailsham Address: Land east of Battle Road, Harebeating Lane, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 24.38 Site area (ha) Net: 12.5
Delivery Yr 1-5: 100 Delivery Yr 6-10: 200 Delivery Yr 11+: Total Capacity: 300	

Reasons: This is a substantial site comprising of several fields used for agricultural purposes. The topography is undulating but slopes towards the Pevensey Levels. The site is located to the east of the existing built up area of Hailsham in a rural area and is surrounded to the north and east by extensive pasture, beyond which is the Pevensey Levels. Development would be unsuitable on the eastern part of the site located within flood zone 3. Much of the site is widely visible due to its elevated position in the landscape. The western edge of the site adjacent to Battle Road is less visually sensitive due to its association with the existing built edge along the road. The north Hailsham waste water treatment works are located to the north of the site and further odour assessment would be required to determine any impact on proposed development and any mitigation measures incorporated into ant design. Harebeating Farmhouse (Grade II listed) is located adjacent to the eastern boundary of the site and any impact on the setting should be taken into account in any development scheme. Further transport assessment would be required to establish suitable vehicular and pedestrian access to the site and the impact any development would have on the wider highways network and Hailsham Town Centre.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

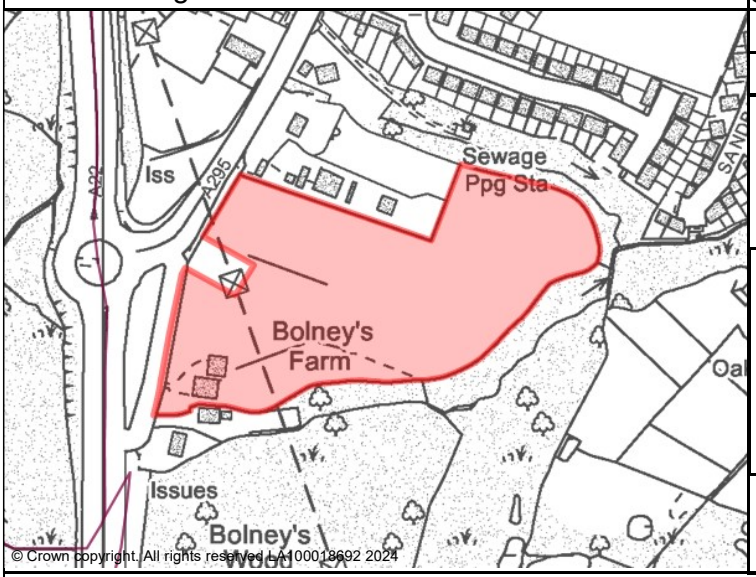
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 294/1310
	Settlement: Hailsham Parish: Hailsham Address: Hamlins Mill, Mill Road, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.24 Site area (ha) Net: 0.24
Delivery Yr 1-5: 6 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 6	

Reasons: The site comprises of commercial workshops located adjacent to the urban edge of east Hailsham and to the south of Mill Road. The land to the south of the site was granted planning permission under reserved matters for 165 dwellings under planning reference WD/2017/1708/MRM, which has now been constructed. Structural landscaping would be required to reinforce boundary screening and to protect the amenities of surrounding residential dwellings. The site would appear to be able to create an improved vehicular access suitable to serve the site. Development of this site would involve the loss of the existing employment land, the need for which would be required to be assessed by the Council against development plan policy and as part of the Local Plan.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

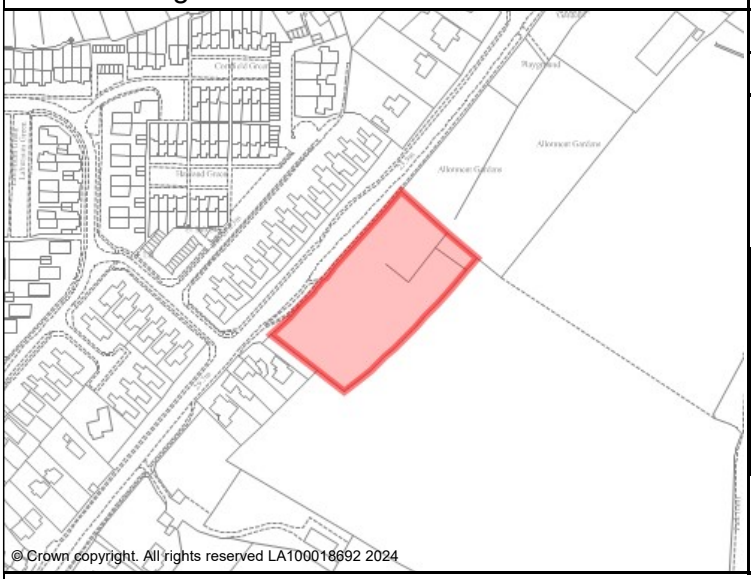
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 305/1310
	Settlement: Hailsham Parish: Hailsham Address: Bolneys Farm, South Road, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 3.57 Site area (ha) Net: 2.51
Delivery Yr 1-5: 60	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 60

Reasons: The site comprises of agricultural fields and buildings located to the east of the Eagles roundabout that connects the A22 with the A295, adjacent to the southwestern edge of Hailsham. A significant constraint to development of this site is the lack of a suitable vehicular access point onto the A295, due to traffic speeds and the proximity of the existing roundabout. The site would not be able to form an access directly onto the A22 as this would not be feasible. Further assessment would be required to establish whether a suitable vehicular access could be achieved to service development on this site, particularly from the A295 (South Road) on its north-western boundary. This would need to be considered in terms of its compatibility with the Major Road Network (MRN) works on the Eagles Roundabout also. East Sussex Highways note that additional bus stops would be required closer to the site to support sustainable transport modes. The 2023 Landscape sensitivity Assessment states that this site has low to moderate sensitivity to residential development in part due to its enclosed character and proximity to the A22 and Hailsham. However, ancient woodland is located adjacent to the sites southern, eastern and northern boundaries and a suitable buffer would be required. Furthermore, existing vegetation and hedgerows on site boundaries should be retained and enhanced to ensure their continued contribution to the existing green infrastructure network to the south of Hailsham. The presence of high voltage electricity pylons bisecting the site from southeast to northwest should also be considered as part of the design of any scheme. The existing landscape buffering on the site should be protected and enhanced to reinforce existing field boundaries.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

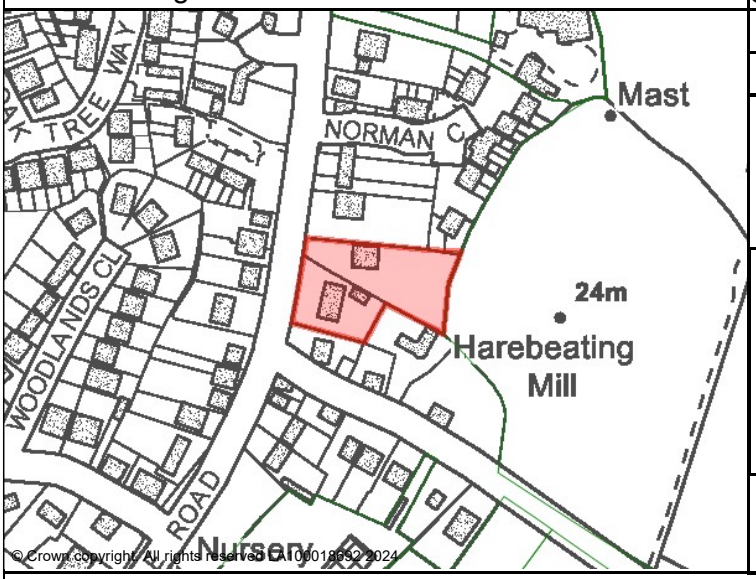
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 313/1310
	Settlement: Hailsham Parish: Hailsham Address: Land adjacent Pattenden Farm, Battle Road, Hailsham Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.69 Site area (ha) Net: 0.69
Delivery Yr 1-5:	Delivery Yr 6-10: 15 Delivery Yr 11+: Total Capacity: 15

Reasons: The site comprises of a small parcel of agricultural land to the east of the urban fringe of Hailsham and to the east of Battle Road. The site is well located in relation to services and facilities in Hailsham. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and therefore some mitigation measures and careful scheme design would be required if development were to come forward. This would include the retention and enhancement of a number of hedgerows and trees located within the site and along its boundaries. Vehicular access could be achieved from Battle Road. A full transport assessment, to include modelling, would be required to assess the impact of the development. Development of this site would also need to take account of the likely impact of road noise and include necessary mitigation in the design and layout of the scheme. Other sites in the immediate vicinity have been identified in the SHELAA as suitable and this site could be considered comprehensively with those other sites. The site has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 521/1310) for 95 net dwellings under planning reference WD/2019/2685/MAJ that is pending a decision.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

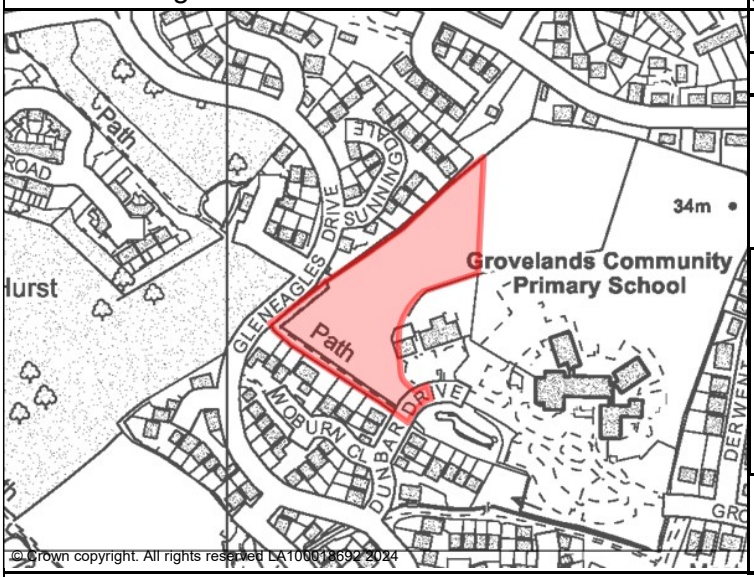
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 328/1310
	Settlement: Hailsham Parish: Hailsham Address: 150 and 152 Battle Road, Hailsham Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.32 Site area (ha) Net: 0.32
Delivery Yr 1-5:	Delivery Yr 6-10: 5 Delivery Yr 11+: Total Capacity: 5

Reasons: The site comprises of a dwelling and garden located within the built-up area of Hailsham, adjacent to Battle Road. Other SHELAA sites have been submitted adjacent to the site and development of this site should be comprehensively brought forward with those sites. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development in part due to its location on the settlement edge and existing development on site. If development were to come forward, the trees on the northern and eastern boundaries would need to be protected as part of any scheme. A dwelling, Harebeating Mill, is Grade II Listed and is located to the south of the site, therefore its setting should be considered as part of any development. The overhead lines which cross the site would also need to be diverted or placed underground. The site, in addition to neighbouring SHELAA site 135/1310 is subject to an ongoing outline application for up to 180 (net) dwellings under planning reference WD/2023/1684/MAO.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

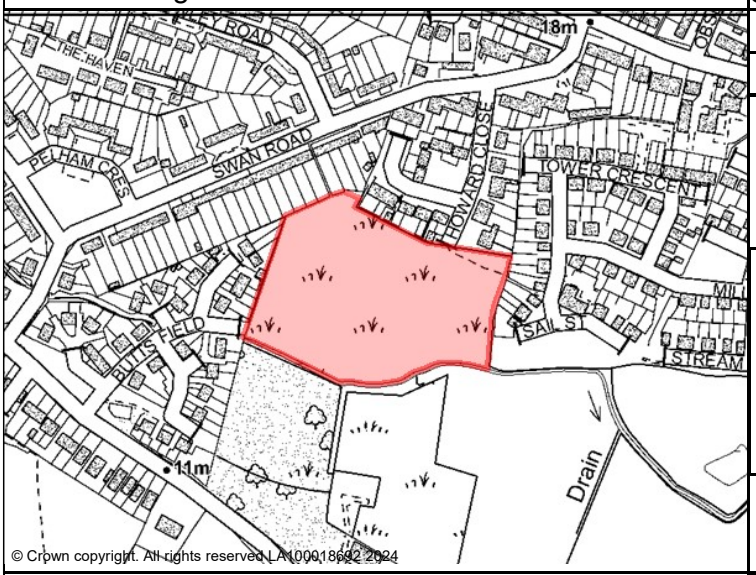
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 384/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.1 Site area (ha) Net: 1.1
Delivery Yr 1-5: 40	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 40

Reasons: The site comprises of open space (known as Sunningdale Close Field) to the north and west of Grovelands Primary School that is situated to the west of Hailsham. This site previously achieved outline planning permission for up to 40 residential (net) dwellings under planning reference WD/2016/0348/MAO, but this has since lapsed. The site is situated within the existing development boundary of Hailsham and lies in close proximity to public transport, services and amenities. The retention of trees and hedgerows which currently screens the site should be retained as part of any scheme, particularly those that are protected by a TPO along Gleneagles Drive. There is currently no vehicular access to the site, however, this can be achieved as previously demonstrated in the approved planning permission. The loss of this open space would need to be carefully considered in the context of the Local Plan process but has previously been agreed to be released as part of the approved planning permission.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

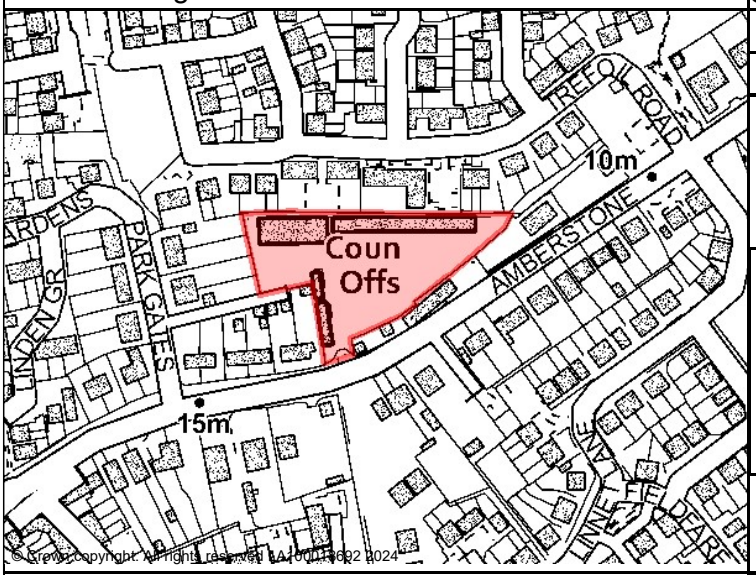
Plan showing whole extent of submitted site	Site Reference: 454/1310
 © Crown copyright. All rights reserved LA 100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Land south of Howard Close, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.8 Site area (ha) Net: 1.4
Delivery Yr 1-5: 40	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 40

Reasons: The site comprises of grassland (with some trees) lying in a semi-rural landscape on the southern edge of Hailsham and to the south of Howard Close. The site formed part of an outline planning application for 140 (net) dwellings under planning reference WD/2018/2708/MAO with SHELAA sites 724/1310 and 052/1310 to the south, but this was withdrawn by the applicant. The site is located adjacent to existing residential development and further housing would have limited impact on the wider landscape. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, in part due to its proximity to Hailsham and the site being influenced by existing urban fringe and commercial activities. If development were to come forward, existing vegetation on site should be retained where possible and the scheme should be carefully designed to consider the sites relationship with surrounding existing development.

A transport assessment would be required to assess whether a suitable access could be created via the existing estate development (using Butts Field or Howard Close), but it is considered there are options to achieve this. A water course runs above ground to the west side of the site and runs to the south, forming the sites southern boundary. The southern part of the site is at risk of surface water flooding, therefore a suitable drainage system would be required as part of any development to overcome this constraint. A further assessment would be required to assess odour impact from the wastewater treatment works which is also located beyond the site's southern boundary. It is noted that the planning application was withdrawn with objections on odour impact still outstanding, but this related to the sites to the south and east of 454/1310, particularly given that residential development has been approved and built to the east of this SHELAA site. Given the above, the site is considered suitable.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 461/1310
	Settlement: Hailsham Parish: Hailsham Address: Amberstone Council Depot, Amberstone, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.58 Site area (ha) Net: 0.58
Delivery Yr 1-5: 15 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 15	

Reasons: The site is comprised of brownfield land used as a council depot to the north of Hailsham with access from the A271. There are pylons running along the southern boundary of the site, which will need to be considered as part of any schemes design. It is likely that intrusive ground investigation will be required to understand what remediation works may be required to remove any contamination from the site arising from its current use. Development of this site for housing would involve the loss of the existing employment land, the need for which would need to be assessed by the Council against development plan policy and as part of the local plan process. The site is not considered available for redevelopment in the short term given the existing use of the site and it being key to delivering waste and refuse services for Wealden District Council.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

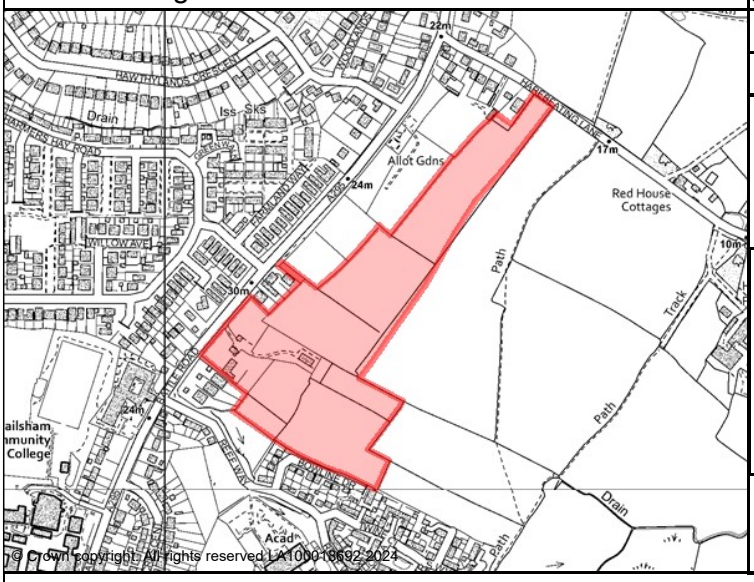
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 470/1310
	Settlement: Hailsham Parish: Hailsham Address: Fire Station, Victoria Road, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.15 Site area (ha) Net: 0.15
Delivery Yr 1-5: 10 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 10	

Reasons: The site is located within Hailsham Town Centre, to the west of Victoria Road and is currently used as a fire station. As the site is bounded on all sides by existing development, the scale and design of surrounding buildings would need to be carefully considered in any scheme proposal. The site is also bounded by the Hailsham Conservation Area to the west, the character of which should therefore be considered as part of any scheme proposal. A suitable vehicular access exists to the site from Victoria Road. Due to the nature of surrounding uses, there may be a need to undertake mitigation measures in relation to the demolition of the existing fire station and training tower on the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 521/1310
	Settlement: Hailsham Parish: Hailsham Address: Land to the east of Battle Road, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 6.45 Site area (ha) Net: 5.02
Delivery Yr 1-5: 100 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 100	

Reasons: The site comprises of a series of agricultural fields and an existing residential dwelling and garden located adjacent to the urban edge of Hailsham, to the east of Battle Road and is close to the Town Centre and associated amenities. Two Grade II listed buildings, Yew Tree Cottage and Harebeating Windmill, are located to the southwest and northwest of the site and their setting should be considered as part of the design of any scheme. The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to residential development. The site is relatively exposed in longer distant views, particularly along the southern part of the site. The Pevensey Levels Ramsar Site and SAC is to the east of the site and therefore any development would need to ensure that its ecological value is protected. The northern part of the site is within 500 metres of the Hailsham North Waste Water Treatment Works and further investigation would be required to assess any impact upon amenity, together with mitigation measures if required. Although the site is currently accessible from both Harebeating Lane and Battle Road, vehicular and pedestrian access would need to be improved to accommodate the scale of development envisaged, with vehicular access from Battle Road. A full transport assessment, to include modelling, would be required to assess the impact of development. There is potential to access the site over adjacent third-party land which has been identified in the SHELAA and the current planning application. Other potential housing sites in the immediate vicinity have been identified as suitable in the SHELAA and this land could be considered comprehensively with those other sites, including access points onto Battle Road. The vast majority of the site, excluding the existing residential dwelling and associated curtilage is subject to a live full planning application for 95 dwellings under planning reference WD/2019/2685/MAJ with a proposed vehicular access from Battle Road (SHELAA site 313/1310).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

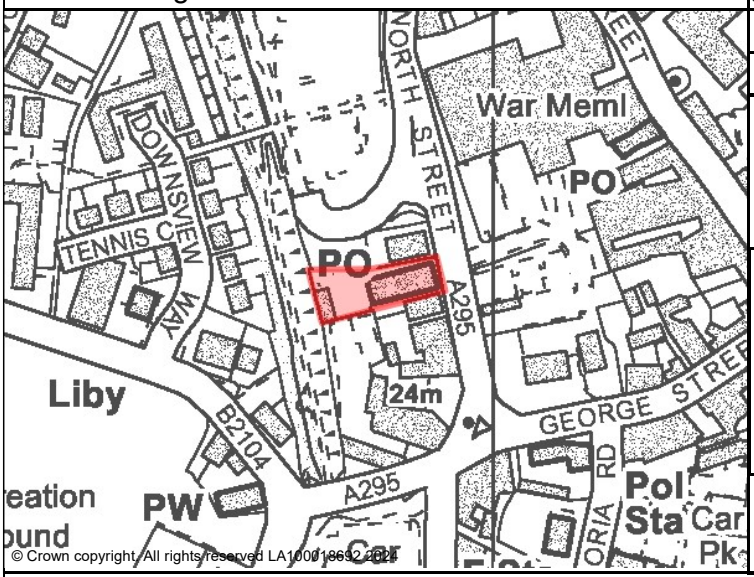
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 524/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Harebeating Nursery, Harebeating Lane, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.51 Site area (ha) Net: 0.51
Delivery Yr 1-5: 10	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 10

Reasons: The site comprises of greenfield land and a small number of outbuildings associated with a former horticultural nursery located to the south of Harebeating Lane. The site is in a sustainable location, visually and functionally well connected to the settlement of Hailsham and its associated facilities, amenities and public transport. The site is currently accessible from Harebeating Lane, however, a transport assessment, to include modelling would be required to assess the impact of development and whether the lane can be upgraded, and a suitable access can be achieved. There may be the potential to access the site over adjacent third-party land which has also been identified in the SHELAA under reference 521/1310. Some contamination may exist on the site given the site's former horticultural nursery use, which may require investigation together with remediation measures. The Hailsham North Sewage Treatment Works lies to the northeast of the site and further investigation would be required to assess any impact upon amenity, together with mitigation measures if required. Other potential housing sites in the immediate vicinity have been identified as suitable in SHELAA and this land could be considered comprehensively with those other sites. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity as the site is well enclosed, with residential development on both sides, which reduces rural character and development here would have minimal visual impact on the wider landscape. However, additional screening would be required on the northeastern boundary to protect the residential amenity of existing dwellings.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

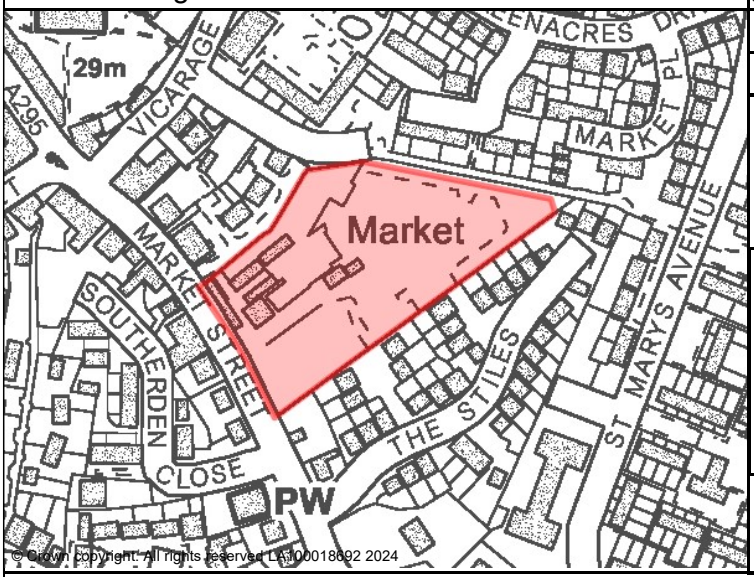
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 621/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Hailsham Delivery Offices, 11 North Street, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.14 Site area (ha) Net: 0.14
Delivery Yr 1-5: 8 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 8	

Reasons: The site currently comprises of the Royal Mail delivery offices and is located within Hailsham Town Centre. The site is in a highly sustainable location for development and benefits from close proximity to existing services, amenities and public transport available in Hailsham. The site has the potential to be well integrated into the existing settlement and development would not be harmful to the wider landscape. A suitable vehicular access already exists to the site from North Street and could be improved through redevelopment. The site is bounded by the Hailsham Conservation Area to the south, the character of which should therefore be considered as part of any development. The development of this site for residential uses would involve the loss of existing employment land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

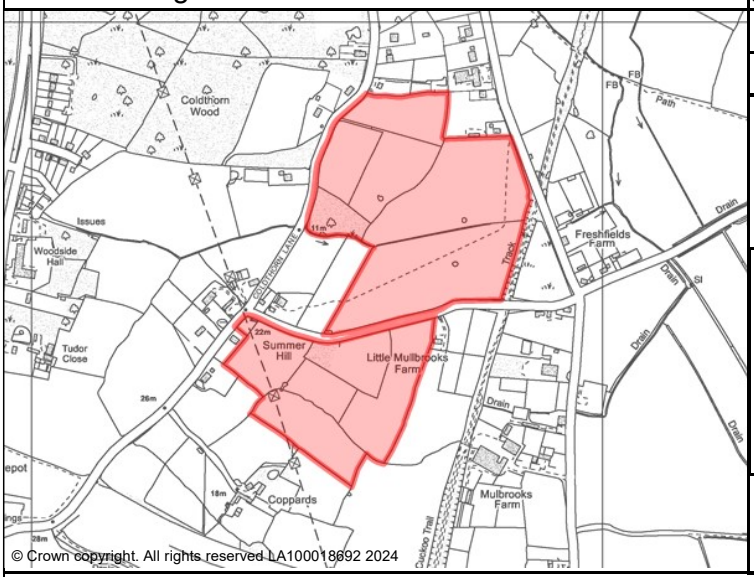
Plan showing whole extent of submitted site	Site Reference: 678/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at The Market, Market Street, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.18 Site area (ha) Net: 1.00
Delivery Yr 1-5: 40 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 40	

Reasons: The site comprises of a car park, several market buildings, and a café associated with a Livestock Auction Market to the north of Market Street. The site is located within the Town Centre of Hailsham, thereby benefitting from close proximity to services, amenities and public transport. There is an existing suitable vehicular access and the site benefits from good pedestrian connectivity to the wider area. A public right of way runs along the site's northern boundary from west to east. The site is well enclosed within the urban area of Hailsham and is surrounded on all boundaries by existing residential and commercial development. There is existing tree screening on the sites northern boundary, some of which are covered by a Tree Protection Order (TPO). The site forms part of the Hailsham Town Core Archaeological Interest Site and the southern part of the site lies within the Hailsham Conservation Area. A number of listed buildings lie in close proximity to the site's northwestern boundary within the Conservation Area also. It is considered that large scale development of this site would have to assimilate well with the historic setting of this area and to ensure that the scheme meets the NPPF in terms of persevering, sustaining and enhancing those heritage assets. In addition, the re-provision of the livestock auction market would be required before this site can be delivered for residential development, which does provide some uncertainty over deliverability.

The site was subject to a planning application under reference WD/2021/1998/MAJ for 62 extra care apartments and 17 bungalows (Use Class C2) but this was withdrawn.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

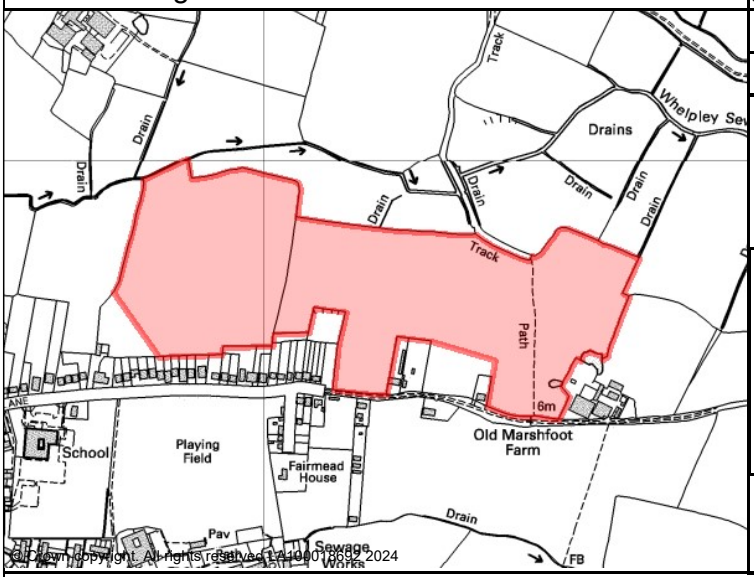
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 696/1310
	Settlement: Hailsham Parish: Hailsham Address: Land adjoining Summerhill Lane, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 17.8 Site area (ha) Net: 8.45
Delivery Yr 1-5: 241 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 241	

Reasons: The site comprises several fields used for grazing located to the south of the built-up area of Hailsham. It is located within a rural area, close to but not adjoining the urban fringes of Hailsham to the north. It is divided in two by Summerhill Lane, which is a rural road with no public footpaths. The land north of Summerhill Lane has achieved outline planning permission for 241 dwellings under planning reference WD/2019/2692/MAO. A reserved matters planning application pursuant to the outline planning permission was granted in January 2024 under planning reference WD/2023/1924/MRM. This is expected to be completed by the end of 2028/29 period. The remaining southern part of the site (to the south of Summerhill Lane) does not have planning permission and is not considered suitable for new development. Although this part of the site is located near to the Cuckoo Trail to the east, which provides opportunities for links to Hailsham Town Centre through walking and cycling, the site sits within a strong rural landscape with a coherent green infrastructure network. Furthermore, the 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, in part due to the south of the site having a planned private enclosure historic field pattern, that increases sensitive, as well as being more distant from the settlement. Overall, housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane. There is also no clear vehicular access route to this southern part of the site, given that Summerhill Lane is rural, narrow and unsuitable for large scale residential development. The northern part of the site is delivered through a new vehicular access at Ersham Road, but the southern portion of the site does not benefit from this.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 883/1310
	Settlement: Hailsham Parish: Hailsham Address: Harebeating Farm, Marshfoot Lane, Hailsham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 13.32 Site area (ha) Net: 1.15
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

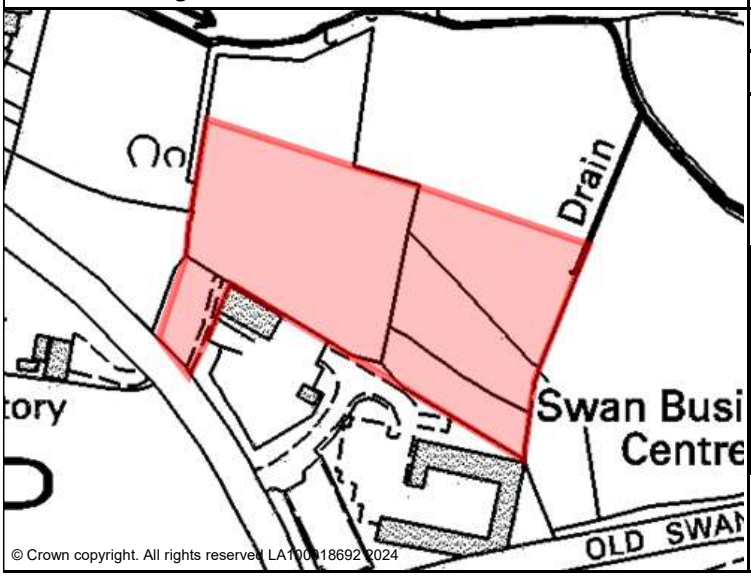
Reasons: The site is located on the eastern edge of the built-up area of Hailsham, to the north of Marshfoot Lane and comprises of several fields used for grazing. The site is bounded by the Pevensey Levels Ramsar Site and SAC, which is located to the northeast of the site. The existing built form is located on the ridge at Marshfoot Lane and this site incorporates the ridge and the slope towards Pevensey Levels. A large part of the site is covered by future Flood Risk Zone 2 (as defined in the SFRA) along the northern and eastern boundaries, which would restrict development on this part of the site. A number of small pylons cross the site in a northwest to southeast direction, which would need to be considered in the design of any scheme. A public right of way crosses the eastern part of the site from north to south. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site is greatly exposed to the wider landscape to the north and development would have a detrimental impact upon the general rural character and appearance of the surrounding countryside. The site also contains priority habitat floodplain grazing marsh in the north and east of the site. Therefore, large-scale housing development beyond the built linear form on Harebeating Lane would be unsuitable in this location. However, small-scale development could be suitable along the frontage of Marshfoot Lane in between existing properties to reflect the ridgeline development already in place. This would be subject to a transport assessment determining suitable pedestrian and vehicular access to the site and suitable buffering to the north to reinforce the urban edge along Marshfoot Lane. The proposed site would need to consider the revised layout of Marshfoot Lane in light of the approval of a nearby development (see SHELAA Site 379/1310) and measures that are required for delivery such as resurfacing the road, improvements to footways. The western frontage of the site was refused full planning permission for a residential care home under planning reference WD/2021/1618/MAJ. The application was subject to a planning appeal due to non-determination. However, the time limit within which the applicant could make an appeal had expired, therefore the appeal was formally disposed of. This part of the site is now subject to an outline planning application for a care home (Use

Wealden SHELAA Suitable Sites Summary

Class C2) under planning reference WD/2023/0709/O that is pending a decision.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

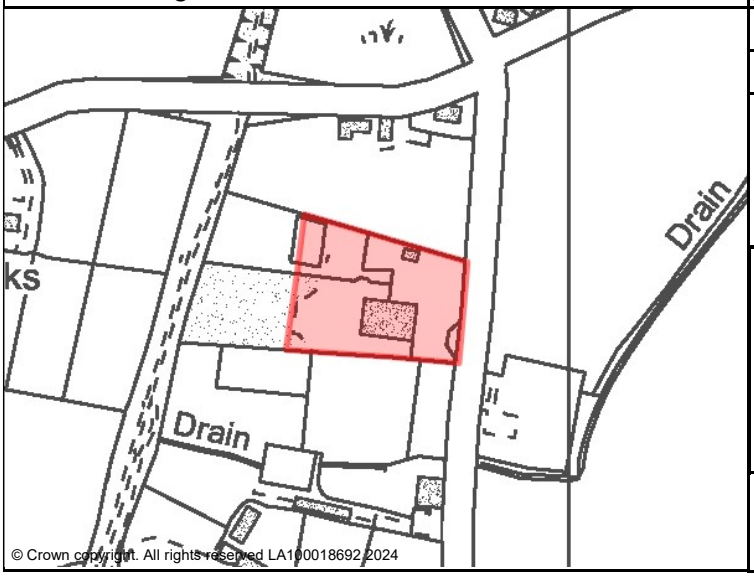
Plan showing whole extent of submitted site	Site Reference: 052/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Former Southern Water Sewerage Works, Station Road, Hailsham
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.63 Site area (ha) Net: 1.63

Reasons: The site comprises of grassland lying in a rural landscape on the southern edge of Hailsham to the north of Station Road. The site formed part of an outline planning application for 110 (net) dwellings under planning reference WD/2018/2708/MAO with SHELAA sites 724/1310 and 052/1310 to the north, but this was withdrawn by the applicant. The site is located adjacent to existing commercial development to the south and the 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity due to its location at the edge of Hailsham and adjoining commercial activities. A transport assessment would be required to assess whether a suitable vehicular access could be created via Swan Barn Road (although this is used heavily by the Waste and Recycling site to the south). A further assessment would be required to assess odour impact from the wastewater treatment works, which is located beyond the site's southern boundary. It is noted that the planning application was withdrawn with objections on odour impact still outstanding for housing development and this is a significant issue that does not appear to have been overcome through that process. There would also be significant noise issues to potential occupiers of residential dwellings on site due to adjacent employment uses to the southwest (this includes a tyre recycling service and a general waste and recycling site). Given the above, the site is not considered suitable for residential uses particularly such constraints would likely cause unacceptable living conditions for future occupiers but may come forward for employment uses if a safe vehicular access can be provided.

The site is isolated and detached from any local facilities, ameneties and public transport and the urban area of Hailsham. However this site would be suitable as part of larger strategic growth to the south of Hailsham as part of any Local Plan review. Development of the site should have a limited impact on the wider landscape but this site would need to be considered in conjunction with the development of other land in this sector of Hailsham. Other potential housing sites have been identified in SHELAA in the immediate vicinity and, should development be proposed in this location within the Wealden Local Plan, there

would be a need to consider this land comprehensively with those other sites. Infrastructure provision will have to be incorporated into any development scheme in line with the overall requirements of the area as a whole as part of the Wealden Local Plan together with the overall housing numbers for each site forming part of any allocation. The developable area of the site may be reduced to accommodate this. This is a site of a former STW (shown on OS maps from 1910 to 1977) and the site is also adjacent to the current waste water treatment works. There is a likelihood that mitigation works may be required and the necessary investigations will be needed. There is also a possibility that the land was part of a war time army camp (not shown on OS maps at the time) and so a thorough investigation is also required. Some noise mitigation may be required to reduce the noise impact of uses on the adjacent industrial estate.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

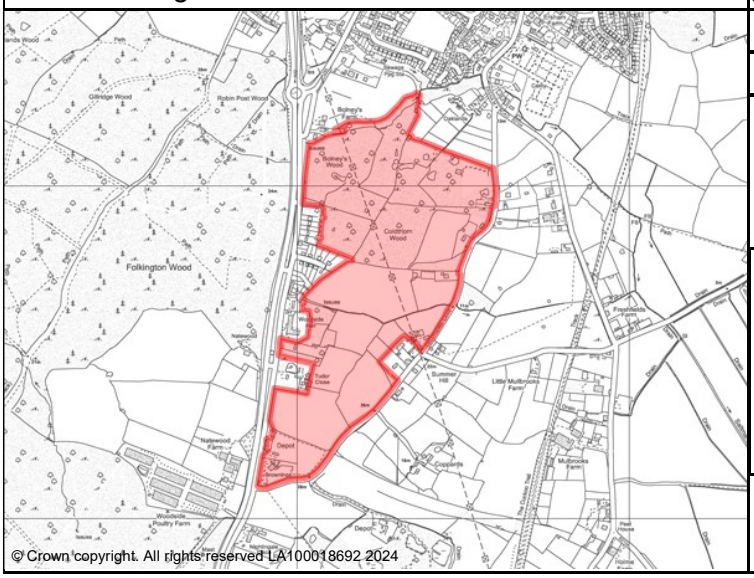
Plan showing whole extent of submitted site	Site Reference: 1044/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: World of Water, Ersham Road, Hailsham Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.53 Site area (ha) Net: 0.4

Reasons: This site is formed of an aquatic centre, commercial shed business and associated car park to the south of Hailsham and to the west of Ersham Road. The site is situated in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from any settlement. The existing vehicular access to the site is taken from Ersham Road and is considered suitable for the existing use. However, a transport assessment would be required if there was to be a change of use/intensification of use in this location. The 2023 Landscape Sensitivity Assessment states that this site has low sensitivity to development in part due to the site already being developed as an aquatic shop/nursery with car park. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham. Approximately, a fifth of the site is covered by future Flood Risk Zone 2 (as defined by the SFRA) and this part of the site is unsuitable for residential development. Residential development on this site is considered unsustainable in any case for the reasons given above on location. However, given its current

Wealden SHELAA Suitable Sites Summary

business use it is considered suitable for employment development, providing that the residential amenities of neighbouring occupiers are safeguarded.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1115/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham
	Parish: Hailsham
	Address: Land east of A22, Hailsham
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 40.26 Site area (ha) Net: 5.5

Reasons: This is a large site made up of agricultural fields, woodland (some of which is ancient), a Highways Contracting Depot and several dwellings to the south of Hailsham between the A22 to the west and Coldthorn Lane to the east. The site lies to the south of Hailsham and land to the sites northeastern boundary has been granted full planning permission for 169 dwellings under planning reference WD/2018/2543/MAJ. A number of public rights of way are present on site. Approximately, a third of the site (northern part), is covered by extensive woodland, of which half is ancient woodland and development would be unsuitable on this part of the site. An extensive pylon line crosses the site from north to south, which is a further constraint. The southern part of this site has an undulating topography, with the land sloping significantly in multiple locations, which may constrain development. The South Downs National Park is clearly visible from elevated parts of the site to the south. Whilst the site is in close proximity to Hailsham at its northern boundary, it is largely visually and functionally detached from Hailsham and is therefore isolated from local services, amenities and public transport, particularly towards the south of the site. The development of the whole site in this location would represent an unacceptable encroachment of the gap, which separates Hailsham and Polegate given its scale and would not be a logical extension given its sustainability issues.

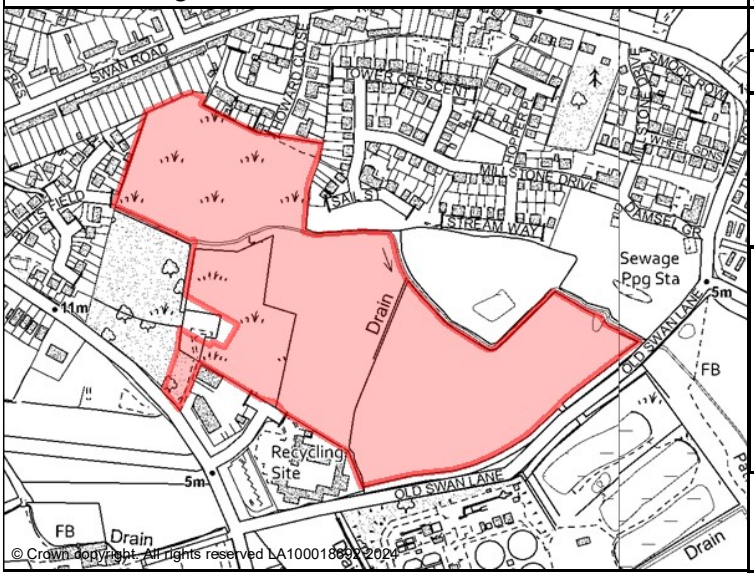
The development would have a detrimental impact upon the local road network, which is mostly formed of rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian and vehicular conflict. Although the site is served by bus, accessing bus stops on the western side of the A22 is not attractive and it would be beneficial to improve

Wealden SHELAA Suitable Sites Summary

those links if development was to come forward. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development overall, with the northern parts of the site having a moderate/higher sensitivity to development and the southern part of the site having a moderate sensitivity to development. Development of the site may have a detrimental impact upon the green infrastructure network located to the south of Hailsham and would result in significant harm to biodiversity in the northern part of the site where there is a biodiversity opportunity area and ancient woodland exists. The southern part of the site is formed of a Highways Contracting Depot and Waste Management Facility and development in that location for employment uses is considered acceptable, subject to remediation works that may be required to resolve contamination of the site. A planning application for the redevelopment of this site alongside some smaller fields to north of the Highways Contracting Depot for employment uses (WD/2021/2556/MAO) is ongoing.

Please note that a number of individual SHELAA sites have been put forward to the SHELAA that are also incorporated within this submission, and this includes references 100/1310, 210/1310, 808/1310, 854/1310, 882/1310, 890/1310, 891/1310, 895/1310, 913/1310, 973/1310 and 1129/1310. These sites have been assessed separately.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 724/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Land between Station Road and Old Swan Lane, Hailsham Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 7.5 Site area (ha) Net: 7

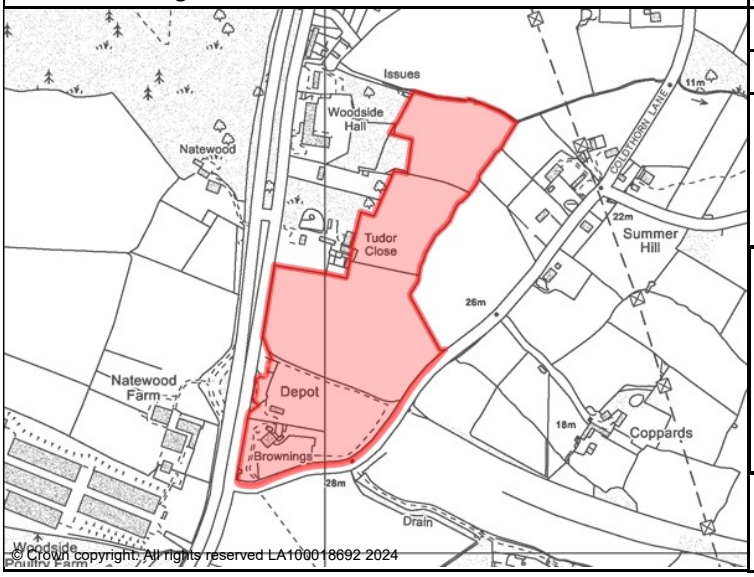
Reasons: The site comprises of vacant rural land lying to the southeast of the urban edge of Hailsham. This site also encompasses two separate SHELAA site submissions (052/1310 and 454/1310) that have been assessed separately, the former site being considered suitable for employment uses and the latter site being considered suitable for 40 new homes or employment uses.

This site was submitted as an outline planning application for 140 (net) dwellings

Wealden SHELAA Suitable Sites Summary

under planning reference WD/2018/2708/MAO, but this was withdrawn by the applicant. The current vehicular access to the site is from Swan Barn Road that adjoins Station Road on the southern boundary. There is an opportunity to create a new vehicular access from Howard Close to the north; however, this would require further investigation via a transport assessment. A small part of the site contains a former sewage treatment works and therefore further contamination investigation and remediation works may be required. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development in part due to the influence by existing urban fringe and commercial activities on Old Swan Lane/Station Road. If development were to come forward, the existing trees and hedgerows on site should be retained where possible and the scheme should be carefully designed to consider the sites relationship with surrounding existing development. Furthermore, the screening on the southern boundary is very poor and an additional landscape buffer would be required. A further assessment would be required to assess odour impact from the wastewater treatment works which are located beyond the site's southern boundary at Old Swan Lane. It is noted that the planning application was withdrawn with objections on odour impact still outstanding, but this related to the southern portion of the site, particularly adjacent to Old Swan Lane. There may also be significant noise issues to potential occupiers of residential dwellings that surround the adjacent uses to the southwest of the site (that includes tyre recycling service and general waste and recycling site). Given the above, the southern and eastern parts of the site are not considered suitable for residential uses but may come forward for employment uses (as an extension to Swan Business Centre) if a safe vehicular access can be provided.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

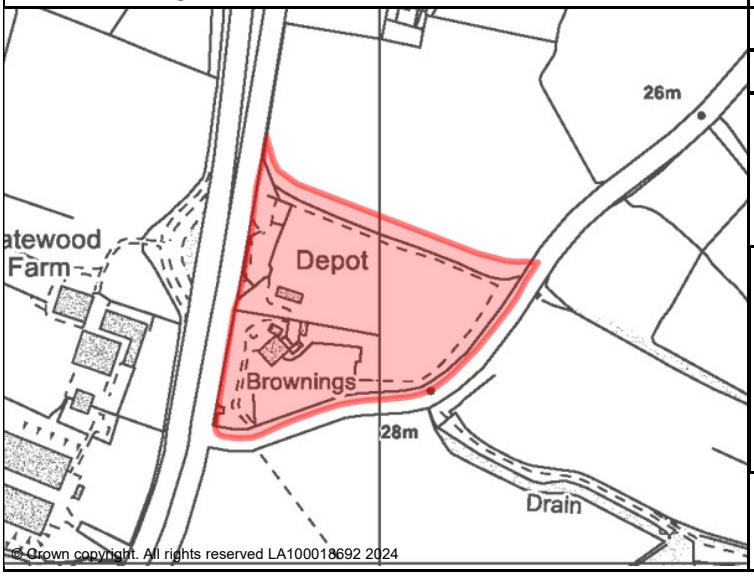
Plan showing whole extent of submitted site	Site Reference: 913/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Tudor Close, Polegate Road, Hailsham Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 8.31 Site area (ha) Net: 5.5

Reasons: The site comprises three open sloping fields enclosed by hedgerows, trees and a depot located to the south of Hailsham, with the A22 to the west and Summerhill

Wealden SHELAA Suitable Sites Summary

Lane to the east. Two public rights of way cross the site in an east to west direction through the northern and southern parts of the site. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. The site is well enclosed in the wider landscape on all boundaries by extensive trees and hedgerows, which also separates the three fields and would need to be retained as part of new development. The northern and middle part of the site slope down significantly towards the east and are therefore more visible within the wider landscape, which does increase their sensitivity to development. The site is visually and functionally detached from Hailsham and is therefore remote from local facilities, amenities and public transport. Although the depot (named Hailsham Roadways) at the south of the site has an existing vehicular access, this is not considered suitable for further development. A suitable vehicular access from the A22 to the west of the site would need to be delivered and this main impediment to further employment development at the site beyond the existing depot. The southern field of this site, alongside neighbouring SHELAA site 973/1310 is subject to an ongoing outline planning application for the development of a new business park, providing up to 16,750M2 of Use Class E(g) and B2 floorspace with ancillary storage and office use under planning reference WD/2021/2556/MAO.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

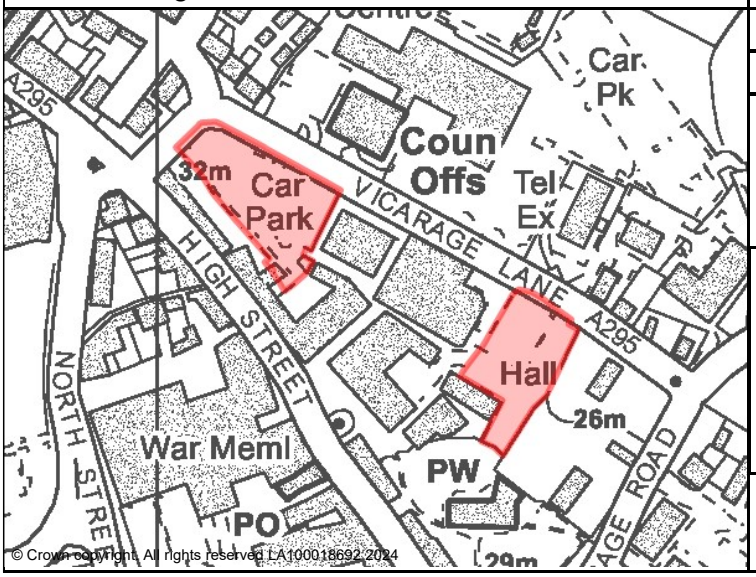
Plan showing whole extent of submitted site	Site Reference: 973/1310
	Settlement: Hailsham Parish: Hailsham Address: Woodside Depot and Brownings, Polegate Road, Hailsham Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.65 Site area (ha) Net: 2.5

Reasons: The site comprises of a Highways Contracting Depot and Waste Management Facility, as well as a residential dwelling and garden, to the south of Hailsham and to the east of the A22. There are a number of prominent trees within the site and along the southern boundary with Summerhill Lane, some of which are covered by Tree Preservation Orders. The site is visually and functionally separated from Hailsham or Polegate and is therefore remote from local services, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for residential development in this location. However, given its

current use, other employment uses would be suitable in this location. The site benefits from an existing vehicular access to the A22, although it may prove difficult to greatly improve this given the speed and configuration of the A22 at this point. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development due to the site being well enclosed by existing vegetation on the southern, eastern and northern boundaries and already having development on site. If further development were to come forward the site is well enclosed into the existing landscape by existing landscape buffering on the southern, eastern and northern boundaries that could be retained and enhanced. Given the sites current use, potential remediation works may be required to resolve contamination on the site if new employment development were to come forward. The site, alongside the southern field of neighbouring SHELAA site 913/1310 is subject to an ongoing outline planning application for the development of a new business park, providing up to 16,750M2 Use Class E(g) and B2 with ancillary storage and office use under planning reference WD/2021/2556/MAO.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

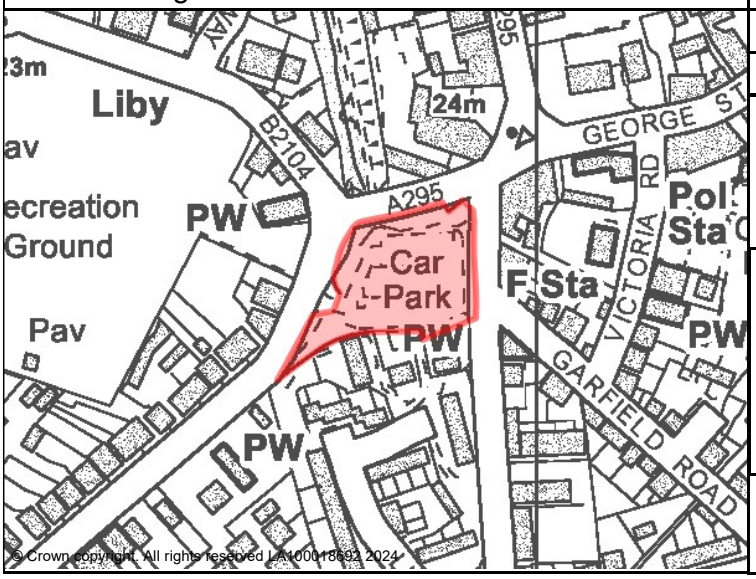
Plan showing whole extent of submitted site	Site Reference: 1031/1310
	Settlement: Hailsham Parish: Hailsham Address: Vicarage Field, East and West Car Parks, Vicarage Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.58 Site area (ha) Net: 0

Reasons: The site comprises of two public vehicular car parks located to the south of Vicarage Lane (A295), within Hailsham's Town Centre. The car parks are both currently accessed from Vicarage Lane at multiple points along the route. To the north of the car parks are Wealden District Council's current offices, associated car parking, BT telephone exchange building and doctor's surgery and pharmacy. The site is surrounded by existing development, predominately in a residential or town centre use. A significant constraint of the site is the adjacent Hailsham Conservation Area that abuts both car parks at their southern and southeastern boundaries. The most sensitive part of the site is at the southern boundary, aligned with the rear of the town centre units along the High Street, where careful consideration would need to be given to any development that comes forward, particularly in terms of the setting of listed buildings/conservation area in this location.

The use of the car parks is predominately for those visiting Hailsham Town Centre, and it would need to be demonstrated that either the car parks can be preserved through a new scheme (if required), or the loss of the car parks is appropriate following a parking survey in this location. At this stage, this process has not been demonstrated and renders the site unsuitable. If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding the future amenities of occupiers of the development and the protection of heritage assets on the High Street. The impact on transport and capacity on the local highway network, particularly the High Street and Vicarage Lane and its junctions, will also need to be assessed.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

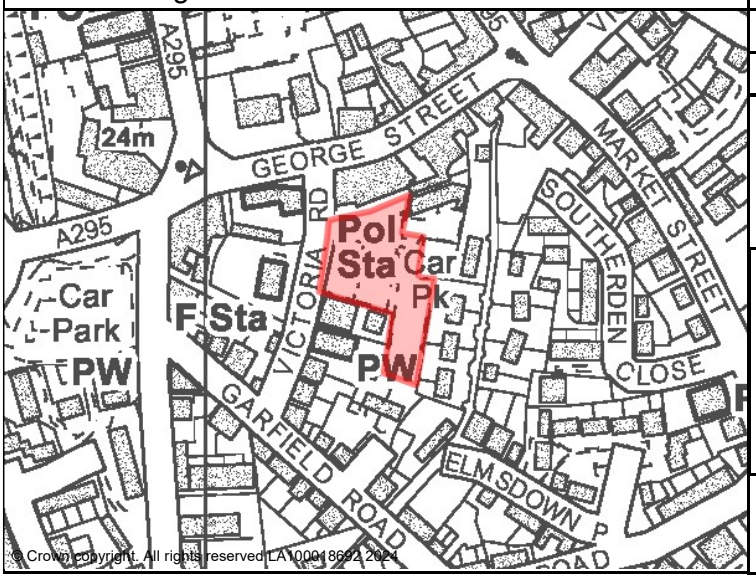
Plan showing whole extent of submitted site	Site Reference: 1032/1310
	Settlement: Hailsham Parish: Hailsham Address: South Road Car Park, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.46 Site area (ha) Net: 0

Reasons: The site comprises of a public vehicular car park located to the south and east of the A295 and to the west of Station Road, within Hailsham's Town Centre. The car park is currently accessed from the South Road to the west. To the northeast of the site is George Street, with its town centre uses. The site is surrounded by existing development, predominately in a residential or town centre use. The entrance to the Cuckoo Trail is located to the north of the site. The main constraint of the site is the adjacent Hailsham Conservation Area that abuts the site to the north and east. The most sensitive part of the site is to the north and east aligned with Station Road, where careful consideration would need to be given to any development that comes forward, particularly in terms of the setting of listed buildings/the conservation area in this location.

The use of the car park is predominately for those visiting Hailsham Town Centre, 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 a parking survey in this location. At this stage, this process has not been demonstrated and renders the site unsuitable. If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding the future amenities of occupiers of the development. The impact on transport and capacity on the local highway network, particularly the A295 and its junctions, will also need to be assessed.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

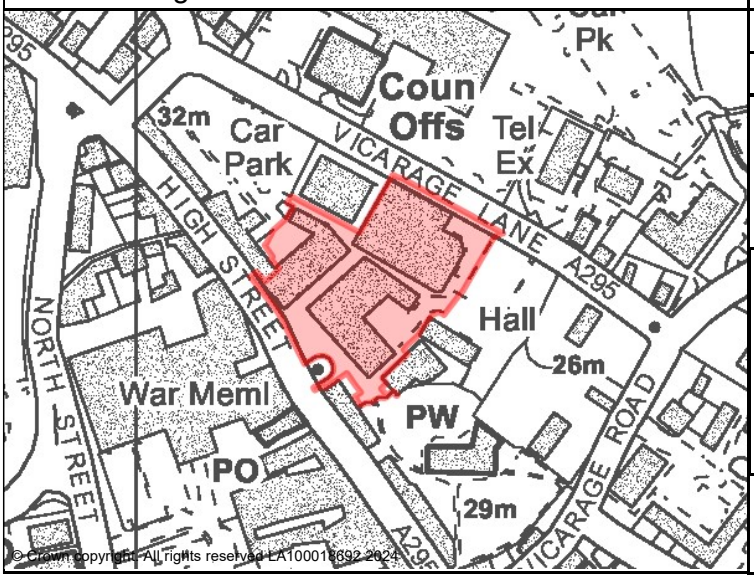
Plan showing whole extent of submitted site	Site Reference: 1033/1310
	Settlement: Hailsham Parish: Hailsham Address: Victoria Road Car Park, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.3 Site area (ha) Net: 0

Reasons: The site comprises of a public vehicular car park located to the east of the Victoria Road, within Hailsham's Town Centre. The car park is currently accessed from the Victoria Road to the east. To the east, west and south of the car park is residential development and Hailsham Fire Station. To the north of the site is George Street, with its town centre uses and a relatively new residential apartment building. The main constraint of the site is the adjacent Hailsham Conservation Area that abuts the site to the north. The most sensitive part of the site is to north, aligned with Victoria Road, where careful consideration would need to be given to any development that comes forward, particularly in terms of the setting of listed buildings/conservation area in this location.

The use of the car park is predominately for those visiting Hailsham Town Centre, 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 a parking survey in this location. At this stage, this process has not been demonstrated and renders the site unsuitable. If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding the future amenities of occupiers of the development. The impact on transport and capacity on the local highway network, particularly George Street, will also need to be assessed.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

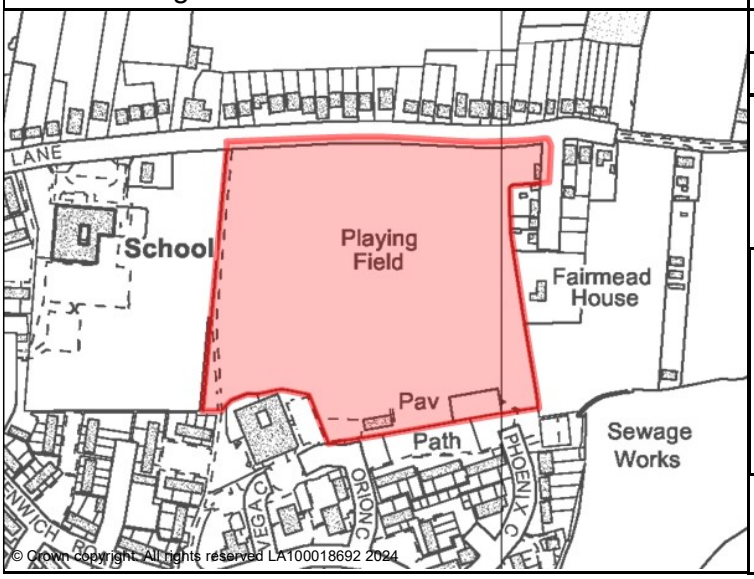
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1034/1310
	Settlement: Hailsham Parish: Hailsham Address: Vicarage Field Shopping Centre, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.78 Site area (ha) Net: 0

Reasons: This site, known as Vicarage Field Shopping Centre, is comprised of a mixed-use development that includes a Waitrose supermarket and other town centre uses on the ground floor, including offices and storage uses above. The site is situated between Vicarage Lane to the north and the High Street to the south and is a focal point for Hailsham's Town Centre. A number of listed buildings, including the Hailsham War Memorial are located to the east and south of the site and the Hailsham Conservation Area bounds the site to the south. Given the site's existing uses and its designation within the Town Centre Boundary, it would be expected that any redevelopment of the site would require town centre uses (specifically retail) to be delivered on the ground floor and other associated town centre uses (such as office and storage for retail stores) to be delivered on the upper floors (this may include residential uses). The site is pedestrianised and if the site was to be redeveloped, then the design and legibility of the site with the rest of the town centre (alongside neighbouring SHELAA sites) should be fully considered as part of the detailed design process.

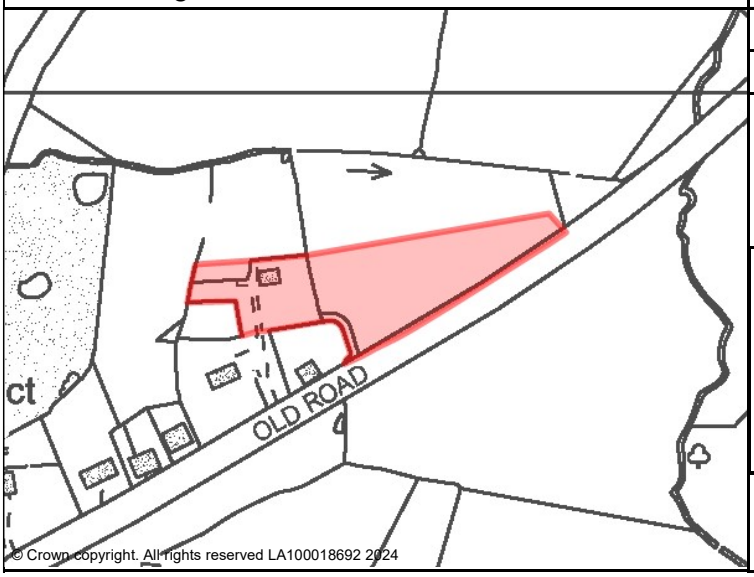
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1038/1310
	Settlement: Hailsham Parish: Hailsham Address: Maurice Thornton Playing Fields, Marshfoot Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.54 Site area (ha) Net: 0

Reasons: The site is located on the eastern fringe of Hailsham, to the south of Marshfoot Lane and consists of playing fields (football pitches), a skate park, children's play area and pavilion. The site is surrounded by residential development to the north, south and east, as well as Phoenix Academy to the west. The site slopes slightly downwards from Marshfoot Lane towards the south of the site and has some tree screening in most directions, with the exception of the southern boundary that is open. The principal issue associated with this site is the loss of playing facilities, as well as the sports pitches in the east of Hailsham where there is already a deficit of such facilities. The loss of these facilities for housing development is not considered appropriate and any future development would only be suitable subject to paragraph 103 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

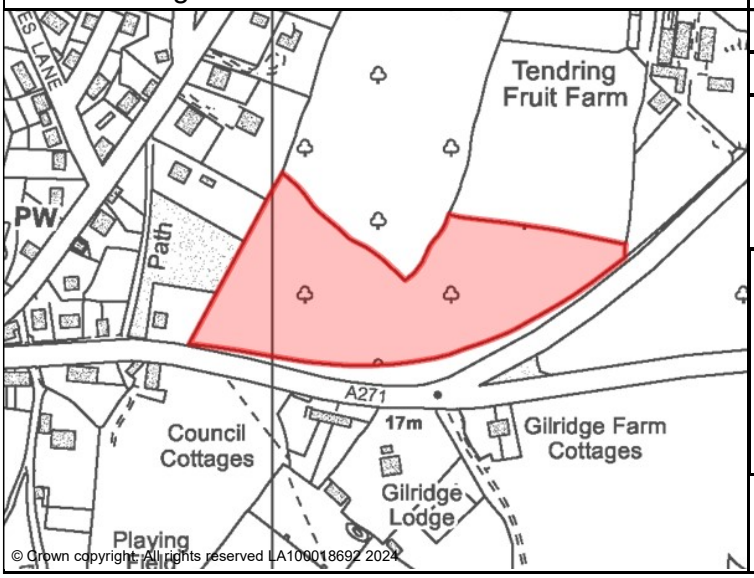
Plan showing whole extent of submitted site	Site Reference: 1040/3110
	Settlement: Magham Down Parish: Hailsham Address: Land at Manor House Cottage, Old Road, Magham Down Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 0.66 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is formed of a residential dwelling and agricultural land located to the northeast of Magham Down and to the north of Old Road. A dwelling to the southwest of the site, Magham Down Manor House, is Grade II listed. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to residential development, in part due to the sloping topography, the intact field pattern and open views across the landscape. The land aligned with the Old Road is particularly prominent within the landscape as you look northwards towards Squab Lane and there is limited existing screening of any sort surrounding the site's boundaries. The site is accessed via Old Road, which is a narrow rural road and is unsuitable to serve any further housing development without significant upgrading. Overall, this is an isolated site, remote from local services and facilities, and is visually and functionally separated from Magham Down and housing development would appear out of keeping with and have a detrimental impact upon the rural character and appearance of the countryside

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site



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Site Reference: 1046/3110

Settlement: Magham Down

Parish: Hailsham

Address:

Magham Down Farm (Site 1), New Road, Magham Down

Suitable for housing?: No

Suitable for employment: No

Site available: Yes

Site achievable: Yes

Site Conclusion: Not suitable

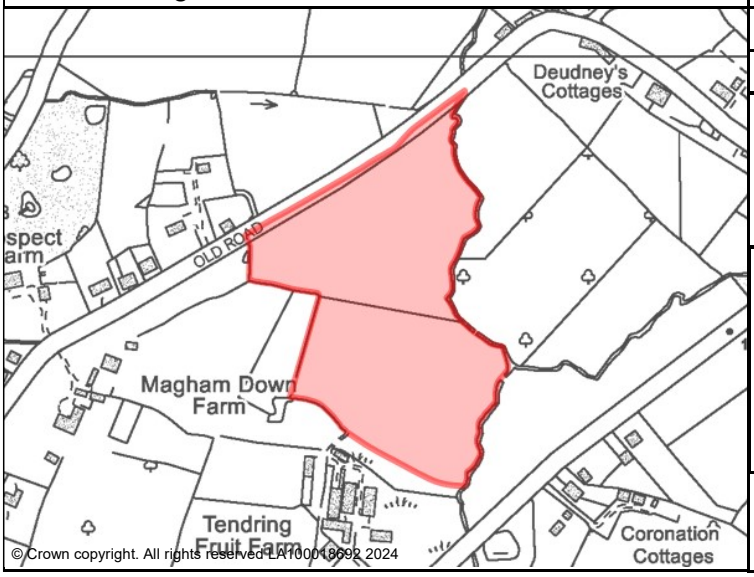
Site area (ha) Gross: 2.35

Site area (ha) Net: 0

Reasons: The site comprises of scrubland/woodland to the east of Magham Down and north of the A271. The site is visually and functionally separated from Magham Down that sits to the west of the site and development would not relate well to the existing built form of the settlement. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and the site contributes to the rural setting of Magham Down and incorporates substantial roadside vegetation on its southern boundary. Development of the site would have a detrimental impact upon the rural character and appearance of the countryside to the east of Magham Down. In addition, the site does not currently have a vehicular access from the A271, and it is unlikely that this could be achieved due to the visibility splays required and the bend at the road at this point. To create a new vehicular access to the site, there would also need to be felling of mature trees along the southern boundary that would detract from the rural character of the area.

Wealden SHELAA Unsuitable Sites Summary

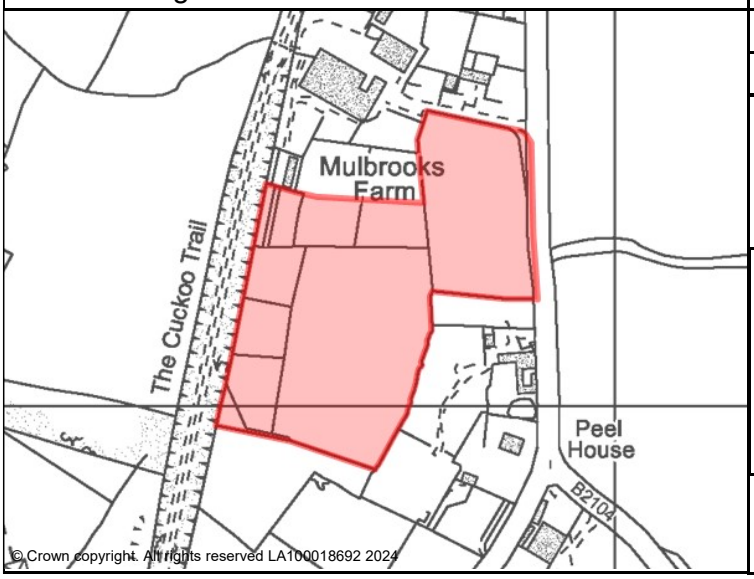
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1047/3110
	Settlement: Magham Down Parish: Hailsham Address: Magham Down Farm (Site 2) , New Road, Magham Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.89 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land and paddocks located to the northeast of Magham Down and to the south of Old Road. A dwelling to the west of the site, Magham Down Manor House, is Grade II listed. The Puckeridge stream does run along the southern boundary of the site, although the entirety of the site is in Flood Risk Zone 1, there may be localised issues with drainage. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development, due to its sloping topography, strong rural character, and contribution towards to the rural setting of Magham Down that increases sensitivity. Housing development would appear out of keeping with and have a detrimental impact upon the rural character and appearance of the countryside. The land aligned with the Old Road is particularly prominent within the landscape as you look southwards towards the A271. There is limited existing screening to the site's boundaries. The site is accessed via Old Road, which is a narrow rural road that is unsuitable to serve any further development without significant upgrading.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

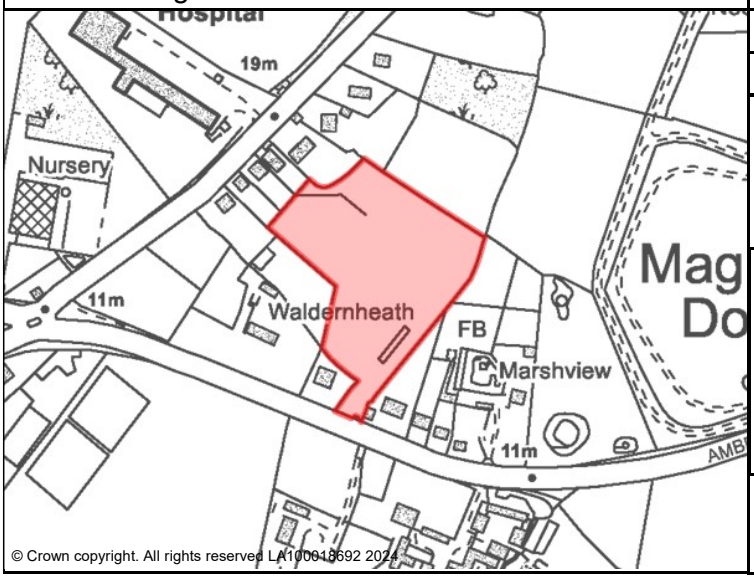
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1050/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.39 Site area (ha) Net: 0

Reasons: The site is formed of a stables and field located to the south of Hailsham, bounded by the Cuckoo Trail to the west and Ersham Road to the east. Part of the site was previously assessed under SHELAA reference 900/1310; however, the northern part of that site (the brownfield part of the site) has now achieved outline planning permission for 24 dwellings under planning reference WD/2017/0839/MAO, albeit this is yet to be implemented. A public right of way crosses the sites western boundary. The site is situated in a relatively isolated location in relation to Hailsham, although it does benefit from connectivity with the Cuckoo Trail. There is existing vehicular access taken to the site from Ersham Road, however, a further assessment would be required to ensure that this access is suitable for further residential development. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderately sensitive to new residential development, in part due to the existing development to the north of the site and caravan park that lies to the south of the site, which reduces the rurality of the site. The development of the greenfield part of the site would have a detrimental impact upon the wider landscape, as it would encroach further into the countryside south of Hailsham and would effectively form an isolated form of urban development within the countryside and as opposed to the land to the north, which does not share its brownfield characteristics.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

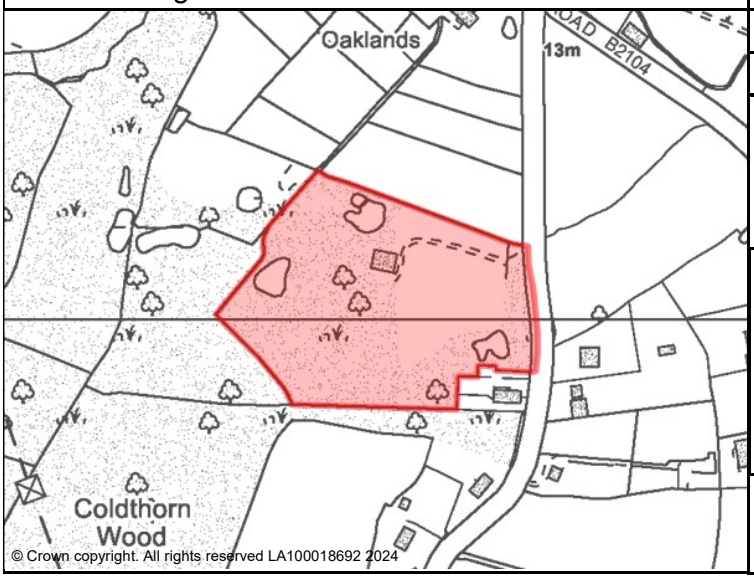
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1117/1310
	Settlement: Hailsham Parish: Hailsham Address: Land off A271, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.44 Site area (ha) Net: 0

Reasons: This site comprises of land used for pasture at the northeastern fringe of Hailsham, to the north of the A271 at Amberstone. This site is situated in a relatively isolated location, remote from local services and facilities, and visually and functionally separated from Hailsham by the A271. Housing development would appear out of keeping with and have a detrimental impact upon the rural character and appearance of the countryside to the northeast of Hailsham, which is normally formed of linear development fronting along Featherbed Lane or the A271. In addition, the site as submitted would be unable to achieve a suitable vehicular access to the A271, given the extent of land ownership on the southern frontage to the A271, so would likely require third party land to achieve this. Development of the site would not relate well to the existing built form of development that fronts onto the A271 to the south.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

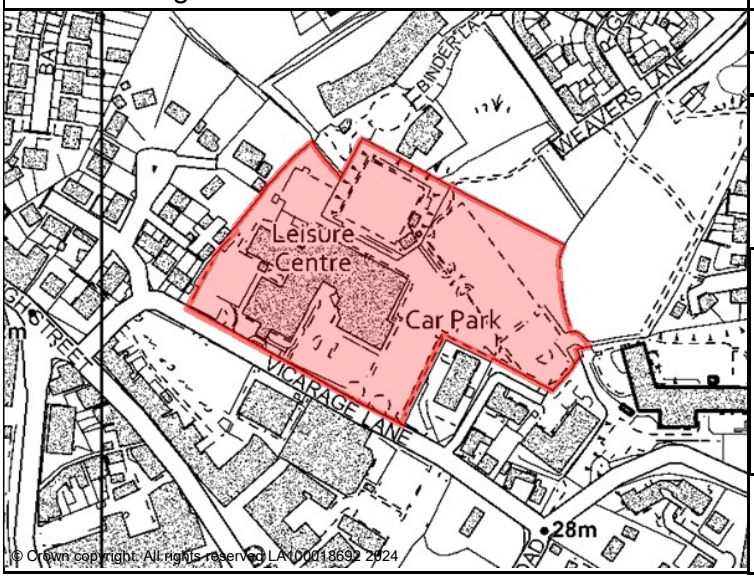
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1129/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Oaklands, Ersham Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.75 Site area (ha) Net: 0

Reasons: This site is formed of land used for equestrian purposes located to the south of Hailsham and to the west of Coldthorn Lane. A pylon line crosses the site from east to west along the site's northern boundary. The site is accessed via Coldthorn Lane, which is a rural road with no public footpaths and there is very little scope to improve this. A suitable access may be achievable via the proposed new residential development of 169 (net) dwellings that has been approved adjacent to the site's northern boundary, under planning reference WD/2018/2543/MAJ. Ancient woodland is located on the southern and western boundary of the site and other mature woodland is located on the site itself, particularly to the west and south, which reduces the developable area with the buffer that would be required. There are also three ponds present within the site and their potential loss would have a detrimental impact on local biodiversity, particularly given the areas designation as a biodiversity opportunity area and the ancient woodland bounding the site. Given these ecological constraints, it is considered that the site is unsuitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1151/1310
 © Crown copyright. All rights reserved LA 00018692 2024	Settlement: Hailsham Parish: Hailsham Address: Wealden District Council Offices and Civic Hall, Vicarage Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.5 Site area (ha) Net: 0

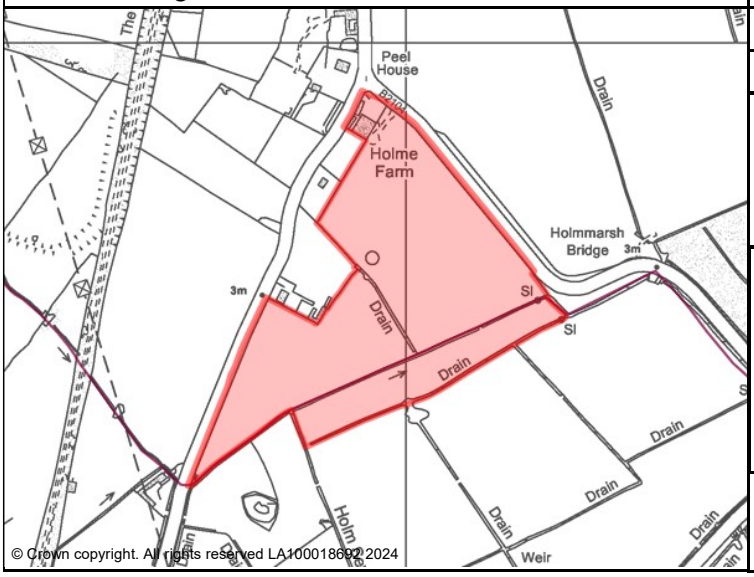
Reasons: The site is formed of Wealden District Council offices and civic hall that is located to the north of Vicarage Lane and is adjoined with the Hailsham Leisure Centre. The site also contains a Bowls Club to the rear of the site, car parks for both public use and for use by council employees. The main building contains Wealden District Council offices (Use Class E) and a community hall that is in use for Council meetings and other community uses. The building is situated in front of the leisure centre and is relatively well contained within Hailsham's Town Centre and within the wider landscape, albeit that the upper floors of the building can be seen from further afield to the northeast of the site, due to its elevated position. The Hailsham Leisure Centre includes a gym, ten-pin bowling, café and swimming pool.

The leisure centre and the outdoor bowls of course contains a number of leisure facilities as listed above and therefore development would only be suitable on this part of the site subject to paragraph 103 of the NPPF. Given the existing use of the offices and its designation within the Town Centre Boundary, it would be expected that any redevelopment of the site would require town centre uses to be delivered at the ground floor and other associated town centre uses (such as offices) to be delivered on the upper floors (this may include residential uses).

The use of the car park is predominately for those visiting Hailsham Town Centre and the Leisure Centre (although some car parking is set aside employees at the offices) and it would need to be demonstrated that the car parks can be preserved through a new scheme (if required) or the loss of the car parks is appropriate following an parking survey in this location. At this stage, this process has not been demonstrated and renders the site unsuitable in terms of the loss of the car park. If this can be demonstrated, in principle, this part of the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding of the future amenities of occupiers of the development. The impact on transport and capacity on the local highway network, particularly the High Street and Vicarage Lane and its junctions, will also need to be assessed.

Wealden SHELAA Unsuitable Sites Summary

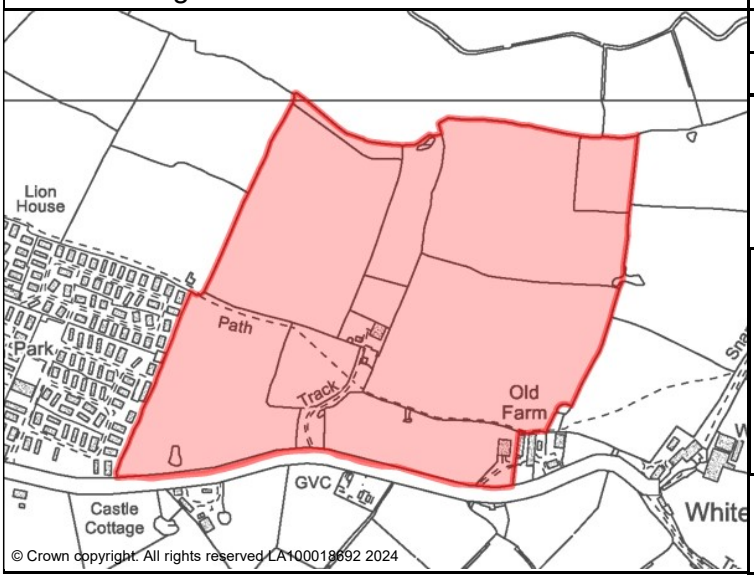
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1178/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Holme Farm, Sayerland Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 8.09 Site area (ha) Net: 0

Reasons: The site is formed of agricultural land and associated buildings located in the countryside to the south of Hailsham. The site is situated in an isolated location and is visually and functionally separate from Hailsham and Polegate and is therefore remote from facilities, services and public transport. The site is accessed via Sayerland Lane (although it also aligns with the Ersham Road to the east) which is a rural road with no public footpaths with little scope to improve this. The site, excluding the existing buildings to the north of the site lies wholly within Flood Risk Zone 2, whilst the southern half of the site is within Flood Risk Zone 3 and the site is therefore unsuitable for residential development. In addition, the development of the site would appear out of keeping with and have a detrimental impact upon the landscape character of the surrounding countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

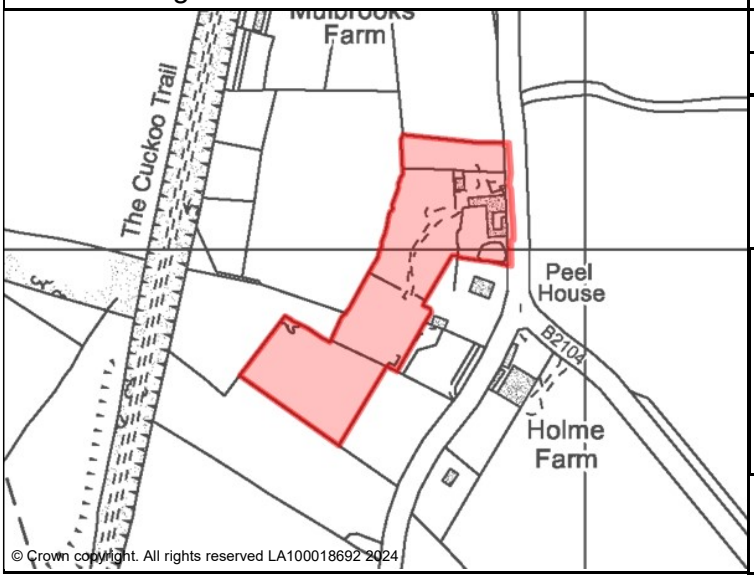
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1179/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at White Dyke, White Dyke, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 13.87 Site area (ha) Net: 0

Reasons: The site is formed of agricultural land and two barns located to the eastern fringe of Hailsham and to the north of White Dyke. The site is bounded to the west by a caravan park and SHELAA site 804/1310, which achieved outline planning permission for up to 220 (net) dwellings (along with other land not submitted in the SHELAA process) under planning reference WD/2017/2956/MAO. The majority of the eastern, southern and northern boundaries of the site are covered by Flood Risk Zone 2, which extends into the site and restricts development in this location. The Pevensey Levels Ramsar Site and SAC bounds the site's eastern and northern boundaries and development on the eastern field of the site could be detrimental to this international biodiversity site. A public right of way crosses the site from east to west through the centre of the site. The site by itself would be unable to achieve a suitable vehicular access onto White Dyke to the south due to its narrow form and no footways, which would be difficult to achieve. This road would require significant upgrading before it would be suitable to serve an increase in development. It is considered that the development would have a detrimental impact upon and represent an unacceptable encroachment into the countryside to the east of Hailsham.

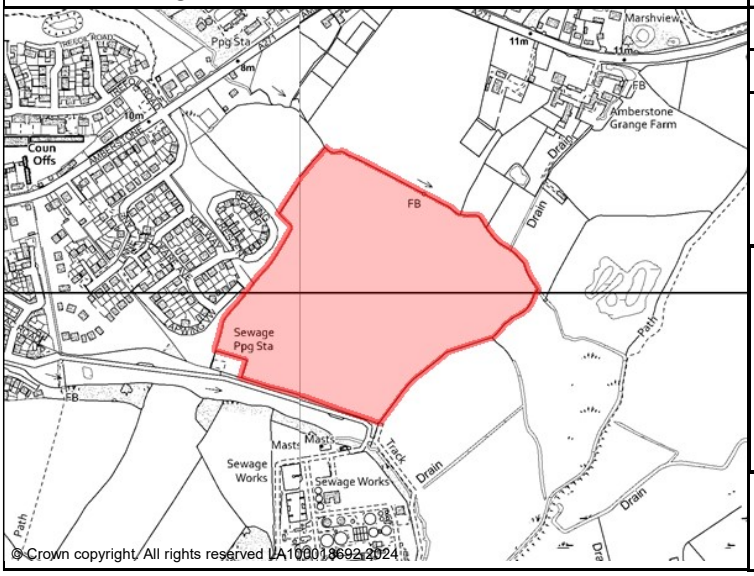
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1184/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Peel House Farm Caravan Park, Sayerland Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.65 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and land used as a camping and caravan site located in open countryside to the south of Hailsham. A public right of way crosses through the southern part of the site from east to west. The site is visually and functionally separate from Hailsham and is therefore remote from facilities, services and public transport. The site is accessed via the Ersham Road, which at this point has no public footpaths to Hailsham and has little scope to improve this. The development of the site would appear out of keeping with and have a detrimental impact upon the landscape character of the surrounding countryside and would be an isolated form of development within the open countryside.

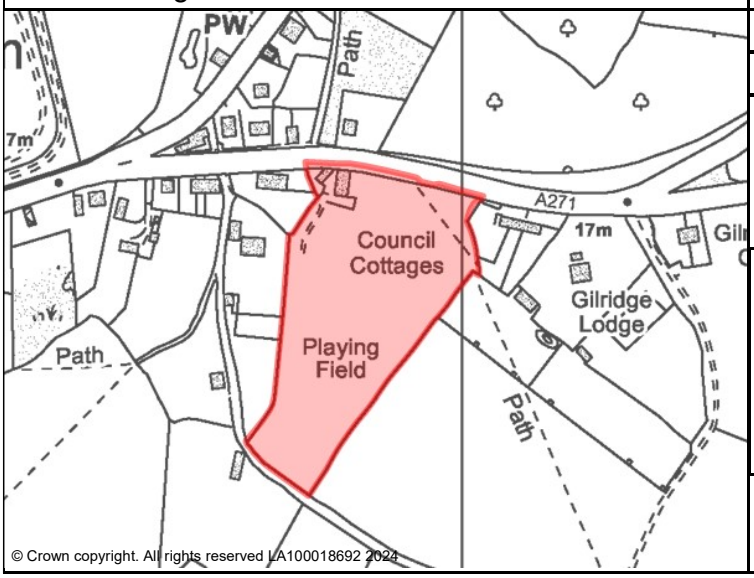
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 134/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A) Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.87 Site area (ha) Net: 0

Reasons: The site comprises of a large agricultural field located on the northeastern fringe

of Hailsham close to Hailsham North Wastewater Treatment Works that is situated to the south. A proportion of the northeastern part of the site is within Flood Risk Zone 2 and 3, which would preclude residential development in this location. The close proximity of the site to the wastewater treatment works means that the residential amenities of resulting residents could not be assured through potential odour nuisance (if not suitably mitigated) and the disturbance caused by the functioning of the works. In addition, any circumstances where any odour mitigation becomes 'offline' the proximity will cause significant issues. The site is therefore considered unsuitable as it has not been proven that the odour issue can be satisfactorily mitigated. There is also no suitable vehicular access that exists at present and the existing access road (to the sewage treatment works) would not be suitable. Access would therefore need to be provided in conjunction with the residential development of adjacent third-party land that fronts onto Amberstone if other constraints were able to be resolved. The 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity to residential development owing to the site being adjacent the newly expanded settlement edge in this location. The site is subject to an ongoing outline planning application for 150 (net) dwellings under planning reference WD/2023/0290/MAO.

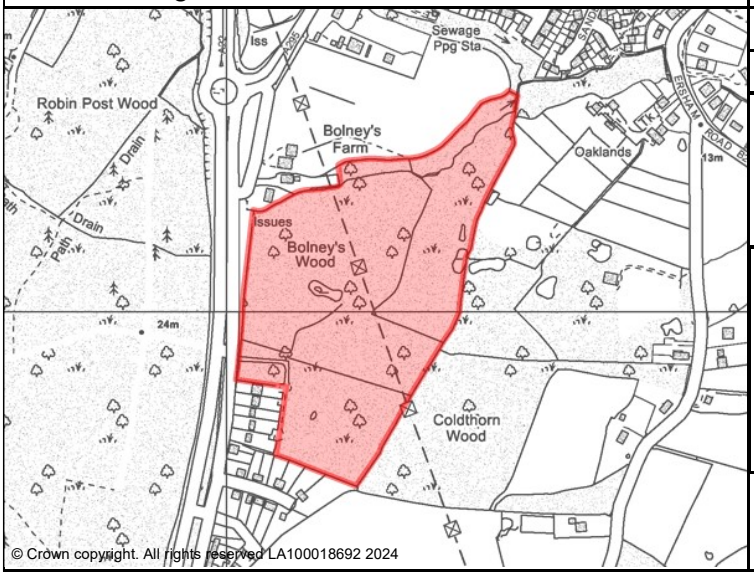
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 184/3110
	Settlement: Magham Down
	Parish: Hailsham
	Address: Land adjoining the former Red Lion Public House, New Road, Magham Down
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.22 Site area (ha) Net: 0

Reasons: The site comprises of a large field located in the centre of Magham Down and to the south of the A271. The southern part of the site is used as a playing field (with football pitch and goals) and therefore development would only be suitable on this part of the site subject to paragraph 103 of the NPPF. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site contributes to the rural setting of Magham Down and there are far reaching views southwards in the southern part of the site towards the South Downs National Park. The site's open character also increases landscape sensitivity to development. The development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The location of the site within Magham Down, which has limited

facilities and where most journeys would be made by private motor vehicle, is also not considered sustainable for large scale residential development. Small scale frontage development for the construction of two residential dwellings on the sites northeastern boundary under planning reference WD/2018/0719/RM has already taken place. The site benefits from an existing vehicular access to the A271. However, a transport assessment would be required to establish whether a suitable vehicular access can be achieved from the A271.

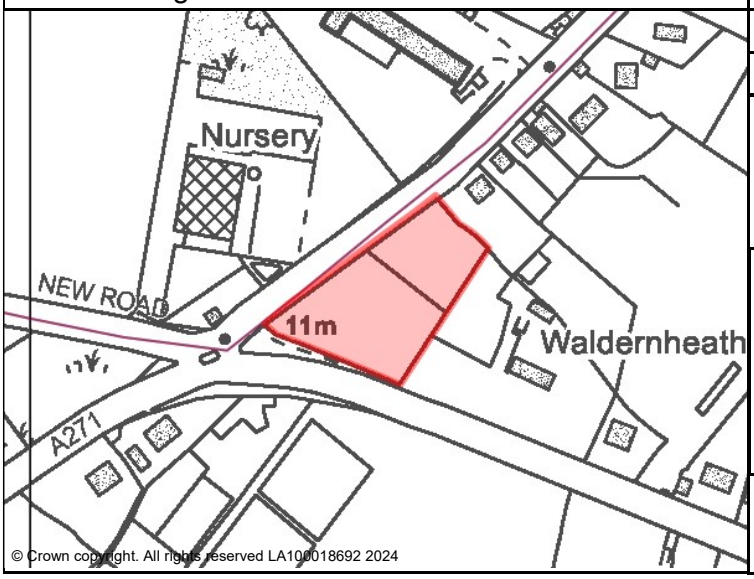
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 210/1310
	Settlement: Hailsham Parish: Hailsham Address: Bolney's Wood, east of A22, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.46 Site area (ha) Net: 0

Reasons: The site is formed of dense woodland, approximately half of which is categorised as ancient woodland, located to the southwest of Hailsham and to the east of the A22. The site forms part of a larger area of woodland adjacent to the north and east of the site. Due to the presence of the ancient woodland of Bolney's Wood, the 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. A high voltage electricity pylon line bisects the site from southeast to northwest. There is a group Tree Protection Order (TPO) which is adjacent to the A22 in the west of the site. The site is considered unsuitable for development. This site is also assessed under SHELAA submission 1115/1310.

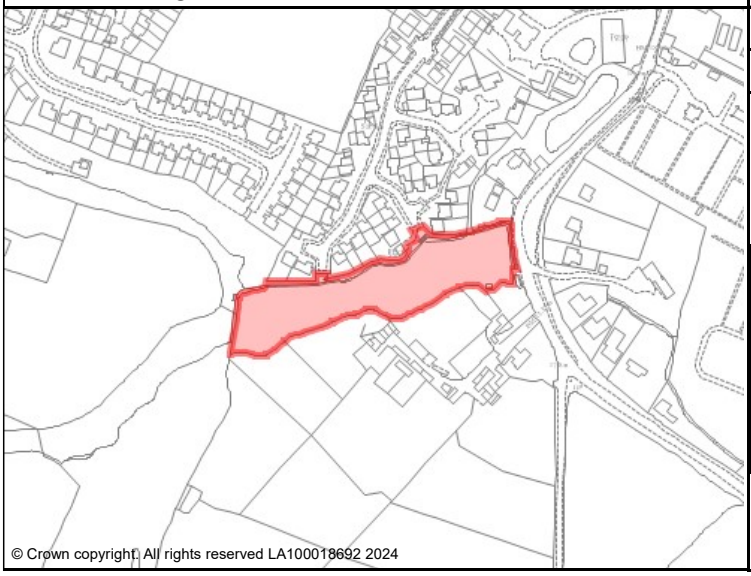
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 252/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Land adjoining Waldernheath, Amberstone, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.53 Site area (ha) Net: 0

Reasons: This site comprises of agricultural land located in a semi-rural location to the northeast of Hailsham and to the west of Magham Down. Low density linear frontage development is located to the north of the site along the A271. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, due to there being no historic features or priority habitats within the site and its semi-enclosed character. However, there are severe problems with creating a suitable vehicular access to serve new development in this location due to the site's proximity to the junction that connects New Road, the A271 and Featherbed Lane including poor visibility splays along the A271.

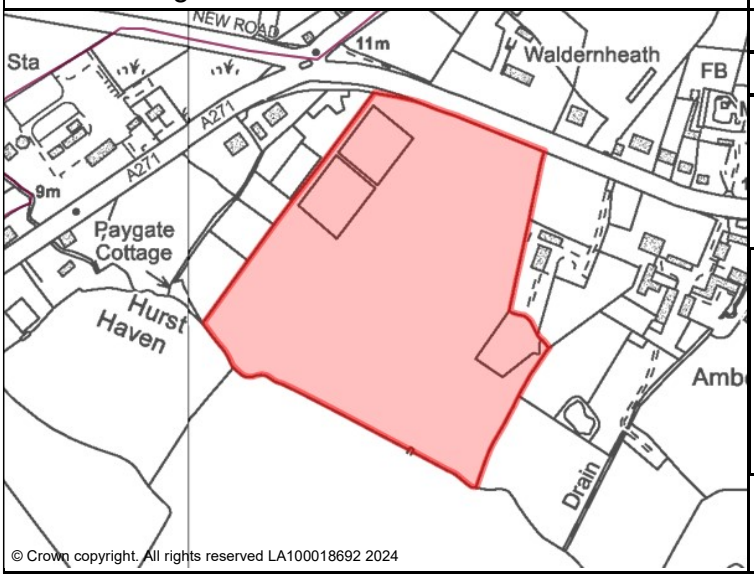
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 283/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Land off Sandbanks Close, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.78 Site area (ha) Net: 0

Reasons: The site comprises of former agricultural land which is now overgrown and is

covered by mature vegetation to the south of Hailsham and to the south of Sandbanks Close. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high landscape sensitivity to residential development due largely to the site containing priority habitat deciduous woodland. The site forms part of an attractive and well located “green corridor” on the southern fringe of Hailsham which provides important visual amenity for local residents and contributes biodiversity and nature conservation value to the surroundings. The site provides an ecological link with the adjacent ancient woodland located to the west of the site. The removal of vegetation and mature trees in this location is not considered suitable due to both their amenity and biodiversity value.

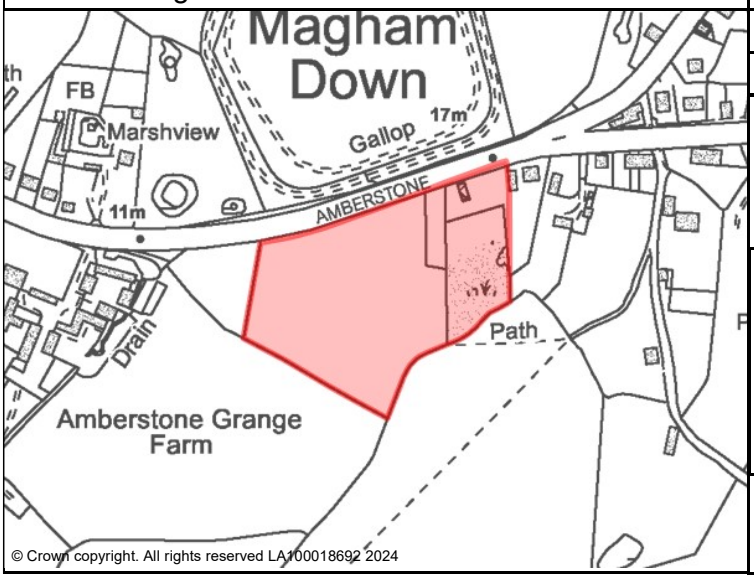
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 308/1310
	Settlement: Hailsham Parish: Hailsham Address: Amberstone Grange, Amberstone, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.98 Site area (ha) Net: 0

Reasons: The site comprises an area of grazing paddocks associated with Amberstone Grange located at the northeastern fringe of Hailsham, south of the A271 at Amberstone. A dwelling, Amberstone Grange, is Grade II listed and is located to the east of the site. The site forms part of the attractive landscape setting of Hailsham located on the edge of open countryside (Pevensey Levels) and is surrounded by arable land and pasture. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to the rural setting it provides to Hailsham and its visual connection to the Pevensey Levels to the east. The southern part of the site is within Flood Zones 2 and 3 and as a result, residential development is precluded in that area, and this severs the site from other potential sites off the A271 and the main areas of Hailsham. It is also unlikely that the site would be able to provide a satisfactory vehicular access without the use of adjacent land and significant highway management measures.

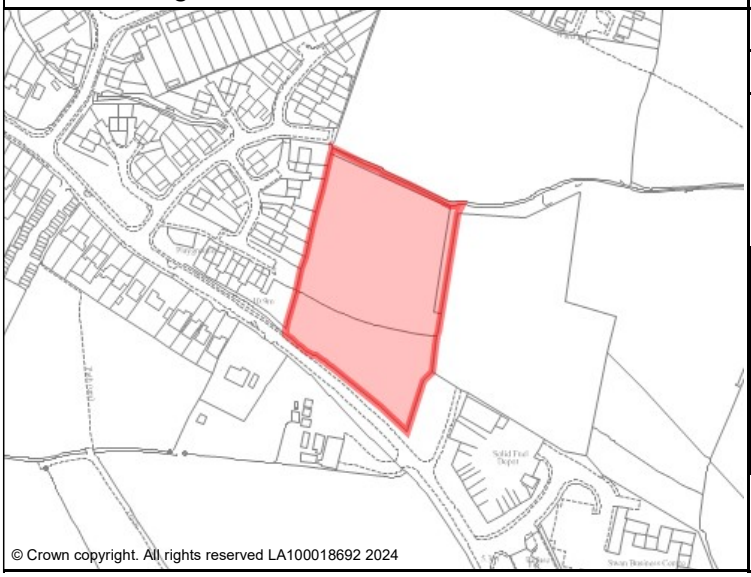
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 391/3110
	Settlement: Magham Down Parish: Hailsham Address: Land adjoining Onslow House, New Road, Magham Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.13 Site area (ha) Net: 0

Reasons: The site is formed of agricultural land located to the west of Magham Down and south of the A271 at Amberstone. The site is crossed by a High-Pressure Gas Main, which would make the site difficult and potentially costly to develop. The site is visually and functionally separated from Magham Down or Hailsham and development would not relate well to the existing built form of either settlement. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, and it plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down, as well as contributing to the rural setting of Magham Down to the east. Housing development would appear out of keeping and have a detrimental impact upon the rural character and appearance of the countryside to the south.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

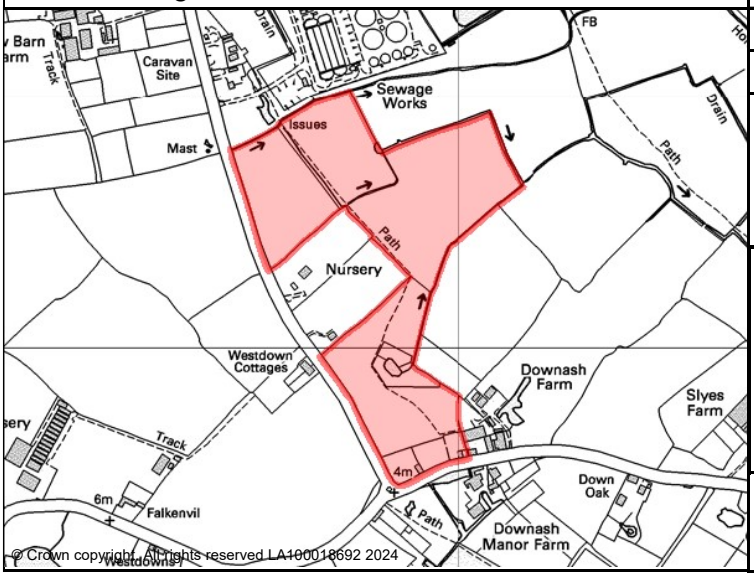
Plan showing whole extent of submitted site	Site Reference: 467/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Station Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.06 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of vacant land lying in a rural landscape on the edge of south Hailsham and is therefore situated within a sustainable location with access to services, facilities and public transport. A water course rises above the ground to the west of the site and runs to the north, forming the northern boundary of the site. Other potential sites have been identified in SHELAA in the immediate vicinity (particularly SHELAA site 454/1310) and should development be proposed in this location, there would be a need to consider the impact of the development of this land comprehensively with those other sites. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, in part due to its proximity to Hailsham and the site being influenced by existing urban fringe and commercial activities. However, the entirety of the site is considered a Priority Habitat (deciduous woodland), and the removal of this vegetation is not considered appropriate.

Part of the site contained a former sewage treatment works and therefore contamination investigations would be needed to establish whether there is contamination on site. An assessment would also be required to consider odour impact from the wastewater treatment works which are located beyond the site boundary to the south (at Old Swan Lane).

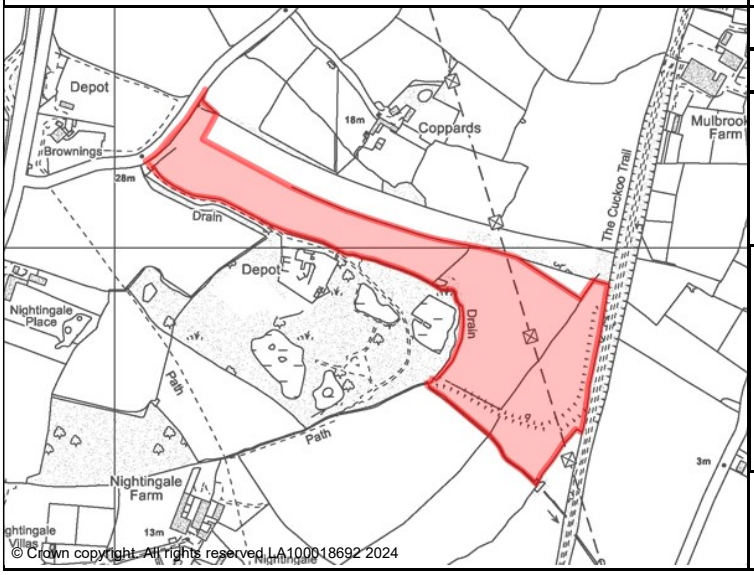
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 497/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Land off Station Road/Rickney Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 8.27 Site area (ha) Net: 0

Reasons: The site comprises of pasture land located in the countryside to the south east of Hailsham and to the east of Rickney Lane. The site is visually and functionally detached from Hailsham and is therefore remote from local services, facilities and public transport it provides. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, due to the rural character of the site, considerable coverage by priority habitat floodplain grazing marsh and its close proximity to a Grade II listed building, Downash, which is located to the southeast of the site. The eastern part of the site is within Flood Risk Zone 2, which restricts residential development in this location. The site is also adjacent to the Hailsham South Waste Water Treatment Works to the north

that sits along Old Swan Lane. It is likely that the northern part of the site will be subject to significant constraint for odour impact.

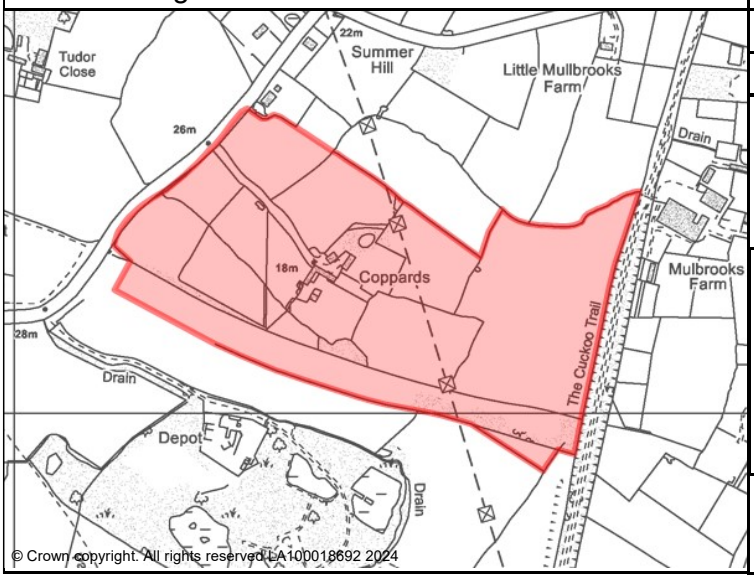
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 697/1310
	Settlement: Hailsham Parish: Hailsham Address: Land to the southwest of Summerhill Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.45 Site area (ha) Net: 0

Reasons: The site comprises fields used for grazing located to the south of the built-up area of Hailsham. It is located to the east of Coldthorn Lane which is a rural road with no public footpaths and the land is rural in nature. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, in part due to the site's mature hedgerow trees, the medieval assart field patterns in the west and limited views into the site from the Cuckoo Trail. The site sits within a strong rural landscape with a coherent green infrastructure network. A public right of way crosses the site from north to south and the Cuckoo Trail runs adjacent to the site to the east connecting the site to the wider area. The site is detached and remote from any settlement and is therefore isolated from local facilities, amenities and public transport. Due to the rural nature of the site, it is not considered a sustainable location for new development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

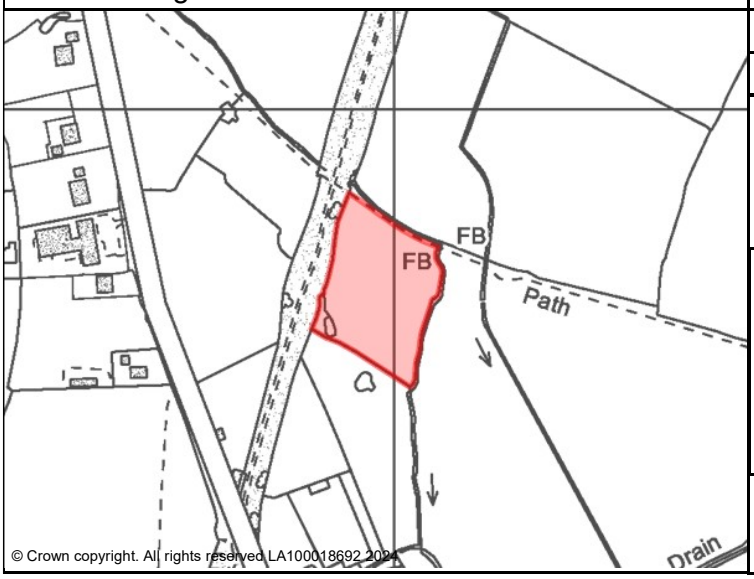
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 701/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Coppards, Coldthorn Lane, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 14.34 Site area (ha) Net: 0

Reasons: The site comprises a residential dwelling and fields used for grazing located to the south of the built-up area of Hailsham. It is located on a rural road (Coldthorn Lane) with no public footpaths and the land is rural in nature. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site sits within a strong rural landscape with a coherent green infrastructure network, that includes a number of existing hedgerows and tree belts. The residential dwelling and barn on site are both Grade II listed and contribute to the landscape setting of the site with the driveway leading to the dwelling. Two public rights of way cross the site and the Cuckoo Trail runs adjacent to the site's eastern boundary, connecting the site to the wider area, increasing landscape sensitivity. Two large pylons are located within the sites boundaries and a pylon line crosses through the centre of the site from north to south. 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.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

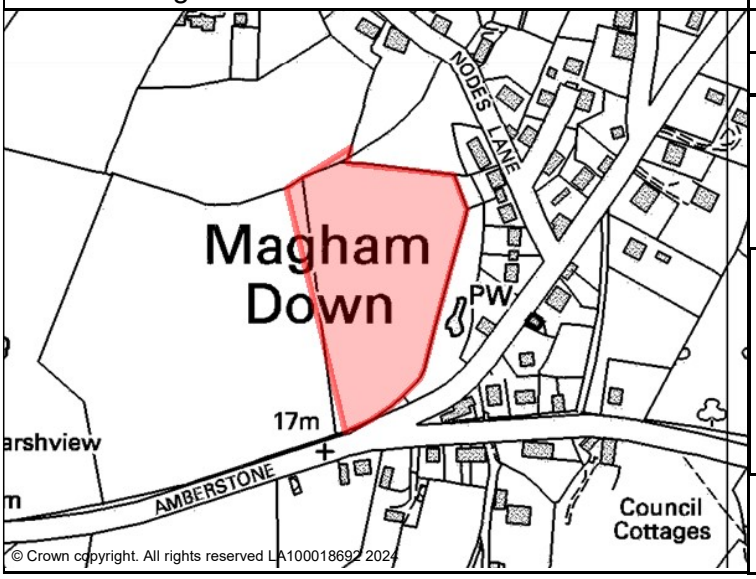
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 752/1310
	Settlement: Hailsham Parish: Hailsham Address: Land east of Cuckoo Trail, Ersham Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 0.78 Site area (ha) Net: 0

Reasons: The site comprises of a field used for grazing located to the southeast of the urban fringe of Hailsham to the east of the Cuckoo Trail. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development in part due to the considerable coverage by priority habitat floodplain grazing marsh, relating to the Pevensey Levels to the east. The historic field pattern is largely intact, and there are mature hedgerows and hedgerow trees along the boundaries to the site. There is a Scheduled Ancient Monument (Saltmarsh Medieval Farmstead) located to the east of the site. The majority of the site is situated within the future Flood Risk Zone 2 (following results from the SFRA) and the site is therefore unlikely to be suitable for residential development. In addition, as submitted the site does not have an existing suitable vehicular access nor the opportunity to create one without third party land.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

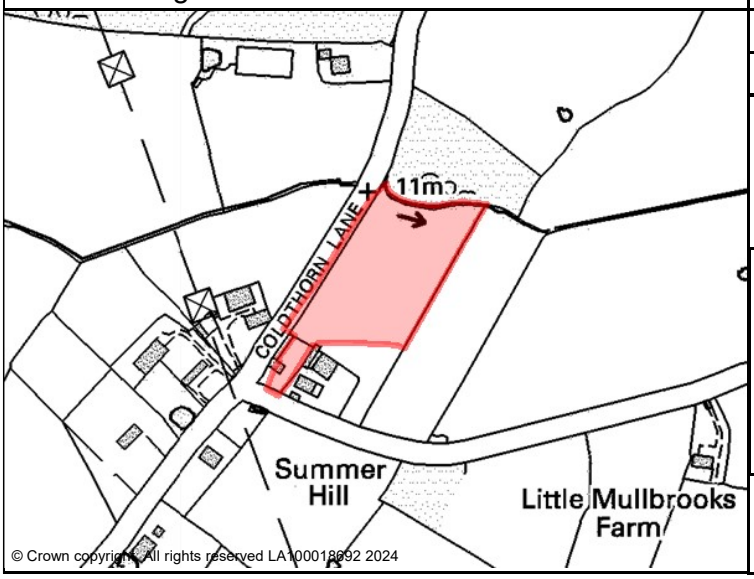
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 788/3110
	Settlement: Magham Down Parish: Hailsham Address: Land to the west of Old Road and north of the A271, Magham Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.68 Site area (ha) Net: 0

Reasons: The site is formed of a large field currently used for equestrian purposes in the centre of Magham Down and to the north of the A271 at Amberstone. The site is situated in a relatively remote location, with limited access to services, amenities and public transport and occupiers of residential development here would largely be reliant on private motor vehicles. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down. Furthermore, although the land is not particularly prominent in the landscape and is well screened, it is considered that the site, if developed, would significantly detract from the rural character of the area and would not be a logical extension to the village. This is due to limited opportunity to integrate a development in this location with the village as both vehicular and pedestrian access points could only be achieved via the A271.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

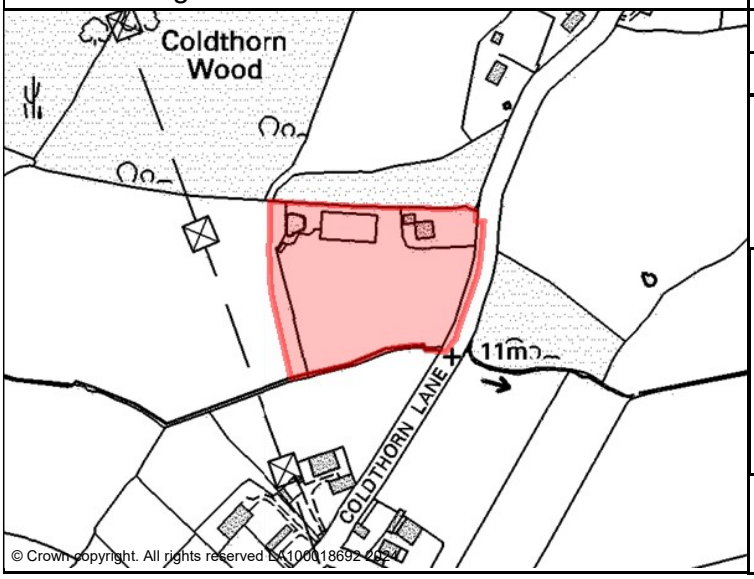
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 845/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: 2 Summerhill Cottages, Summerhill Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.99 Site area (ha) Net: 0

Reasons: The site comprises a residential dwelling, garden and paddock located to the south of Hailsham and north of Summerhill Lane, which is a rural road with no public footpaths. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, with ancient woodland bounding the site on the northern boundary and the site containing planned private enclosure historic field pattern, which increases sensitivity. The site is currently situated in an isolated location, visually and functionally detached from Hailsham and is therefore remote from any local facilities, amenities and public transport. However, the SHELAA site to the north and east has achieved outline planning permission for 241 (net) dwellings under planning reference WD/2019/2692/MAO, which, if implemented, will change the character of the surrounding area to the north and east. However, as submitted, the site does not have a suitable vehicular access onto Coldthorn Lane, which is narrow and unsuitable for an increase in traffic. With ancient woodland bounding the northern boundary of the site, there is also no opportunity to create a vehicular access to the permitted housing site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

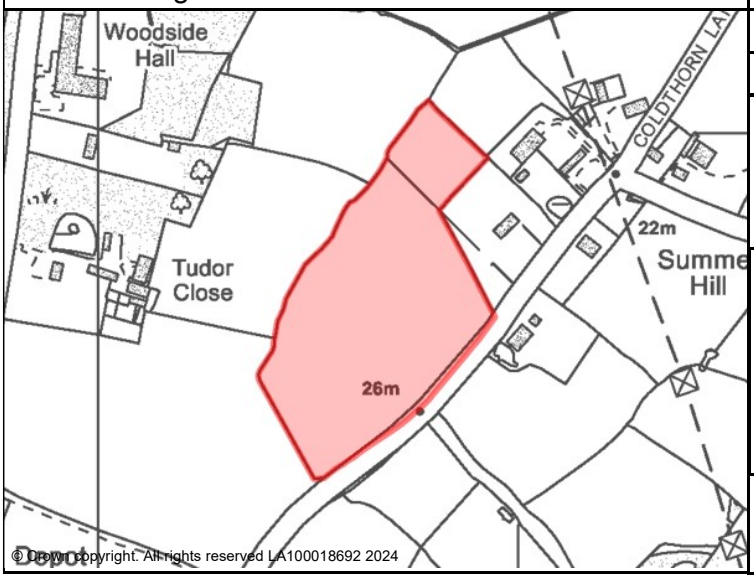
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 854/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Creepers Cottage, Coldthorn Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.6 Site area (ha) Net: 0

Reasons: The site comprises a residential dwelling, garden and paddock to the south of Hailsham and to the west of Coldthorn Lane, which is a rural road with no public footpaths. Ancient woodland (Coldthorn Wood) bounds the site on the northern boundary. The 2023 Landscape Sensitivity Assessment states that the landscape is moderately sensitive to residential development. The site's topography slopes significantly downwards from north to south and the site is in an elevated position with long ranging views to the south towards the South Downs National Park. The site is visually and functionally detached from Hailsham and is therefore isolated from its local facilities, amenities and public transport. The site would be unable to achieve a suitable vehicular and pedestrian access from Coldthorn Lane due to its narrow form and there is little scope to improve this without harming the rural character of the area. This site does form part of SHELAA Site 1115/1310 and this site is assessed separately.

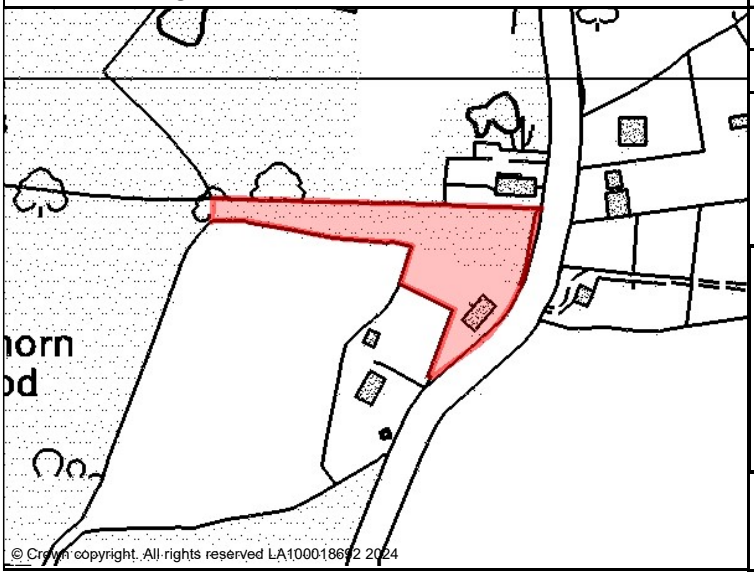
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 882/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land on north west side of Coldthorn Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.5 Site area (ha) Net: 0

Reasons: The site comprises two open sloping fields enclosed by hedgerows and trees to the south of Hailsham along Coldthorn Lane. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development owing to the site being bound by mature hedgerows and trees and those landscape features increasing the site's sensitivity to development. The site is accessed via Coldthorn Lane, which is a narrow rural road with no public footpaths and little scope to improve this without harming the rural character of the area. The site is detached from Hailsham and is therefore isolated from local facilities, amenities and public transport. This site does form part of SHELAA Site 1115/1310 and this site is assessed separately.

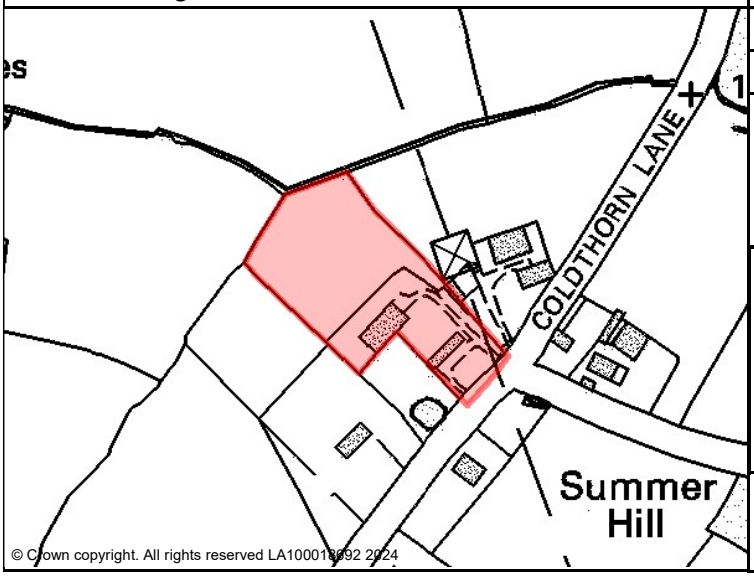
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 890/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Coldthorn Cottage, Coldthorn Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.53 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and ancient woodland located to the

south of Hailsham, along Coldthorn Lane. The site is accessed via Coldthorn Lane, which is a narrow rural road with no public footpaths and little scope to improve this without harming the rural character of the area. The 2023 Landscape Sensitivity Assessment states that this site has moderate to high sensitivity, largely due to the ancient woodland that covers a significant proportion of the site. This would significantly reduce the developable area of the site leaving the remaining developable area of the site too small to yield the minimum number of units required for the SHELAA assessment.

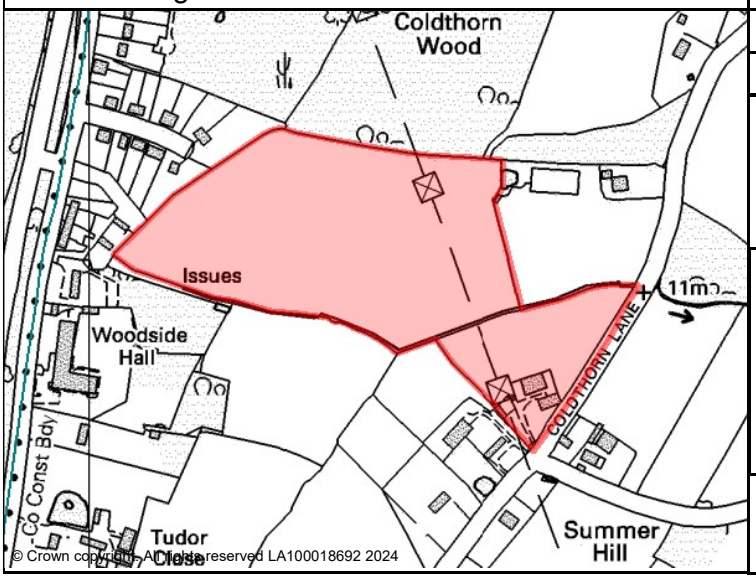
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 891/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hailsham Address: Land at Stockhall Farm, Summerhill Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.74 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and field and is situated on a rural road (Coldthorn Lane) with no public footpaths. The site is rural in nature, isolated and detached from any local facilities, amenities, public transport and also the urban area of Hailsham. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development due to its intact historic field pattern (west of the site), mature shaws and hedgerows. Owing to its location and the rural nature of the site, it is not considered suitable for development. However, if a Local Plan proposes large scale development of the land to the south of Hailsham and the site was submitted as part of a comprehensive redevelopment, it may be considered suitable for development with the necessary improvement in associated infrastructure (particularly the road network) and amenities. It should be noted that field to the northwest of the site is incorporated into SHELAA site 1115/1310 that has been assessed separately.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

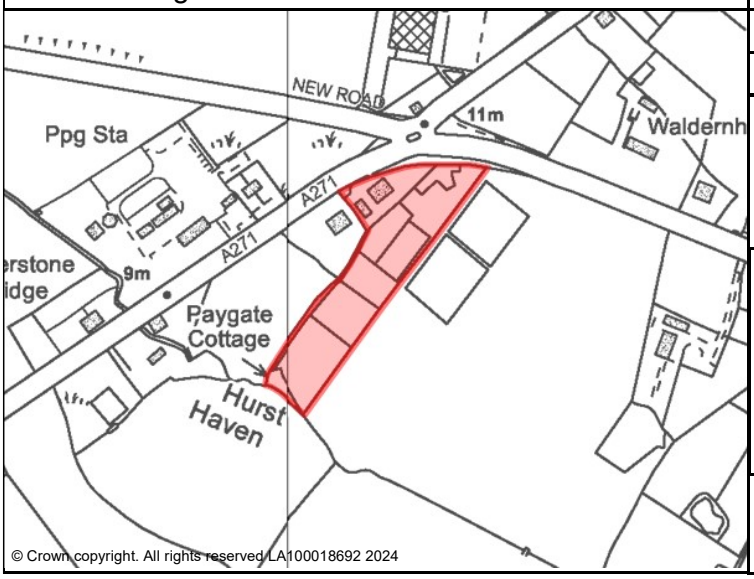
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 895/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Davmau Farm, Coldthorn Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.32 Site area (ha) Net: 0

Reasons: The site comprises a residential dwelling, garden, outbuildings and pastureland to the south of Hailsham. A power line extends in a northwest to southeast direction through the site and two large pylons are present within the site, which are dominant features. A public right of way extends along the southern boundary of the site, connecting Coldthorn Lane to the A22 in the west. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development in part due to Coldthorn Wood (Ancient Woodland) forming the northern boundary. Native hedgerows comprise the remainder of the sites boundaries and features several mature oak trees. The site is accessed via Coldthorn Lane, which is a rural road with no public footpaths and there is little scope to improve this without harming the rural character of the area. The site is visually and functionally detached from Hailsham and is therefore isolated from local facilities, amenities and public transport. This site forms part of SHELAA Site 1115/1310 that is assessed separately.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

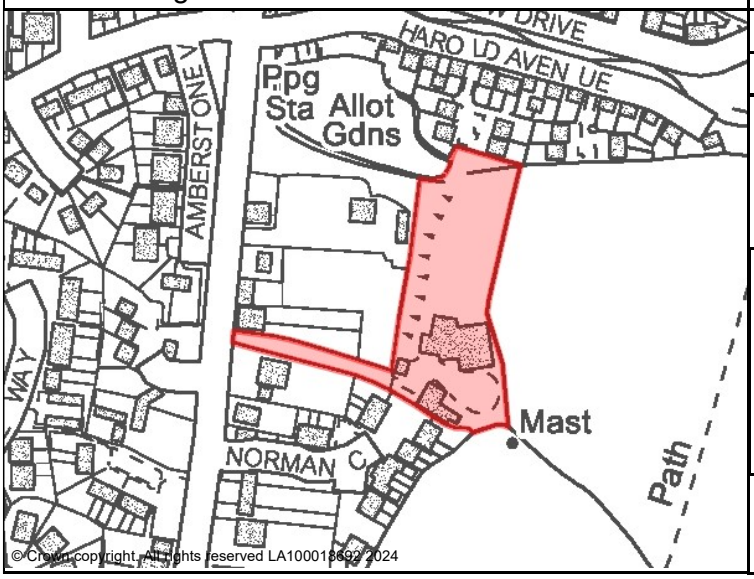
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 897/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Peppers, Amberstone, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.95 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, amenity land and a small number of outbuildings. The site is located to the northeast of Hailsham abutting the A271 to the north and is surrounded by open countryside to the southeast. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to residential development, albeit that there is priority habitat floodplain grazing marsh, mature hedgerows and hedgerow trees particularly along the A271. The SHELAA site to the south (963/1310) has been granted outline planning permission for 45 (net) dwellings under planning reference WD/2020/1690/MAO so will be on the urban edge of Hailsham. The northern part of the site has achieved Technical Details planning consent for 2 (net) dwellings under planning reference WD/2023/1068/TD pursuant to the original permission in principle granted under planning reference WD/2022/1210/PIP. The site has an existing vehicular access from the A271 to the north, however, it is considered unlikely that an appropriate vehicular access could achieve sufficient visibility splays given how the A271 bends almost 90 degrees at this location. The southern half of the site is within Flood Risk Zones 2 and 3, therefore development would not be suitable on this section of the site. In addition, the site is poorly screened on the eastern boundaries resulting in far reaching views over open countryside towards the Pevensey Levels.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

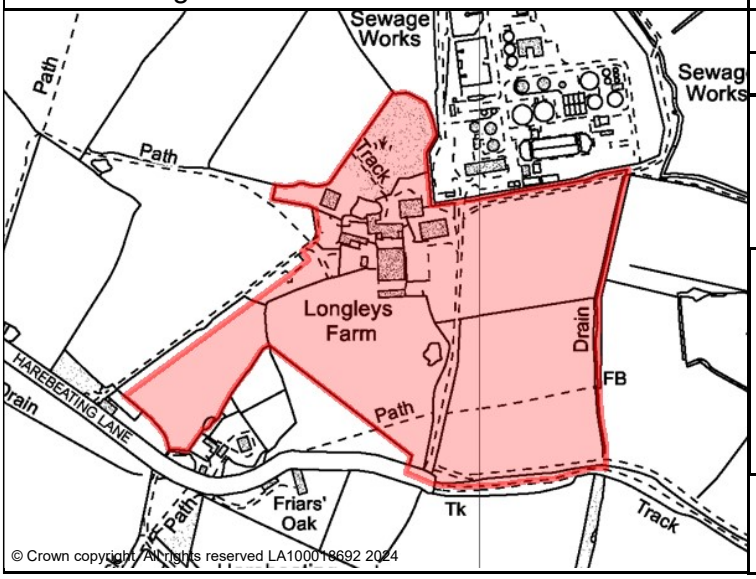
Plan showing whole extent of submitted site	Site Reference: 903/1310
	Settlement: Hailsham Parish: Hailsham Address: Land and access track to the rear of 168 Battle Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.73 Site area (ha) Net: 0

Reasons: The site is located adjacent to the urban area of Hailsham, to the east of Battle Road in a sustainable location with good access to public transport and local facilities. The site is formed of several buildings associated with a builder's yard and a small field. The current vehicular access to the site is taken from Battle Road via a narrow track, which passes between two residential dwellings. This will require further investigation regarding its suitability as an access via a transport assessment, but at this stage, the vehicular access has not been proven. If this potential vehicular access is found to be unsuitable, then a new vehicular access may be achieved via adjacent SHELAA site 135/1310 to the east or through newly constructed residential development to the north, albeit this has not materialised at this stage.

Further work would be required to assess the impact development would have on the setting of the Grade II listed building, Whiteoaks, located to the west of the site. Any development would be required to consider the residential amenity of existing development to the north, west and south as part of the design of any scheme. Given the site's use as a builder's yard, further investigation will also be required to determine whether remediation works will be required. A large pylon is present within the southwest corner of the site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development, albeit that the existing development on site reduces its sensitivity. Other potential housing sites have been identified in the SHELAA process as suitable in the immediate vicinity and, should development be proposed in this location, there would be a need to consider this land comprehensively with those other sites. It is not considered that this site can come forward on its own at this stage primarily due to the vehicular access constraint.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

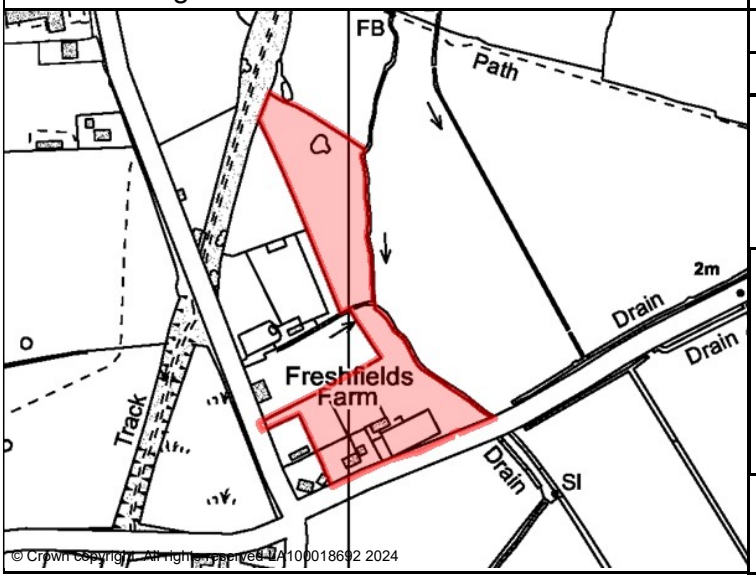
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 909/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Longleys Farm, Harebeating Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.9 Site area (ha) Net: 0

Reasons: The site comprises of a dairy farm with associated buildings and grazing fields located to the east of the urban edge of Hailsham and north of Harebeating Lane. The Pevensey Levels Ramsar Site and SAC bounds the sites southeastern boundary. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development as the site contributes to the wider rural setting of Hailsham, as well as containing priority habitat (traditional orchard) and its proximity to the Pevensey Levels to the east increases' sensitivity. Furthermore, a dwelling located in the northwestern corner of the site, Longley's Farmhouse, is Grade II listed and any development could harm the setting of this heritage asset. A public right of way crosses the southern part of the site from west to east. The site as submitted does not have a suitable vehicular access to service housing development unless third party land is used. The sites proximity to the waste water treatment works to the north of the site (adjacent to the site) and the Pevensey Levels Ramsar Site and SAC poses a major constraint to the site.

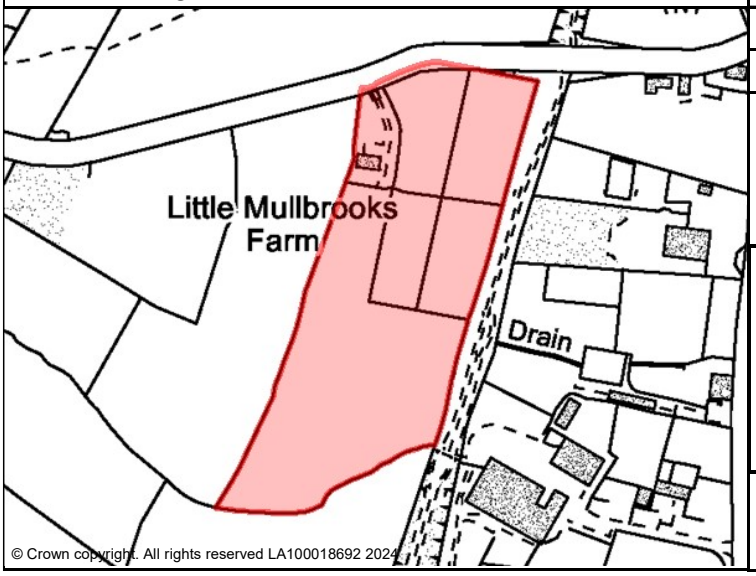
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 916/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Freshfields Farm, Ersham Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.63 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and land used for equestrian purposes with associated outbuildings located to the south of Hailsham and to the east of Ersham Road. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, with some priority habitat floodplain grazing marsh, a key sensitivity of the wider landscape assessment unit, being present on site. A Scheduled Ancient Monument (Saltmarsh Medieval Farmstead) is located to the east of the site, and this would require consideration if development was ever to come forward. However, the site lies almost wholly within future Flood Risk Zone 2 (as defined by the SFRA), and the site is therefore considered unsuitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

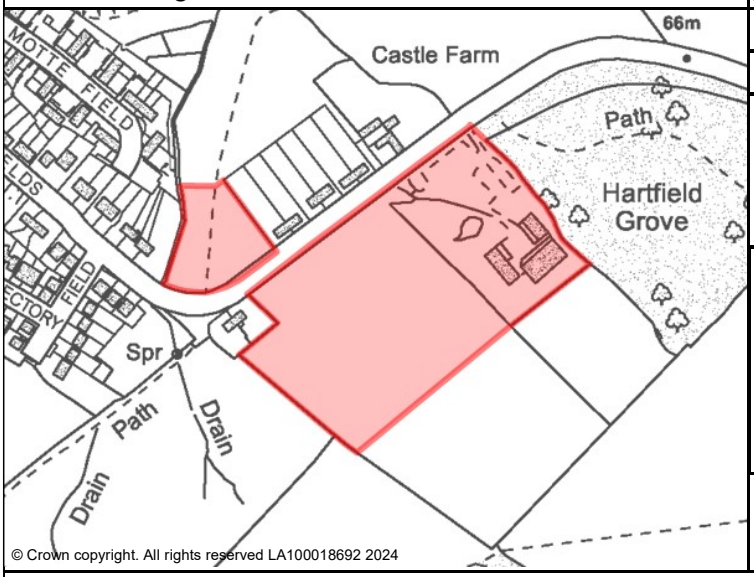
Plan showing whole extent of submitted site	Site Reference: 931/1310
	Settlement: Hailsham Parish: Hailsham Address: Land at Little Mullbrooks Farm, Summerhill Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.74 Site area (ha) Net: 0

Reasons: The site comprises stables and paddocks located to the south of the built-up area

of Hailsham. The site is located to the south of Summerhill Lane, which is a rural road with no public footpaths and the land is rural in nature. However, the site is adjacent to the Cuckoo Trail and therefore has good pedestrian and cycle connectivity into Hailsham. However, in general terms the site is isolated and detached from any local facilities, amenities and public transport in the urban area of Hailsham. The site sits within a strong rural landscape with a coherent green infrastructure network. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development. There is also no clear vehicular access route to this site, given that Summerhill Lane is rural, narrow and unsuitable for large scale residential development. Owing to its location and the rural nature of the site it is not considered suitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

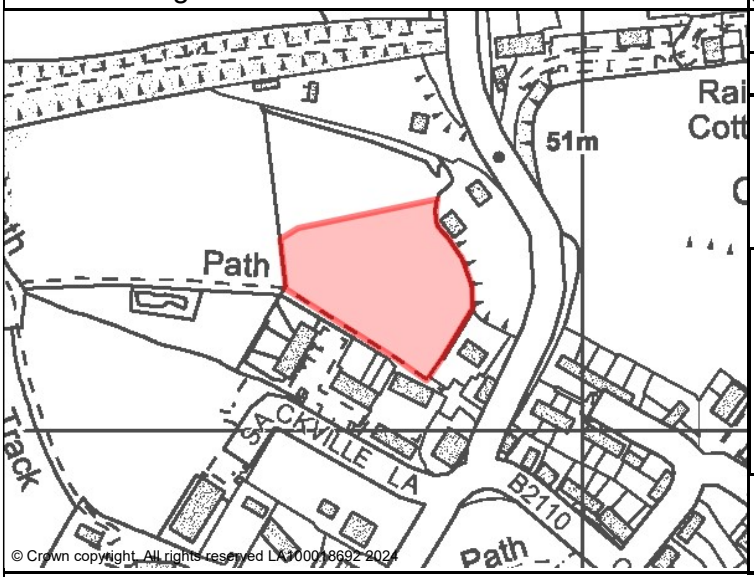
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 708/2080
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hartfield Parish: Hartfield Address: Land at Castle Farm, Withyham Road, Hartfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 3.44 Site area (ha) Net: 0.3
Delivery Yr 1-5: 5	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 5

Reasons: This site comprises of agricultural land to the northeast of the village of Hartfield. The site is split in two parts; a smaller section (approximately 0.4 ha) to the north of the B2110 and a larger section to the southeast of the B2110. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development, primarily because the larger eastern field is visually exposed in the wider landscape and development would be unsuitable in this location and would have an unacceptable impact on the character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment confirms that development should be avoided in the elevated eastern extents of the site, which form a prominent slope in outward views from the settlement. Small scale development could be suitable on the smaller part of the site to the north of the B2110, given that would in effect be infill development between two rows of houses. Development would need to protect and buffer the tree line to the west of the site. Further technical work would be required to ascertain whether suitable vehicular access can be obtained to the site given the location of the bend in the B2110 to the south of the site. The site is within the High Weald National Landscape therefore landscape considerations will be required to be taken into account in any development proposals and would need to be adequately mitigated. A public right of way currently goes through the centre of this northern site and would need to be considered as part of any new development scheme, given its an historic routeway. The site is also located within a Biodiversity Opportunity Area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

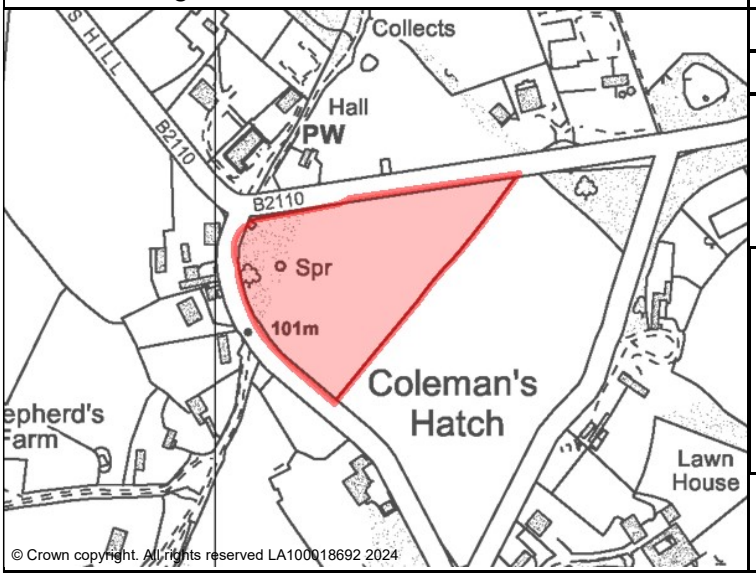
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 709/2080
	Settlement: Hartfield Parish: Hartfield Address: Land at Old Crown Farm, Edenbridge Road, Hartfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.57 Site area (ha) Net: 0.25
Delivery Yr 1-5: 6	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 6

Reasons: The site is comprised of agricultural land to the north of Hartfield and to the west of the B2026. The site is wholly within the High Weald AONB and was classified as being of moderate to high sensitivity to residential development within the 2023 Landscape Sensitivity Assessment as the site is located adjacent the to the Hartfield Conservation Area, has a slightly irregular field boundary and demonstrates other characteristics of the High Weald National Landscape (namely, mature hedgerows historic routeways and long views over the River Medway valley). A public right of way is sited on the southern boundary. However, the site itself is flat, with a partially enclosed character and is located to the north of new residential development along Sackville Lane that has recently been constructed and would act as a continuation of this scheme. Although within the High Weald National Landscape, it is considered that a carefully designed scheme would not severely impact the landscape character of the area and would act as a logical extension to the settlement that already has similar development at Castlefields to the east. The site is adjacent to the Hartfield Conservation Area to the east, which contains a number of listed buildings, and the historic character of the area would need to be considered, if new development was brought forward. The site can only be accessed via new residential development to the north of Sackville Lane. The site was subject to an outline planning application for 12 dwellings under planning reference WD/2021/1494/MAO but this has now been withdrawn.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

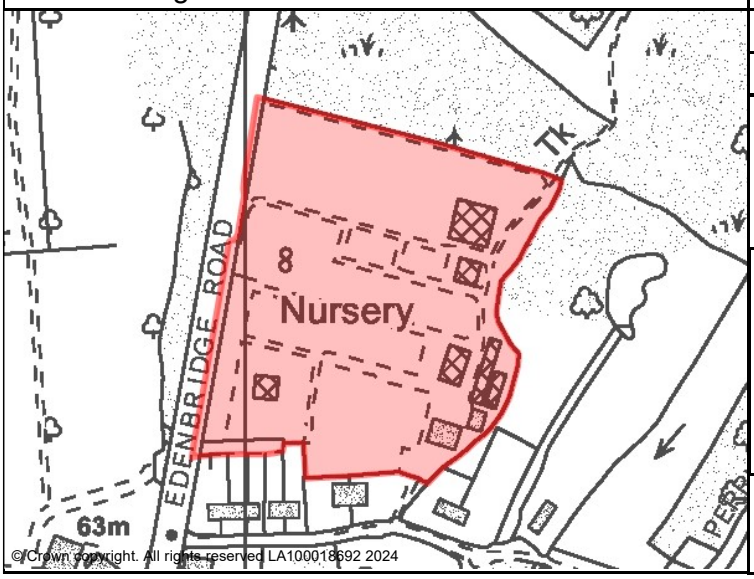
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1049/1630
	Settlement: Coleman's Hatch Parish: Hartfield Address: Land east of Shepherds gate, Colemans Hatch Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.73 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located between Coleman's Hatch and Upper Hartfield, and to the south of Shepherds Hill (B2110). The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any settlement. The site lies almost wholly within 400 metres of the Ashdown Forest SPA. This area is of international significance for wildlife and biodiversity, and the principle of new housing development within the 400-metre zone of the Ashdown Forest SPA boundary as advised by Natural England is not supported. The site is wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. Further housing development of scale could have a detrimental impact on the rural character and appearance of the area and would not be appropriate in this rural setting. Ancient woodland is located at the eastern boundary of the site. Two Grade II listed buildings lie adjacent the sites northern (Holy Trinity Church) and southern (Forest House) boundaries.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

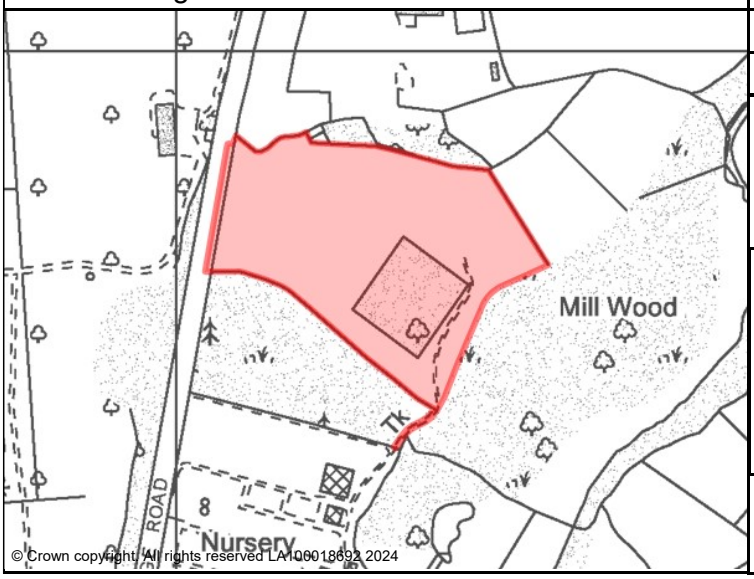
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1088/2080
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hartfield
	Parish: Hartfield
	Address: Perryhill Nursery, Edenbridge Road, Hartfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.56 Site area (ha) Net: 0

Reasons: The site is comprised of a horticultural nursery located in open countryside to the north of Hartfield along Edenbridge Road. Ancient woodland sits on the northeastern boundary of the site. The site is in an isolated location, detached from any settlement and remote from services and facilities (including public transport). The site lies wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The site slopes from north to south and there are long ranging views to the east and south of the site, with the main structures on site being low lying polytunnels. Development of the site would therefore have an unacceptable impact on the character and appearance of the surrounding landscape. The site is subject to a full planning application for 15 (net) dwellings, 4 rural offices and a landscape contracting business yard with office under planning reference WD/2022/1709/MAJ.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

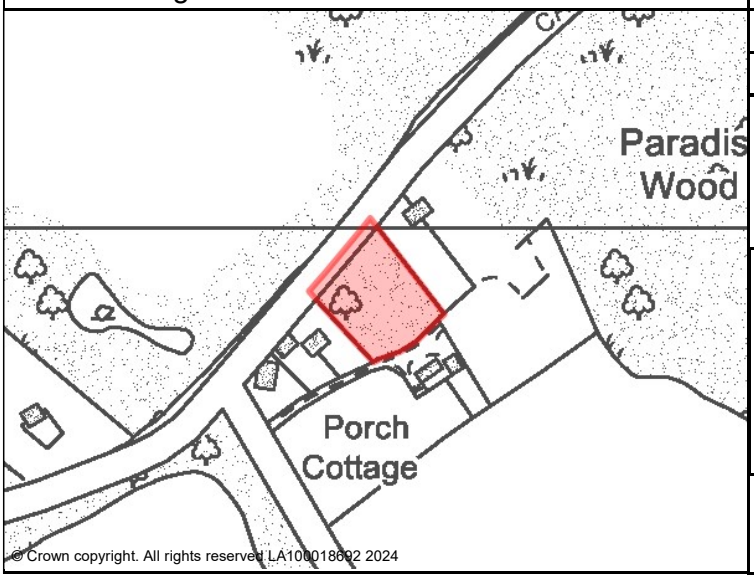
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1089/2080
	Settlement: Hartfield
	Parish: Hartfield
	Address: Land to the north of Perryhill Nurseries, Edenbridge Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.81 Site area (ha) Net: 0

Reasons: The site comprises agricultural land associated with a horticultural nursery and is located in open countryside to the north of Hartfield and to the east of Edenbridge Road (B2026). The site is situated in an isolated location, detached from the boundary of any settlement and is remote from services and facilities (including public transport). The site lies wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The development of the site would have an unacceptable impact on the character and appearance of the landscape in this location. Ancient woodland bounds the site's northern and eastern boundaries. A significant central portion of the site is covered by mature trees, the removal of which to enable development is considered to be detrimental to the character of this rural location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

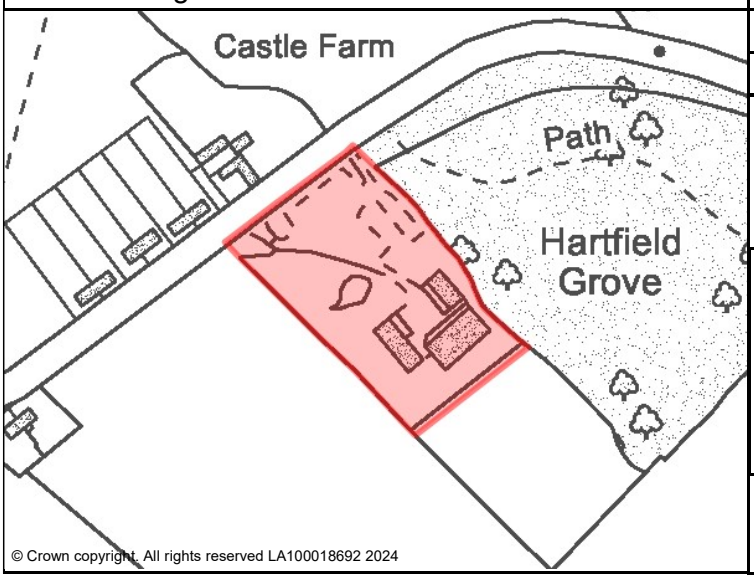
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1090/2080
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hartfield Parish: Hartfield Address: Land at Upper Hartfield, Cat Street, Hartfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.26 Site area (ha) Net: 0

Reasons: The site is comprised of a small parcel of agricultural land located to the southwest of Upper Hartfield and to the east of Coleman's Hatch along Cat Street. Ancient woodland is located in close proximity to the site's northern boundary and the site is entirely within a Biodiversity Opportunity Area and development may lead to ecological harm in this location. The site is situated in an isolated location, detached from the boundary of any settlement and remote from local services and facilities (including public transport). The site lies wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. It is considered that the development of the site would have an unacceptable impact on the character and appearance of the area given the far-reaching views southwards from the northern boundary of the site and with only limited, historic linear housing development along the highway in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

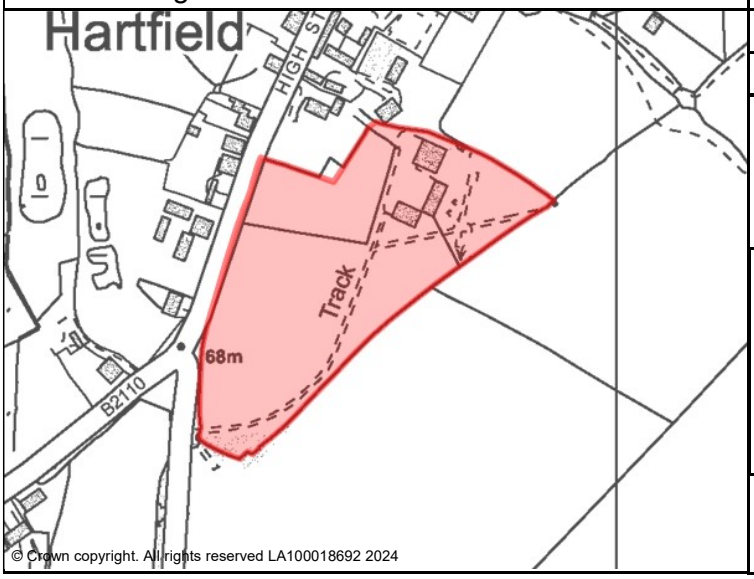
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1106/2080
	Settlement: Hartfield
	Parish: Hartfield
	Address: Land at Castle Farm, Withyham Road, Hartfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.07 Site area (ha) Net: 0

Reasons: The site is comprised of three barns on a parcel agricultural land located to the east of the B2110 and to the east of Hartfield. Ancient woodland bounds the site's northern boundary, and the site lies in an elevated position within the wider landscape. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development, primarily because the field is visually exposed in the wider landscape and development would be unsuitable in this location and would have an unacceptable impact on the character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment confirms that development should be avoided in the elevated extents of the site, which form a prominent slope in outward views from the settlement. Therefore, the redevelopment of the site would have an unacceptable impact on the character and appearance of the countryside to the east of Hartfield. The site forms part of the SHELAA Site 708/2080 that was assessed separately.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

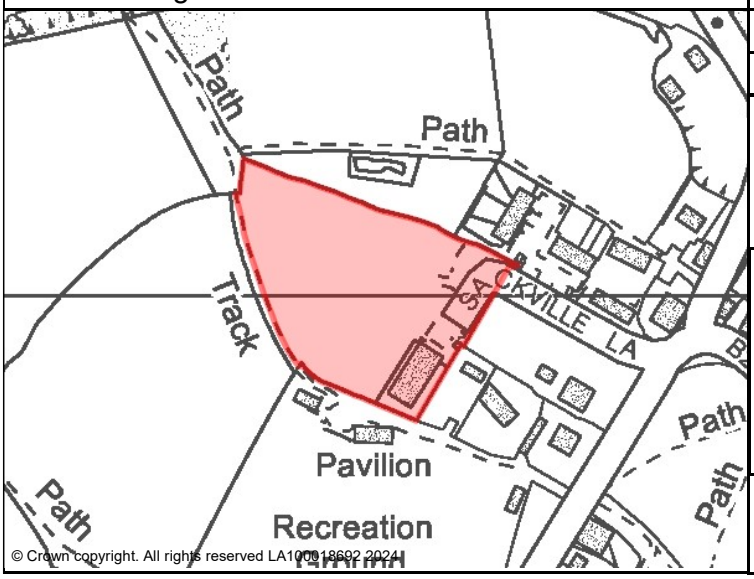
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 223/2080
	Settlement: Hartfield Parisb: Hartfield Address: Stairs Farm, High Street, Hartfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.06 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land and associated farm buildings to the southeast of Hartfield and to the east of the B2026 (High Street/Jib Jacks Hill). A public right of way surrounds the site's southern and eastern boundaries. The site is wholly located within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Assessment, which states this area to be of high landscape sensitivity to development. It is considered that development in this location would have an unacceptable impact on the character and appearance of the countryside. In addition, development would require the unacceptable loss of a significant amount of boundary vegetation in order form a vehicular access that would impact both the landscape and visual setting of the village, as well as the conservation area to the north and west. The site is bounded by the Hartfield Conservation Area to the west and north which contains a number of listed buildings, and this historic setting would be detrimentally harmed through new development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

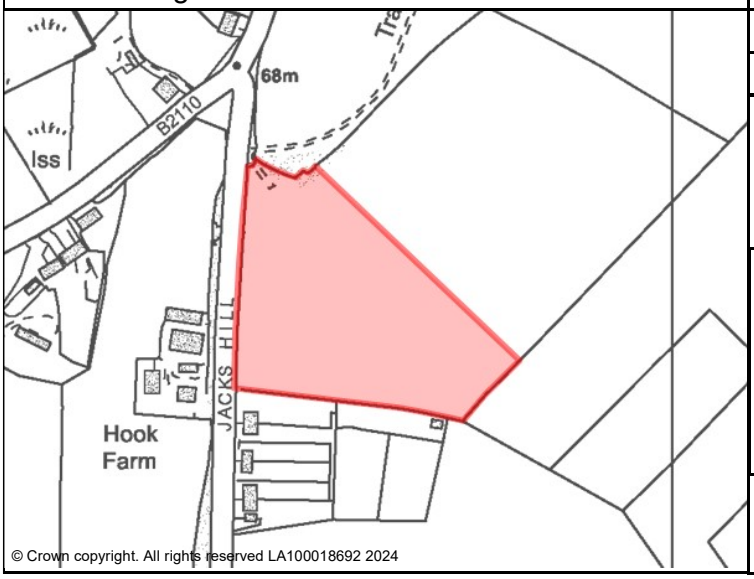
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 762/2080
	Settlement: Hartfield
	Parish: Hartfield
	Address: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.06 Site area (ha) Net: 0

Reasons: The site comprises of a single storey GP surgery and car park (built in the early 2010s) and agricultural land in Hartfield to the west of the B2026 and Sackville Lane. A public right of way is located on the site's southern boundary. The site is wholly situated within the High Weald National Landscape and is located within the Hartfield assessment area of the 2022 Landscape and Visual Assessment, which states this area to be of high landscape sensitivity to residential development. Development of the site would have an unacceptable impact on the character and appearance of the countryside with extensive views to the railway line to the north and west of the site. The site is also adjacent to the Hartfield Conservation Area to the east and south, which contains a number of listed buildings and development in this location would lead to harm those historic assets. The site was subject to a planning application for 12 (net) dwellings under planning reference WD/2021/1493/MAO but this was later withdrawn by the applicant.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

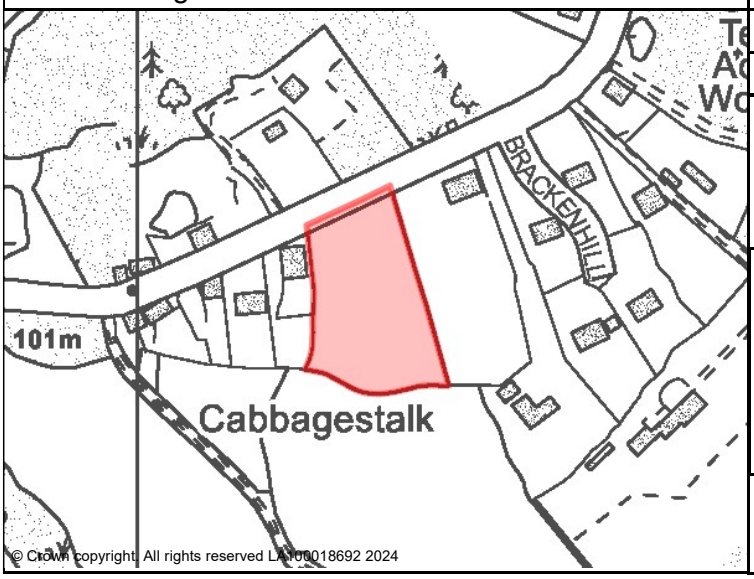
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 776/2080
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hartfield Parish: Hartfield Address: Land adjacent to Jib Jacks Hill, Hartfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.39 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located to the south of Hartfield and to the east of the B2026 (Jib Jacks Hill). A public right of way runs along the site's northern boundary from east to west. The site is detached from the urban boundary of Hartfield and is therefore remote from its services and facilities, particularly as there is no existing footway to Hartfield. The site lies wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The development of the site would have an unacceptable impact on the character and appearance of the landscape to the south of Hartfield and would detrimentally affect the setting of the village and the Conservation Area. The Hartfield Conservation Area lies to the northwest of the site and contains a number of listed buildings and therefore development in this location may lead to harm of those historic assets.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

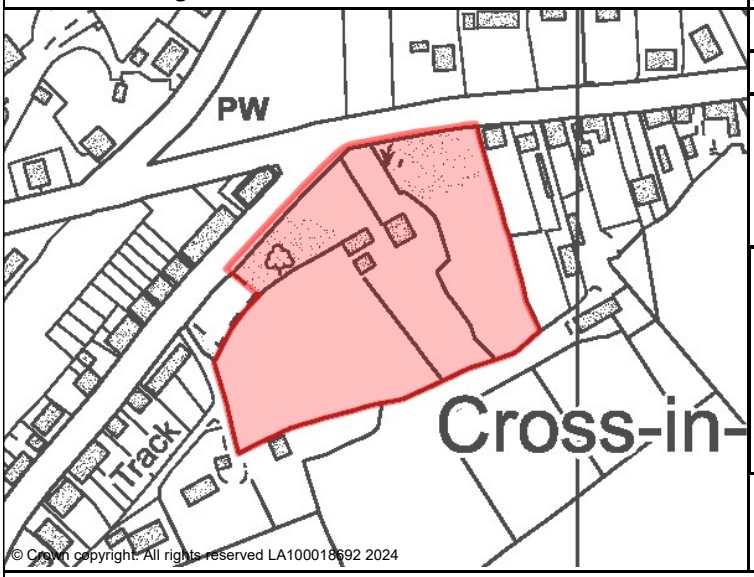
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 969/2080
	Settlement: Hartfield
	Parish: Hartfield
	Address: Land adjoining Little Tye, Cat Street, Hartfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.53 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located to the southwest of Upper Hartfield and to the south of Cat Street. The site is in an isolated location, detached from the centre of Upper Hartfield and is therefore relatively remote from services and facilities. The site lies wholly within the High Weald National Landscape, located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The northern portion of the site is largely covered by mature trees and new development would result in the unacceptable removal of these in order to provide a vehicular access onto the site, as well as impacting the rural character of the area. Although, there is some residential development along Cat Street (B2110) in this location, it is sporadic and of a low density and is not considered that a new residential development of any significant scale would be in keeping with the character of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

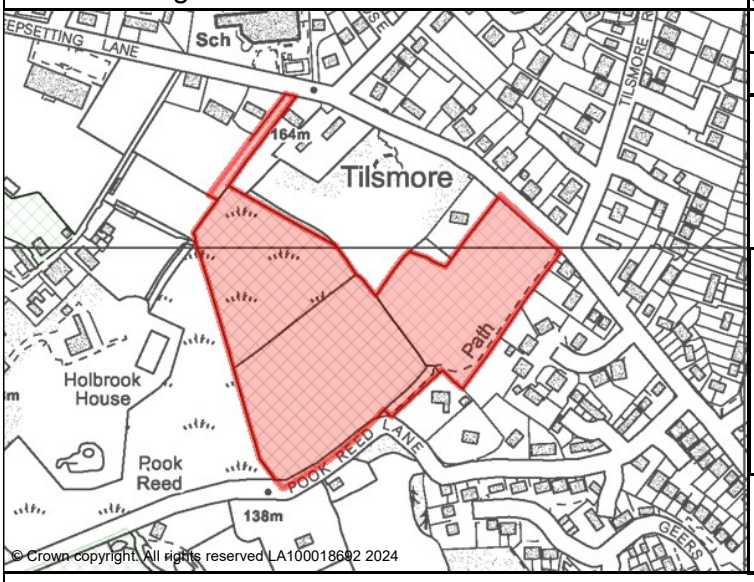
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 017/1920
	Settlement: Cross In Hand Parish: Heathfield & Waldron Address: Field to the east of Burnetts Farm, Firgrove Road, Cross in Hand Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.78 Site area (ha) Net: 0.75
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 10

Reasons: The site comprises of residential dwellings, gardens and amenity land in the centre of Cross in Hand, adjacent to the B2102 and Fir Grove Road. There is existing linear residential development located along the B2102 and Fir Grove Road to the east, west and north of the site. The site is located wholly within the High Weald National Landscape and is a sloping site where development would be highly visible in the open countryside located to the south of the site. The 2023 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to residential development in part due to the wooded area to the northwest of the site and the longer views to the south of the site. There are views into the site from the adjacent lane from the southwest. There are some mature trees along the frontage of the site and an arboricultural survey would be required to determine the quality of those trees, although it is noted within the 2023 Landscape and Visual Appraisal that mature trees in the northwest of the site should be retained. Given the site's location within the High Weald National Landscape, the development proposal may be required to meet the requirements in paragraph 183 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

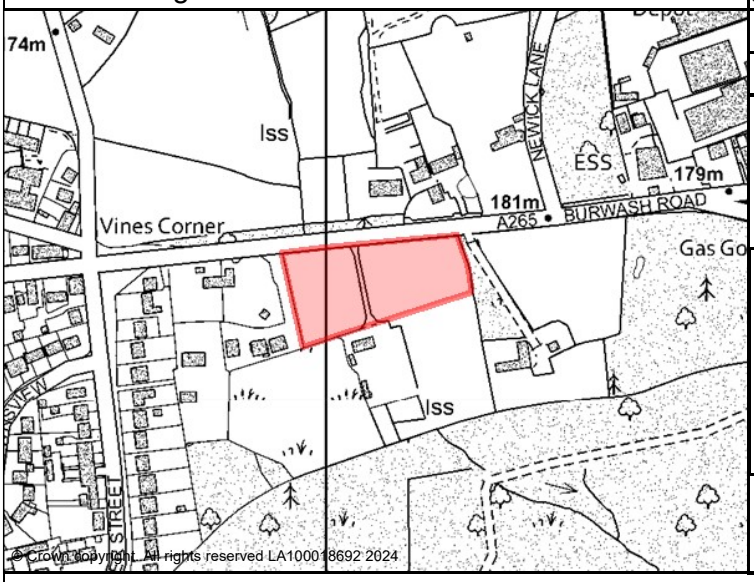
Plan showing whole extent of submitted site	Site Reference: 149/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land south west of Ghyll Road, Tilsmore, Heathfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 4.49 Site area (ha) Net: 1.34
Delivery Yr 1-5: 35 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 35	

Reasons: The site comprises three grassland fields located to the south and west of the built-up area of Heathfield and to the south of Ghyll Road. The site has good accessibility to the town centre, local services, bus services and foot and cycle paths. The site is located wholly within the High Weald National Landscape but is relatively self-contained, particularly the eastern field adjoining Ghyll Road. There are some distant long-range views in certain locations within the site towards the wider High Weald National Landscape and in landscape terms the site has varying landscape sensitivity. The 2023 Landscape and Visual Appraisal states that the site overall is of moderate to high sensitivity to residential development, albeit it was clear from that assessment that if development was to come forward, it should be at the eastern most field that sits along Gyll 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. Given the above, it is only considered that the field fronting onto Ghyll Road is suitable for residential development. Any development of this site will need to take into account its location in the High Weald National Landscape, as well as seek to protect and enhance the sites biodiversity value include appropriate surveys and mitigation as appropriate. Given the site's location within the High Weald National Landscape, any development proposals would be required to meet the requirements of paragraph 183 of the NPPF.

The site is not currently accessible by vehicles; however, the potential exists from Ghyll Road. 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. The site is crossed by an existing public right of way through its southern extent, connecting Ghyll Road with Pook Reed Lane.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

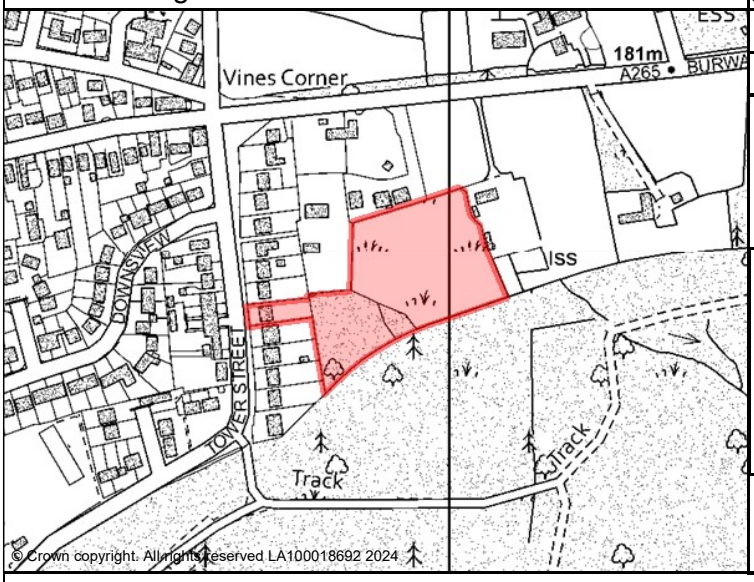
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 260/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land south of Burwash Road and east of Tower Street, Heathfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.72 Site area (ha) Net: 0.72
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

Reasons: The site comprises of agricultural land adjacent to the A265 on the eastern edge of Heathfield. 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. Additional structural planting would be needed to help reinforce the character and appearance of the High Weald AONB landscape. A more open boundary exists with the listed building (the Old Half Moon) to the south east and any potential impact of development could be mitigated with additional landscaping and a buffer zone. This is a site where other potential housing sites have been identified in SHELAA in the immediate vicinity. Should development in this location be proposed within the Council's Local Plan, there would be a need to consider this submitted land comprehensively with those other sites. In particular, although vehicular and pedestrian access exists to the adjacent Burwash Road, this should also provide a potential access to adjacent land.The site is wholly within the High Weald AONB therefore there is a requirement to demonstrate development is essential to meet local needs and that other more suitable sites do not exist elsewhere.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

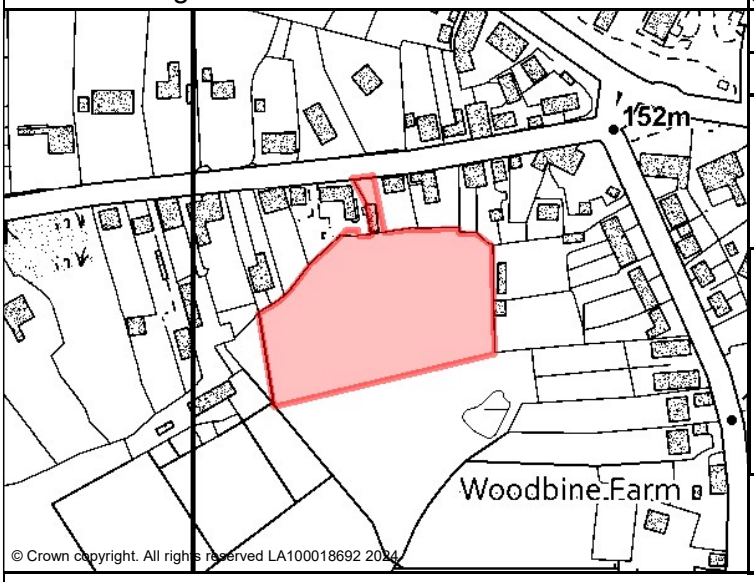
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 299/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at 15 Tower Street, Heathfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.15 Site area (ha) Net: 0.7
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 10

Reasons: The site comprises of a bungalow, garden and overgrown amenity land located at the northeastern fringe of Heathfield. There is a completed residential development of 4 (net) dwellings on a site to the north (under planning reference WD/2018/2625/F) that was not submitted to the Council as part of the SHELAA process. This recently completed development 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 in close proximity to the services and facilities in Heathfield along the A265. The site is located within the High Weald National Landscape and lies within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The site is relatively enclosed from the wider AONB landscape, therefore with careful design; the development of this site would have a limited impact on the wider area. Any development would need to meet the requirements under paragraph 183 of the NPPF. The rear of the site comprises dense scrub, poor semi-improved grassland and woodland, that connects to that of Heathfield Park. The site is bounded on its southern boundary by ancient woodland that lies within the Grade II listed Heathfield Park and Garden.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

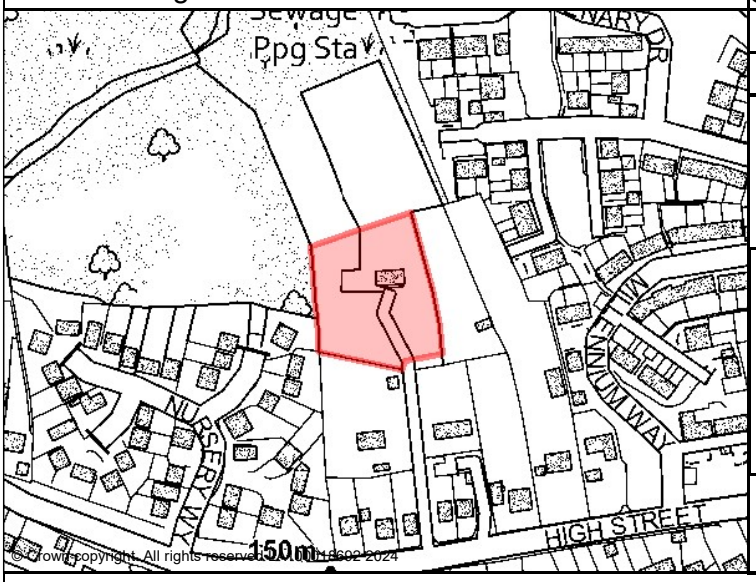
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 431/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land to rear of Breton House (north), B2102, Cross In Hand Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.82 Site area (ha) Net: 0.4
Delivery Yr 1-5: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 15

Reasons: The site comprises of agricultural land located in the centre of Cross in Hand, to the south of existing linear development along the B2102. The site is wholly located within the High Weald National Landscape and the 2023 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to residential development. The site is fairly well integrated into the existing settlement; however, it is quite open to longer views to the south, which would require landscape buffering within the site. The site would need a significantly improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated. Because of the slope of the land down to the south, the design of any scheme will need to accommodate a reduced number of units on site. Given the site's location within the High Weald National Landscape, any development proposals would be required to meet the requirements in paragraph 183 of the NPPF.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

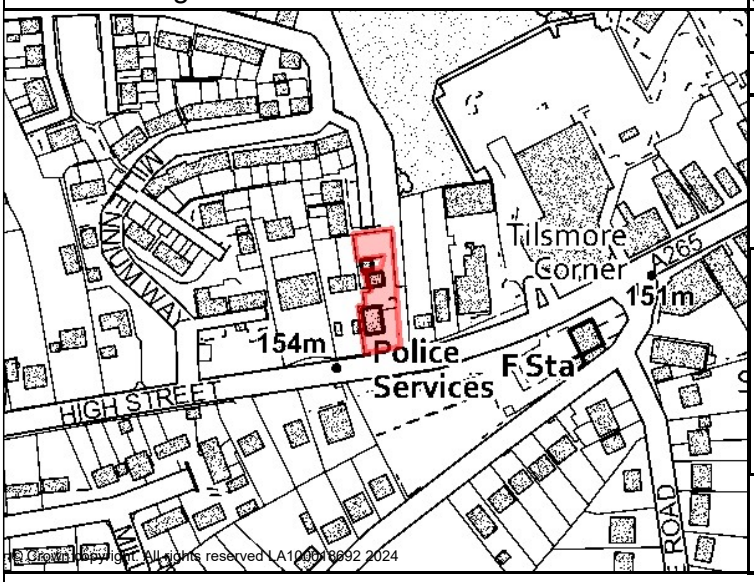
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 595/1210
 © Crown copyright. All rights reserved. 100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Rothershaw, Cross in Hand Road, Heathfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.4 Site area (ha) Net: 0.4
Delivery Yr 1-5: 7	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 7

Reasons: The site comprises a single residential property and garden located at the northern fringe of Heathfield, to the north of the A265. The site is surrounded by the High Weald National Landscape to the north and west. The site is visually well contained in the wider landscape to the north by thick woodland and the impact of development could be mitigated through landscaping and careful design. The site does not currently benefit from a suitable vehicular access from the A265 (High Street) but a suitable vehicular access may be achievable via the newly constructed residential development for 115 (net) dwellings to the sites eastern boundary that was granted planning permission under reference WD/2015/1782/MRM and has now been completed. However, this would require third party land and agreement, which is not known at this stage, but this could forward comprehensively with other nearby SHELAA sites (307/1210, 530/1210 and 525/1210).

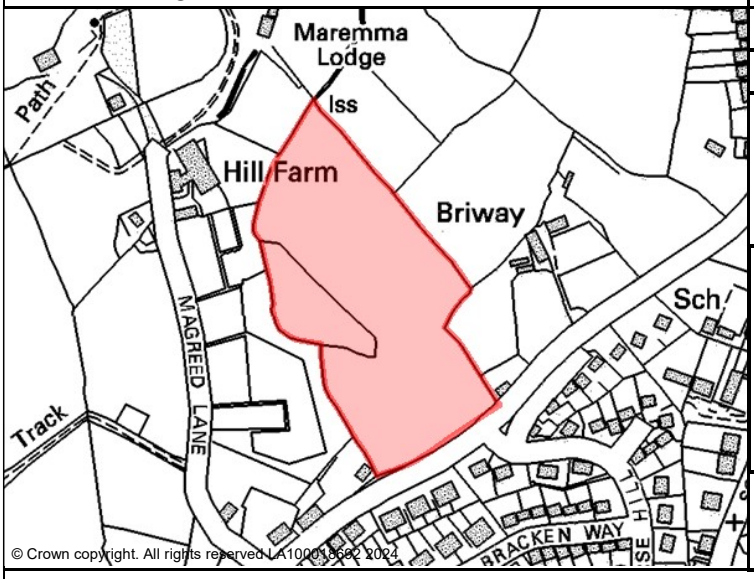
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 633/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Heathfield Police Station, High Street, Heathfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.1 Site area (ha) Net: 0.1
Delivery Yr 1-5: 6	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 6

Reasons: This is a brownfield site comprising of a police station with ancillary land, buildings and car parking. The site is located within the town centre of Heathfield and lies within the existing development boundary. 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 and suitable access already exists to the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

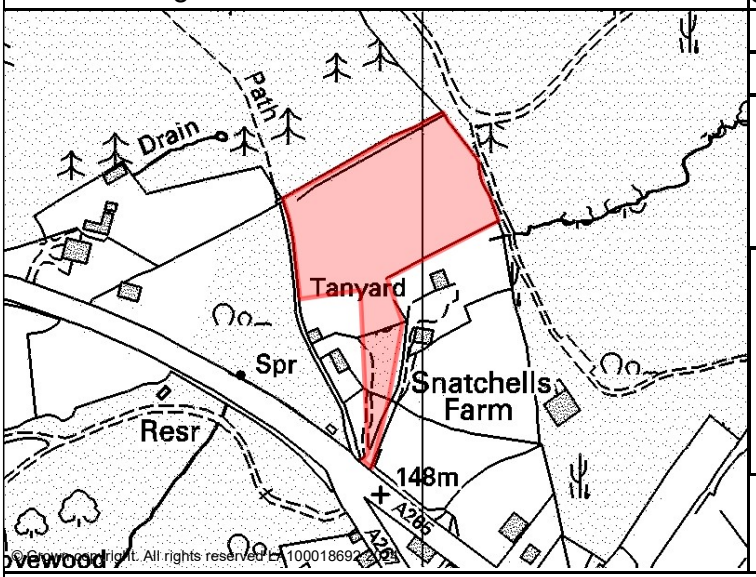
Plan showing whole extent of submitted site	Site Reference: 653/1630
	Settlement: Broad Oak (Other 1630) Parish: Heathfield & Waldron Address: Land adjacent Street End Lane, Broad Oak Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.53 Site area (ha) Net: 0.3
Delivery Yr 1-5: 4	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 4

Reasons: This is a large site comprising of agricultural land located at the northern fringe of Broad Oak and to the north of Street End Lane. The southern part of the site has

Wealden SHELAA Suitable Sites Summary

been granted full planning permission for 4 (net) dwellings under planning reference WD/2022/1833/F. The site is wholly located within the High Weald National Landscape and the 2023 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity. The northern section of the site without planning permission is very exposed in the wider landscape to the north, therefore development on this part of the site would not be in keeping with the rural character of the area and surrounding countryside. The 2023 Landscape and Visual Appraisal confirms that development to the south of the site better relates to the existing settlement form and that development 'spilling' onto the relatively steep valley side would be at odds with the settlement pattern of Broad Oak.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

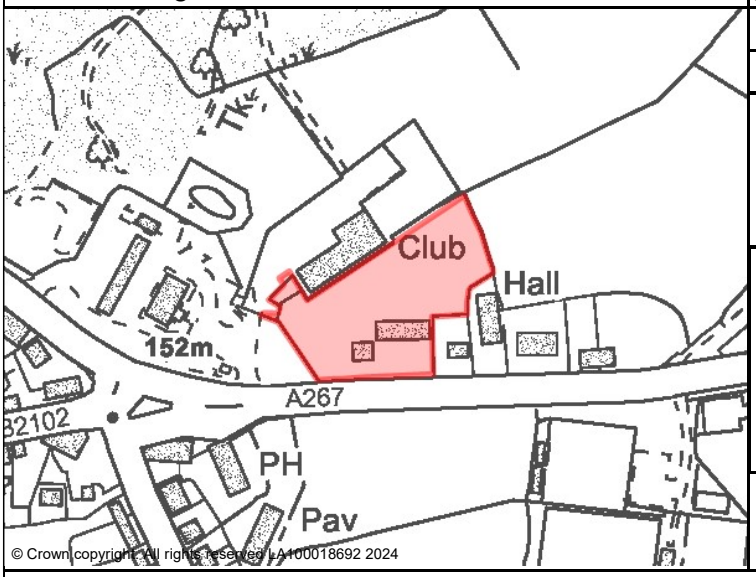
Plan showing whole extent of submitted site	Site Reference: 750/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Snatchells Farm, Cross in Hand Road, Heathfield Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.33 Site area (ha) Net: 0.8
Delivery Yr 1-5: 24	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 24

Reasons: The site comprises of amenity land located between the settlements of Cross in Hand and Heathfield, to the north of the A265. The site is generally well located in relation to the existing services, facilities and public transport available in Cross in Hand to the west and Heathfield to the east. The site is wholly located within the High Weald National Landscape and the 2023 Landscape and Visual Appraisal states that the site is of moderate sensitivity to residential development given its enclosure and relatively flat nature. The scheme should be designed to ensure that the impact of development on the surrounding high-quality landscape is minimised. The site is visually well contained within existing tree boundaries and ancient woodland bounds the sites eastern boundary, where a suitable buffer would be required, if development were to come forward. These mature tree boundaries should be retained and enhanced. The site benefits from existing vehicular access and a shared driveway; however, this requires significant upgrading to provide sufficient width for two vehicles and service vehicles. A transport assessment would be required to ensure highway standards can be met and a suitable and safe access can be provided in consideration of the junction to the south that incorporates the A267 and A265. This may require significant

Wealden SHELAA Suitable Sites Summary

junction realignment and/or traffic signals and may require additional third-party land to the west of the site, which could be costly given the scale of improvements required. As the site is located wholly within the High Weald National Landscape any new development would also need to meet the criteria of paragraph 183 of the NPPF. The site was subject to a planning application for 34 (net) dwellings under planning reference WD/2021/1762/MAJ, but this was later withdrawn by the applicant due to vehicular access constraint.

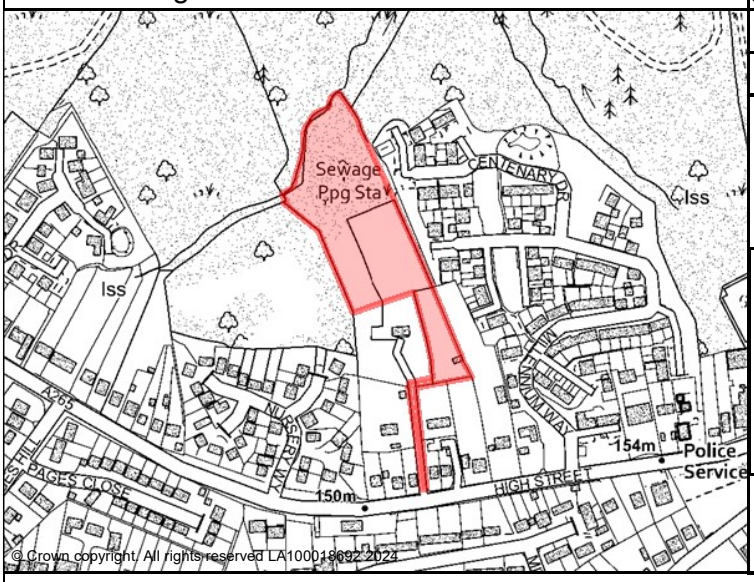
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 941/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land at Sunnyside, A267, Cross In Hand Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.57 Site area (ha) Net: 0.3
Delivery Yr 1-5: 9	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 9

Reasons: The site comprises of a single residential dwelling and garden located to the north of the A267 in Cross in Hand. The site is well located in relation to public transport provision with bus services to Eastbourne and Tunbridge Wells from the A267. The site is visually well-contained by a leisure club to the north and west and residential properties to the east. It is noted that the site is currently accessed from the industrial access on the southwest border. There is scope to provide a separate access on the A267 as sightlines can be met for a 40mph. A transport assessment would be required to ensure highway standards can be met and a suitable access provided. The site is wholly situated within the High Weald National Landscape and the 2023 Landscape and visual Appraisal states that the site is of moderate landscape sensitivity to development, in part due to existing development on site and its enclosure through vegetation. Therefore, landscape considerations will be required to be taken into account in any development, particularly through new screening (additional planting) along the A265, albeit that it is considered that the landscape impacts are limited due to surrounding uses.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

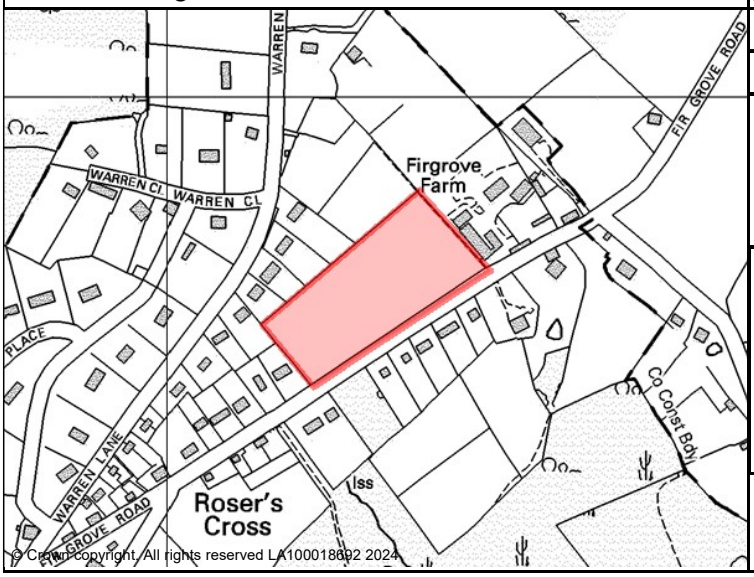
Plan showing whole extent of submitted site	Site Reference: 525/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land to the rear of Rothershaw, High Street, Heathfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not currently devel Site area (ha) Gross: 1.39 Site area (ha) Net: 0.6
Delivery Yr 1-5: 15	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 15

Reasons: The site comprises of greenfield land located to the east and rear of properties at the northern fringe of Heathfield, to the north of the A265 (High Street). The site is in a sustainable location benefitting from close proximity to the services, amenities and public transport located within Heathfield. This site is constrained by its sloping topography and Ancient Woodland within the northern part of the site, which would require a suitable buffer thus reducing the developable area of the site. 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 number of other SHELAA sites to the south and west that may be suitable for residential development (references 307/1210, 530/1210 and 595/1210).

The site on its own does not have a suitable vehicular access. However, the vehicular access could potentially be achieved through adjacent SHELAA sites, and particularly the site recently constructed at Millennium Way. The northern half of the site is located within the High Weald National Landscape and the 2023 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to residential development, in part due to the presence of Ancient Woodland and other mature woodland on site. However, development would have a limited impact on the wider landscape to the north, providing the wider landscape is considered in the design of any development and located away from the northern boundary of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

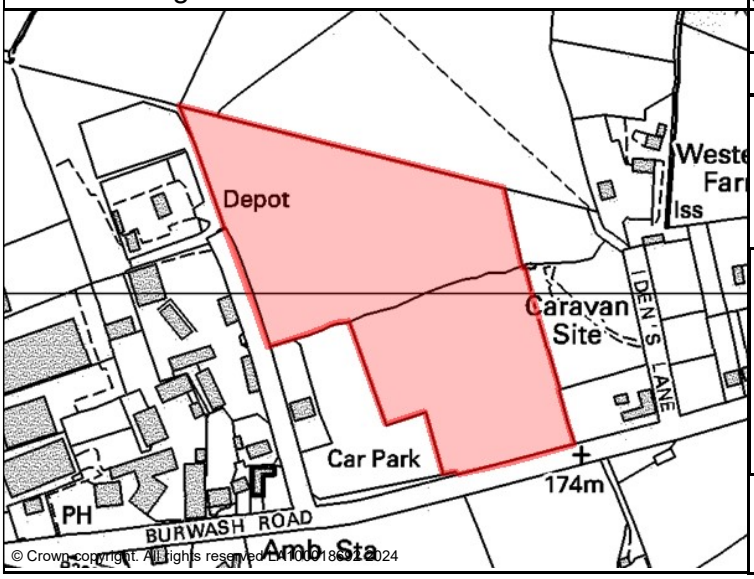
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 547/1920
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Cross In Hand Parish: Heathfield & Waldron Address: Land on the north west side of Fir Grove Road, Cross In Hand Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.05 Site area (ha) Net: 1.4

Reasons: The site comprises of agricultural land located some distance to the southwest of Cross in Hand and to the north of Fir Grove Road at Rosers Cross. The site is situated in an isolated, rural location, some distance from local facilities, amenities and public transport. The site is therefore not suitable for new residential development given its rural location. However, the site is potentially suitable for employment use as it could serve as an extension to the Firgrove Farm Business Park (that contains commercial units) located to the northeast of the site. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, if development were to come forward, it would need to ensure the protection of the surrounding High Weald National Landscape designation and may need to meet the criteria of paragraph 183 of the NPPF dependent on its scale. Any development would be required to provide suitable buffering to the existing residential dwellings located adjacent to the site. Development should be located in the eastern part of the site to relate to the existing employment development at Firgrove Business Park. Given the rural nature of the highway at Fir Grove Road, a transport assessment would be required to assess whether employment uses envisaged would be appropriate.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

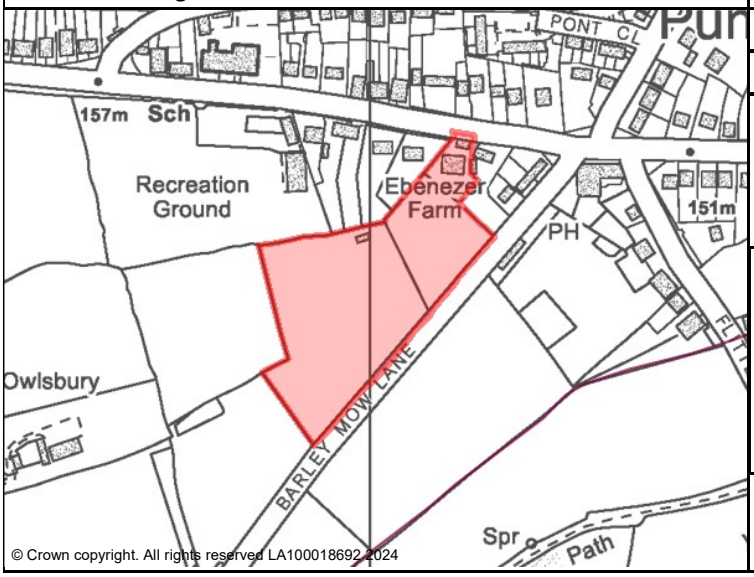
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 848/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Collins Field, Burwash Road, Heathfield
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 3.97 Site area (ha) Net: 1.54

Reasons: The site comprises of two fields located between the settlements of Heathfield and Broad Oak, to the north of the A265. The site is located within the High Weald National Landscape and the 2023 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to commercial/industrial development. Therefore, if the site is to be developed for commercial use, great care would be required with design, and substantial mitigation likely to be needed. Housing development would be out of keeping with the general rural character and appearance of the countryside. However, commercial development may be more suitable on the site given its proximity to the adjacent commercial estate and Heathfield household waste recycling centre. However, it is only considered that the southern field fronting onto the A265 (Burwash Road) is suitable for this purpose and if the existing tree boundary to the north is reinforced and amenities of the adjacent caravan site (to the east) could be safeguarded.

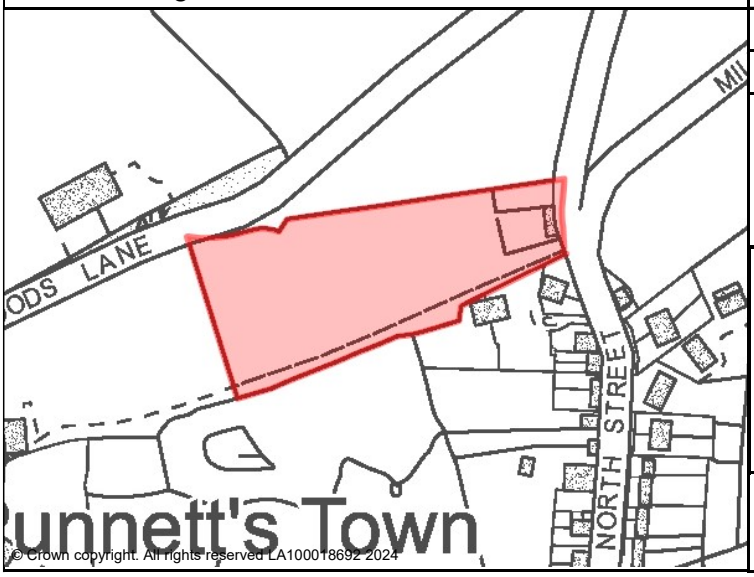
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1008/3220
	Settlement: Punnett's Town Parish: Heathfield & Waldron Address: Land at Ebeneezer Farm, Battle Road, Punnett's Town Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.74 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, associated outbuildings and agricultural land located on the southern fringe of Punnetts Town and to the south of Battle Road (B2096). The site is wholly located within the High Weald National Landscape and given the sites topography, far reaching views are provided across the high quality and attractive countryside landscape that surrounds Punnetts Town to the south. Development of this site would be out of character with the existing built form of the surrounding area, which is predominantly formed of frontage development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

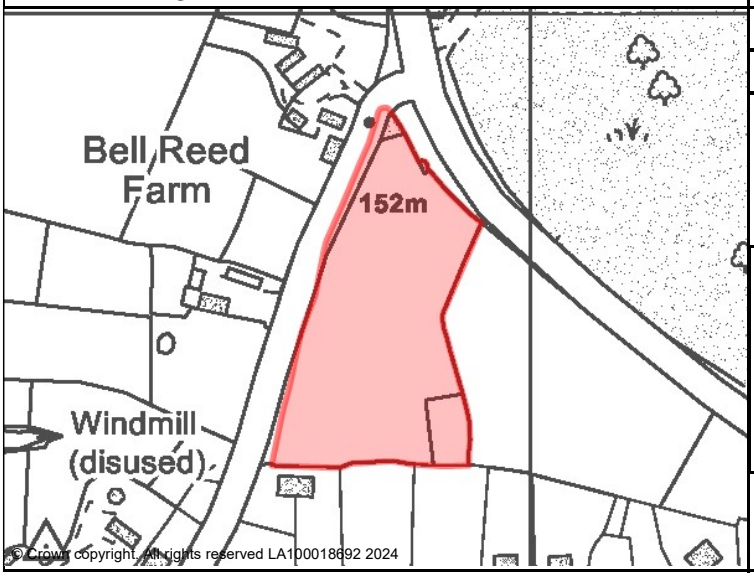
Plan showing whole extent of submitted site	Site Reference: 1043/3220
	Settlement: Punnetts Town Parish: Heathfield & Waldron Address: Land adjoining Eastlea, North Street, Punnetts Town, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.22 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and agricultural field located on the northern outskirts of Punnett's Town and to the west of North Street. A public right of way runs east to west through the southern boundary of the site. The site

Wealden SHELAA Unsuitable Sites Summary

is wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive and high-quality landscape to the north of Punnett's Town in part due to its sloping topography and prominence within the wider landscape. Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside in this location. The creation of a suitable vehicular access to the site or pedestrian pavement along North Street would be unachievable, given its narrow form and third-party land required, resulting in a lack of connectivity to Punnett's Town and the B2096.

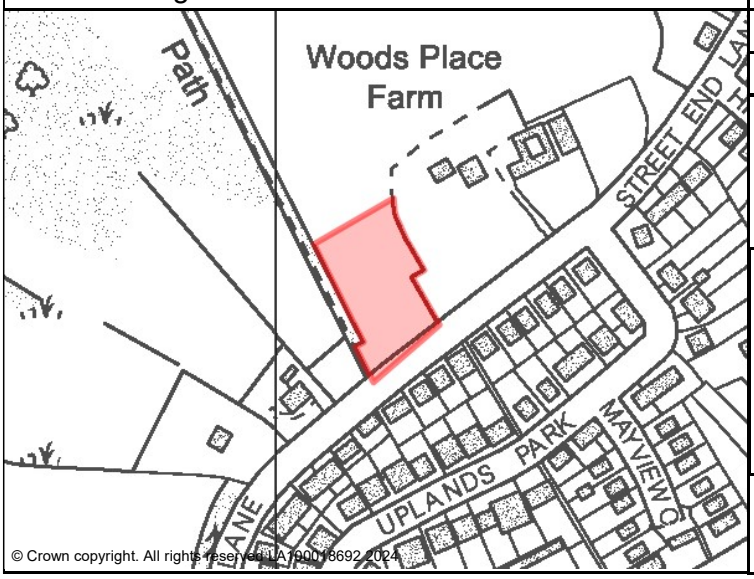
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1051/1920
	Settlement: Cross In Hand
	Parish: Heathfield & Waldron
	Address: Land to the east of Dads Hill, Cross In Hand
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.24 Site area (ha) Net: 0

Reasons: The site comprises of grazing land on the northern outskirts of Cross in Hand between Dads Hill to the west and the A267 to the north. The site is located wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon the high-quality landscape to the north of Cross in Hand, in part due to its prominence within the landscape and its topography. The creation of a suitable pedestrian and vehicular access would be difficult due to the narrow form of Dads Hill. The site is also remote from local services, facilities and public transport. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

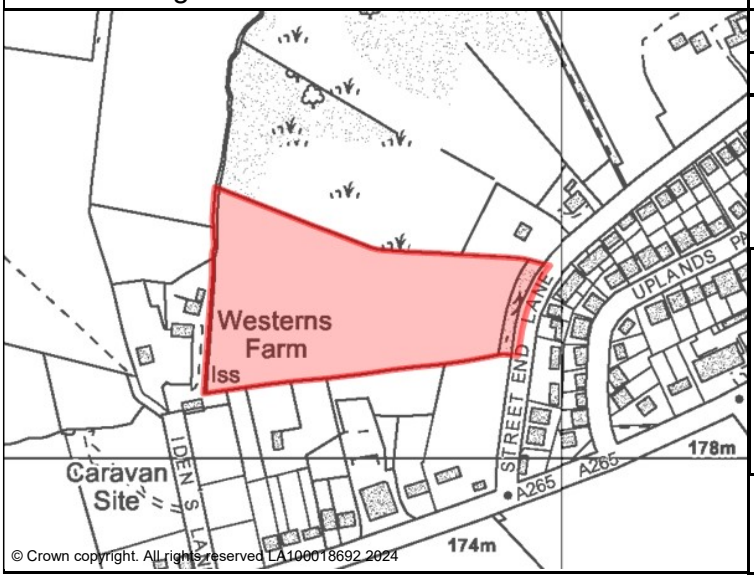
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1052/1210
 © Crown copyright. All rights reserved LA 100018692 2024	Settlement: Broad Oak Parish: Heathfield & Waldron Address: Land at Street End Land, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.41 Site area (ha) Net: 0

Reasons: The site comprises of scrub land to the north of Broad Oak and Street End Lane. A public right of way runs north to south adjacent to the western boundary. Although the main part of the village lies to the south of Street End Lane and there is linear development on the south side of Street End Lane, it is far more sporadic on the northern side, which feels more akin to open countryside. The site lies wholly within the High Weald National Landscape and has extensive views of the designation to the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the surrounding countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

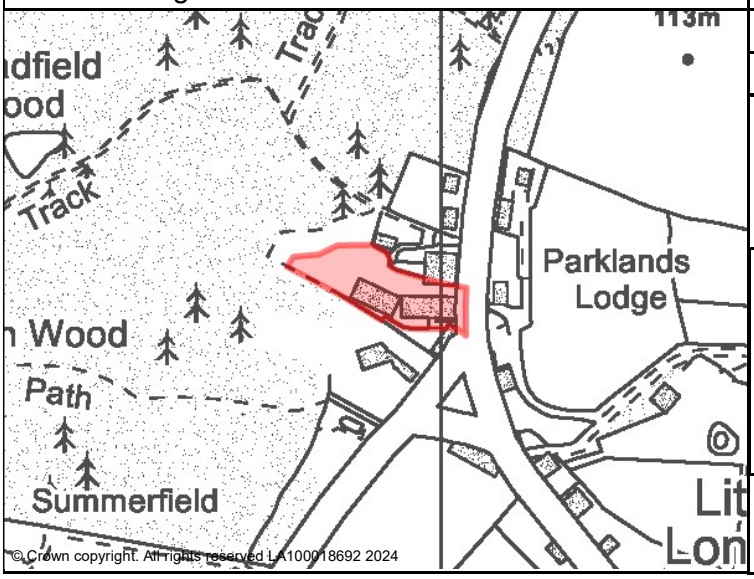
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1053/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land west of Street End Lane, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.3 Site area (ha) Net: 0

Reasons: The site comprises an agricultural field located on the western outskirts of Broad Oak and to the west of Street End Lane. The boundary to the site with Street End Lane is covered by mature trees on this boundary and a new vehicular access to the site would require their removal, which would have significant impact on the character of the area. Visibility in either direction may also be hampered by the curve of the road in this location. The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of this high-quality landscape that surrounds Broad Oak to the north. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the surrounding countryside

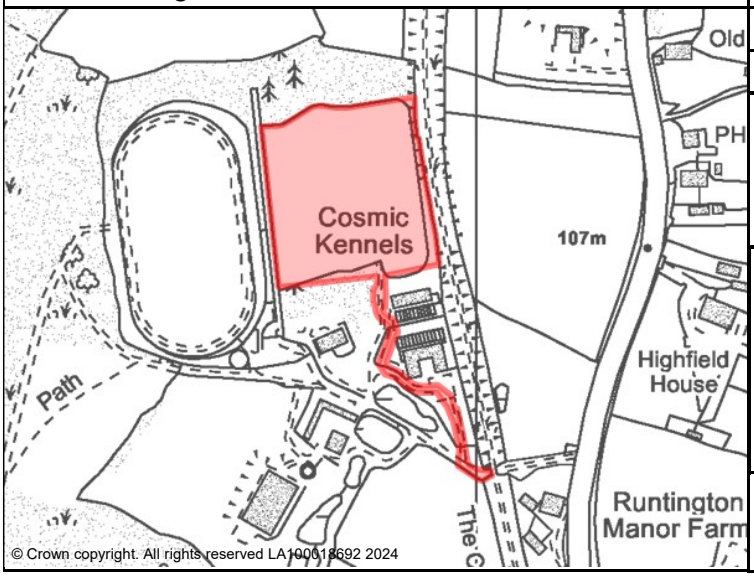
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1056/3030
	Settlement: Horam Parish: Heathfield & Waldron Address: Little London Garage, Little London Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.22 Site area (ha) Net: 0

Reasons: The site comprises a motor repair workshop, commercial premises and car wash, which is located to the west of the A267, approximately halfway between Horam and Heathfield. A dwelling, The Cottage, is Grade II listed and is located to the south of the site. The site is also bounded by ancient woodland on its western and northwestern boundaries. The site is situated in an isolated location, remote from public transport, services and amenities, and is visually and functionally separated from both Horam and Heathfield. The site lies wholly within the High Weald National Landscape, and development would have an unjustified impact on the character and appearance of the surrounding landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1091/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Lakeside House, Hailsham Road, Maynards Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.52 Site area (ha) Net: 0

Reasons: The site comprises of a field associated with the former Cosmic Kennels located to the north of Maynards Green and to the west of the B2203. The site also lies to

Wealden SHELAA Unsuitable Sites Summary

the west of the Cuckoo Trail that links Heathfield with Horam and is a public right of way. The site is situated in an isolated location and is therefore remote from local services, amenities and public transport. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on this attractive landscape character and appearance. Development would be unsuitable in this rural location and would be out of keeping with the general rural character and appearance of the countryside.

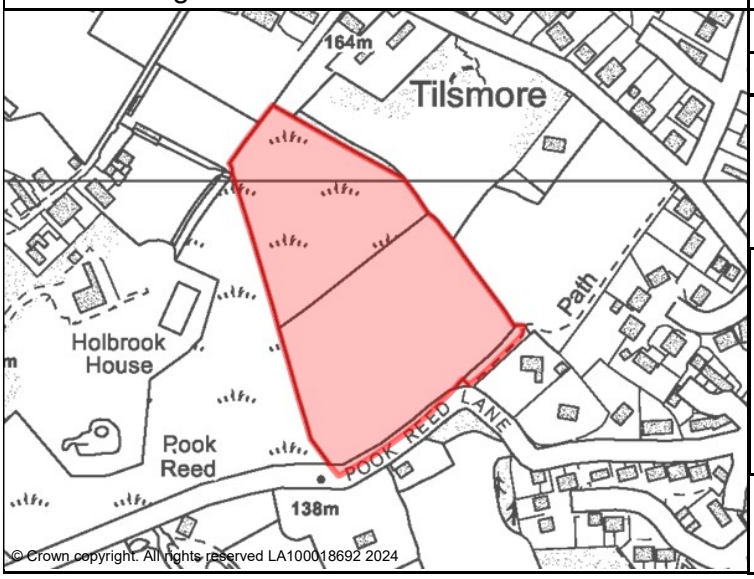
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1164/1210
	Settlement: Broad Oak
	Parish: Heathfield & Waldron
	Address: Silver Birches, Street End Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.45 Site area (ha) Net: 0

Reasons: The site comprises of a paddock located at the northern edge of Broad Oak, to the north of Street End Lane. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, the development of the entirety of the site would have a detrimental impact on the high-quality attractive landscape character and appearance of the countryside to the north of Broad Oak. The northern part of the site is not suitable for development and would not be in keeping with the rural character of the area and surrounding countryside. The southern part of the site, which fronts onto Street End Lane could be suitable for limited frontage development as an infill development subject to structural planting to the rear of the site, although this would not likely deliver 5 net dwellings or above.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

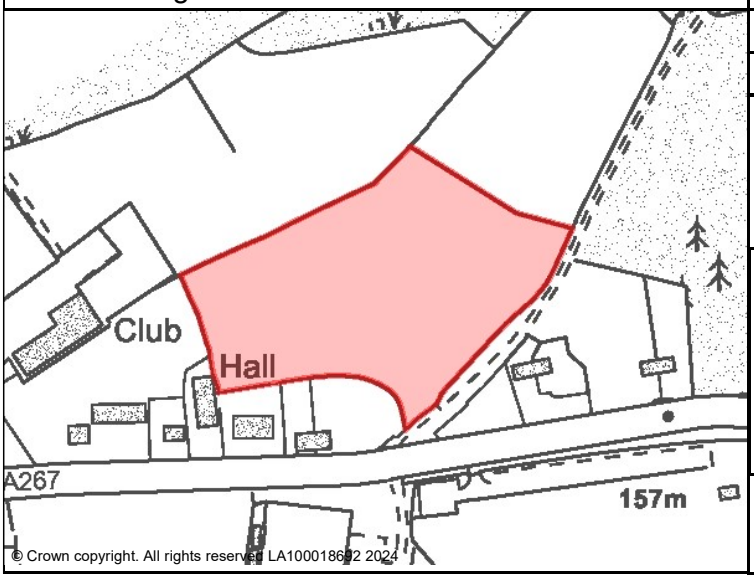
Plan showing whole extent of submitted site	Site Reference: 1165/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Pook Reed Lane & Jubilee Park, Pook Reed Lane, Heathfield Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.03 Site area (ha) Net: 3.03

Reasons: The site comprises two grassland fields located to the south and west of the residential built-up area of Heathfield, to the north of Pook Reed Lane and to the southwest of Ghyll Road. The entirety of this site has been put forward separately, including a further field fronting onto Ghyll Road for housing development under SHELAA reference 149/1210 and has been assessed separately.

This specific site has been submitted separately to the Council for green infrastructure uses, which it would likely be suitable for, although it is known that the applicant is not the owner of this land and therefore it is unlikely to be considered 'available' to deliver green infrastructure uses, particularly as the larger submission has expressed interest for housing development on the site. The site is located within the High Weald National Landscape but is relatively well contained within the wider landscape. There are some distant long-range views in certain locations within the site and in landscape terms the site has varying landscape sensitivity. The rear of the site is very attractive comprising trees, shrubs, grassland and informal paths and there is the potential for significant ecology on the site, particularly to the rear. The site does have a public right of way running through the site from northeast to southwest.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

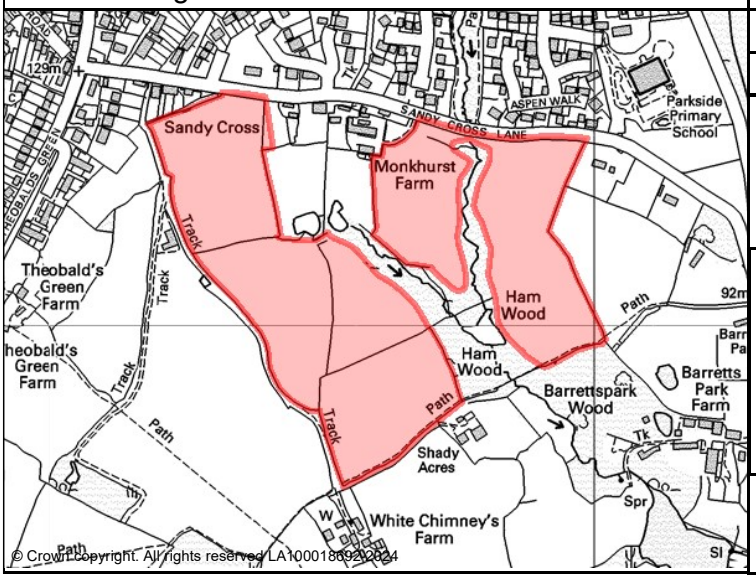
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1198/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land at Isenhurst, A267, Cross in Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.56 Site area (ha) Net: 0

Reasons: The site is comprised of an agricultural field located in Cross in Hand and to the north of the A267. The site is located wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds Cross in Hand to the north. Backland development on this site would be out of character with the existing development that fronts onto the A267 and would be harmful to neighbouring residential amenity. A suitable vehicular access from the lane to the east of the site cannot be achieved, as it would require the removal of a number of significant trees that comprise the site's southern boundary. A vehicular access may be achievable via neighbouring SHELAA site 731/1920.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

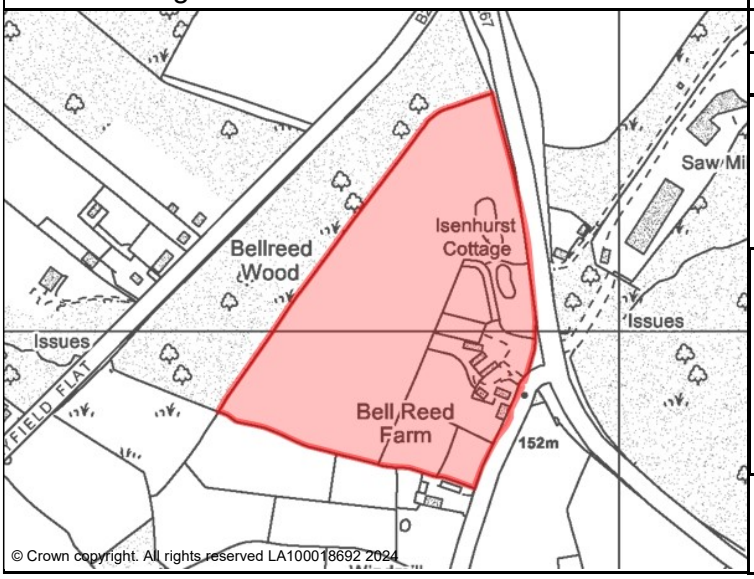
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 230/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 12 Site area (ha) Net: 0

Reasons: This site is comprised of agricultural land to the south of Sandy Cross Lane that forms part of the attractive rural setting to the south of Heathfield. Ancient woodland divides the western and eastern parts of the site and also bounds the sites southern boundary. Two Grade II listed buildings, Monkhurst Farmhouse and Little Monkhurst, lie to the north of the site. A public right of way runs north to south along the sites western boundary and then continues east to west along the southern boundary of the site. The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area is of moderate to high landscape sensitivity to development. The development of this attractive southern edge of Heathfield (interspersed with ancient woodland) would have a detrimental impact on the character and appearance of the landscape. A suitable vehicular access to the site cannot be achieved via Sandy Cross Lane due to the narrowness of the road and the inability to create a pedestrian footway to allow safe linkages with local services and facilities in Heathfield.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

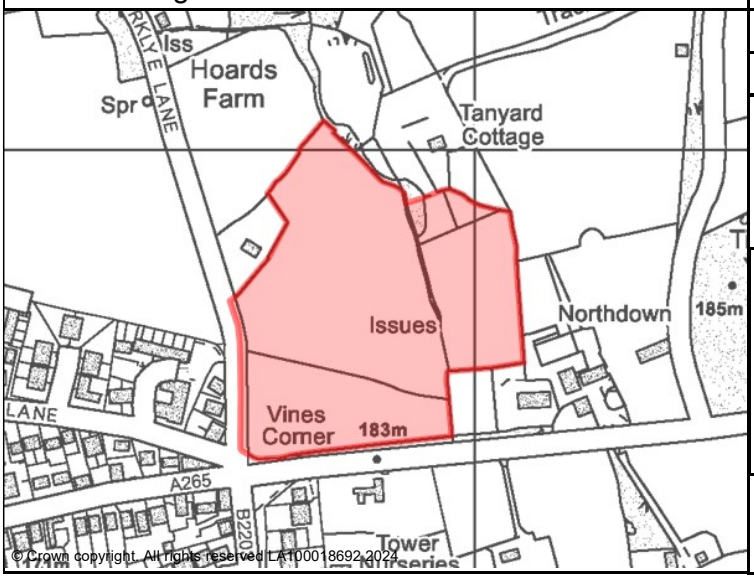
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 235/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Bell Reed Farm, Dads Hill, Cross In Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.23 Site area (ha) Net: 0

Reasons: The site comprises of buildings associated with a kennels and cattery and land to the west of the A267 and Dads Hill to the north of Cross in Hand. Ancient woodland bounds the sites western boundary reducing the developable area of the site. The site is located in a semi-rural and prominent position within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The development of this site would have a detrimental impact upon the attractive landscape character and appearance of the area. The creation of a suitable vehicular/pedestrian access would be difficult due to the narrowness of Dads Hill and inadequate pedestrian connections exist to local services and facilities available in Cross in Hand and Heathfield.

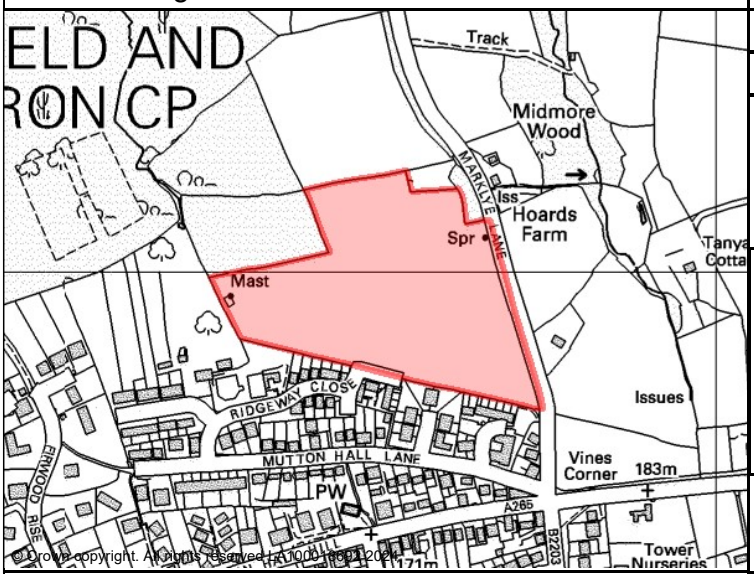
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 258/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land on north side of Burwash Road, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.48 Site area (ha) Net: 0

Reasons: The site comprises of two small fields, bounded by thick hedgerows and shaws on the north-east fringe of Heathfield at the corner of the Burwash Road (A265) and Marklye Lane. Heathfield Park, a Historic Park and Garden lies close to the site, just south of Burwash Road. The site lies in a prominent position in the High Weald National Landscape and provides long distance views over the High Weald towards the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development of the site would be highly visible in its surroundings and would have a detrimental impact on the attractive, high-quality landscape that surrounds the site.

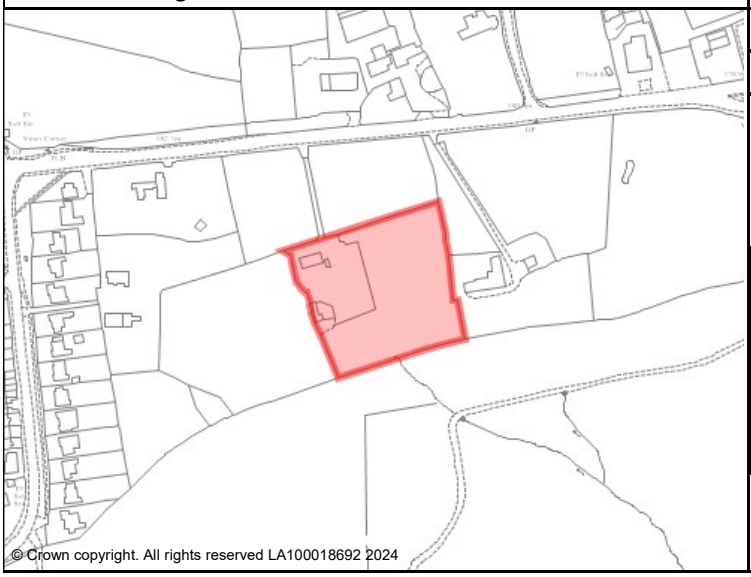
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 259/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land west of Marklye Lane, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.71 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site lies to the north of Ridgeway Close and comprises a large field previously used for grazing at the northeastern fringe of Heathfield. The site lies in a prominent position in the High Weald National Landscape and because of its topography there are panoramic views northwards towards Mayfield. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape, which surrounds Heathfield to the north. A suitable vehicular access could not be achieved via Marklye Lane to the east that is an historic routeway, due to its narrow width and poor forward visibility, as well as its incline. There may be options to achieve this through Ridgeway Close, but it is not known whether this is available (despite attempts to address this) for this purpose and therefore the site cannot be considered suitable for residential development.

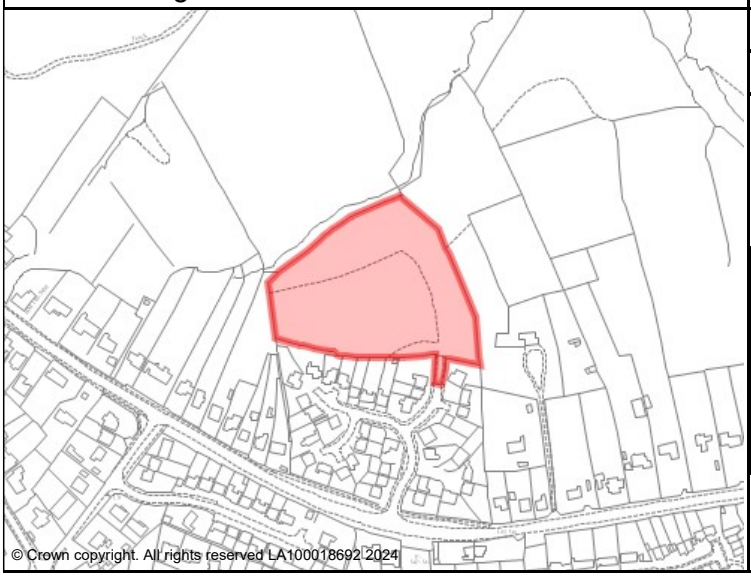
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 275/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Parklands, Burwash Road, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.8 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and agricultural land located to the east of Heathfield, to the south of the A265. In isolation, this site does not have an existing vehicular/pedestrian access. However, there is a completed development of 4 (net) dwellings on a site to the west (under planning reference WD/2018/2625/F), which does provide the opportunity to secure a vehicular access to this site via a comprehensive scheme, particularly if the SHELAA site submitted to the north was also brought forward (reference 260/1210). The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The site does have good hedge and tree enclosure, and development should not have any impact on the wider landscape due to the site's location and topography. However, a more open boundary exists with the listed building (the Old Half Moon) to the east and therefore the setting of this listed building would be harmed through new residential development in this location, particularly at its eastern edge. This impact on a heritage asset is not

likely to be overcome given the inter-visibility between the heritage asset and the site. Given the sites location within the High Weald National Landscape, additional structural planting would be needed to help reinforce the character and appearance of the landscape and to ensure protection of the visual character of the adjacent Heathfield Park. The site was subject to a full planning application for 11 (net) dwellings under planning reference WD/2022/1135/MAJ, but this was withdrawn by the applicant in May 2023.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

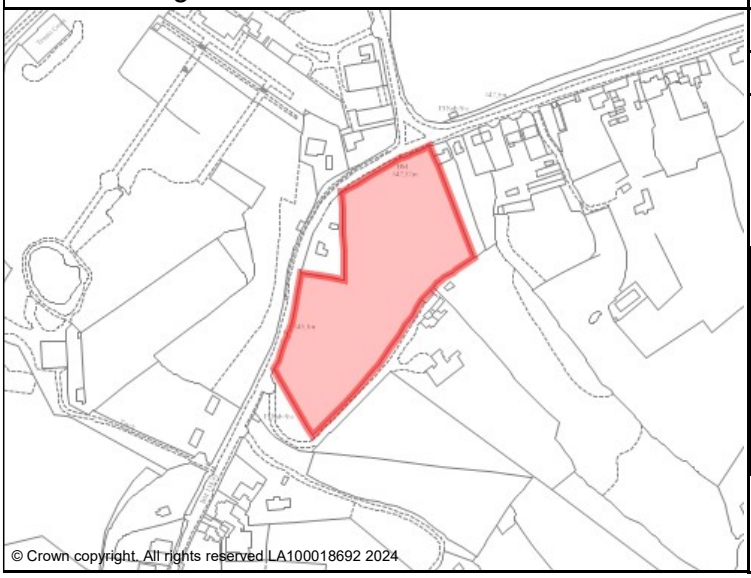
Plan showing whole extent of submitted site	Site Reference: 307/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.45 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located on the fringe of Heathfield and to the north of Nursery Way. The site is located within the High Weald National Landscape but is well located in relation to existing services, local facilities and public transport available in Heathfield. The land to the west (SHELAA reference 111/1210) gained full planning consent for 23 dwellings under planning reference WD/2018/1880/MFA and has now been completed (named Fallow Drive). The 2023 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to residential development and therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. If brought forward, the development also needs to meet the requirements under paragraph 183 of the NPPF.

Ancient woodland lies immediately to northeast of the site and appropriate buffer would be required to protect the character and value of the woodland. The development of the site will be constrained by its topography due to the particularly steep slopes, which will have the effect of reducing housing densities. The site contains a large amount of existing vegetation, including a number of mature trees (priority habitat), which should be retained where possible as part of any development. The site is also located within a Biodiversity Opportunity Area. It is considered that the site can achieve a suitable vehicular access from Nursery Way to the south, although a transport assessment will be required to assess the traffic impacts on the town centre, with particular regard to improvements to bus

services, potential traffic calming measures and pedestrian crossing facilities. Whilst the site is considered as potentially suitable for residential development, the Council is aware that there are multiple landowners associated with this site and, therefore the deliverability of the site for new development is uncertain and the site is likely to be unachievable.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 418/3190
	Settlement: Old Heathfield
	Parish: Heathfield & Waldron
	Address: The Glen (Site 1), School Hill, Old Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.46 Site area (ha) Net: 0

Reasons: The site comprises of an agricultural field sandwiched between the hamlets of Old Heathfield and Cade Street and to the east of School Hill. The site is situated in a relatively isolated location and is detached from many local facilities, amenities, public transport and the urban area of Heathfield. It is therefore in an unsuitable location for residential development. The site lies wholly within the High Weald National Landscape and forms an important visual countryside gap between the Old Heathfield and Cade Street Conservation Areas. A number of listed buildings lie in close proximity to the sites boundaries as well as a Grade II listed historic park and garden (Heathfield Park). Development of the site would both be out of keeping, and harmful to the historic setting and character of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

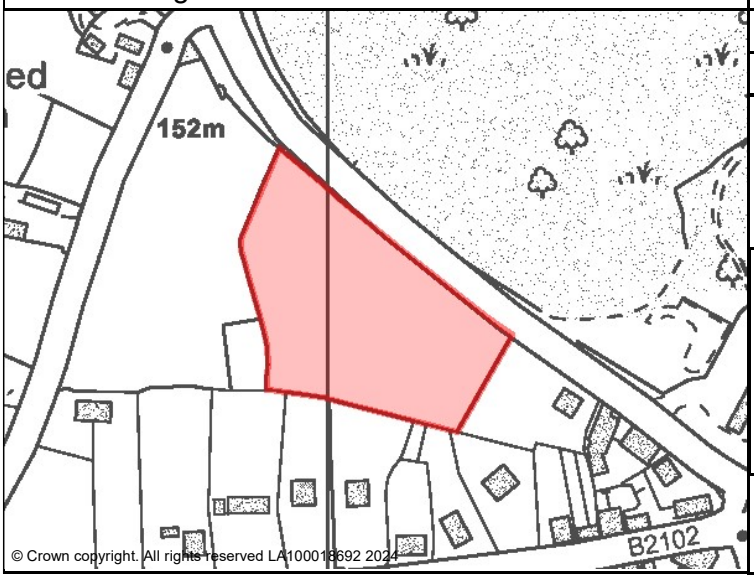
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 419/3190
	Settlement: Old Heathfield
	Parish: Heathfield & Waldron
	Address: The Glen (Site 2), School Hill, Old Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.75 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling and associated amenity land sandwiched between the hamlets of Old Heathfield and Cade Street and to the east of School Hill. Ancient woodland bounds the eastern boundary of the site. The site is situated in an isolated location and is detached from many local facilities, amenities, public transport and the urban area of Heathfield. It is therefore an unsuitable location for residential development. The site lies wholly within the High Weald National Landscape and forms an important visual countryside gap between the Old Heathfield and Cade Street Conservation Areas. Development of the site would have an unjustified impact on the character and appearance of the landscape. A number of listed buildings lie in close proximity to the sites boundaries as well as a Grade II listed historic park and garden (Heathfield Park). Development on the site would be out of keeping, and harmful to the historic setting between the two settlements and countryside character of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

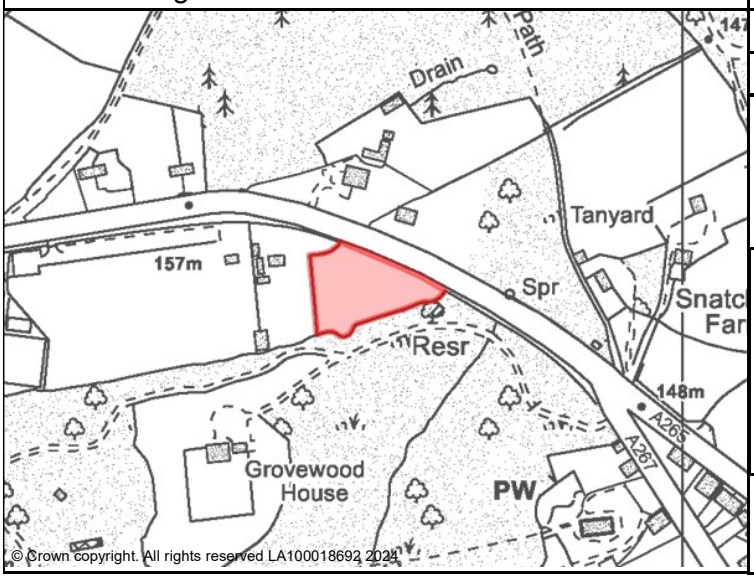
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 545/1920
	Settlement: Cross In Hand
	Parish: Heathfield & Waldron
	Address: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.11 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, associated amenity land and a paddock to the north of Cross in Hand and to the south of the A267. The site is relatively isolated and remote from local services and facilities in Heathfield and there is no existing pedestrian connectivity along the A267 towards the site. The site is wholly located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The site is bounded by mature trees along the A267, but is sloping in character, with views to the northeast towards the High Weald National Landscape, making the site prominent in the landscape. Therefore, residential development would have an unjustified impact on the character and appearance of the surrounding landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

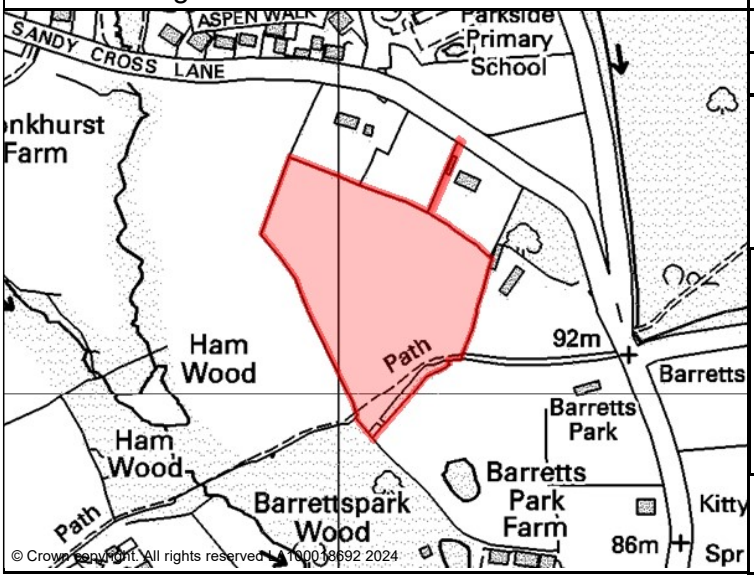
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 546/1920
	Settlement: Cross In Hand Parish: Heathfield & Waldron Address: Land at Sindens Nursery (east), A267, Cross In Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.39 Site area (ha) Net: 0

Reasons: The site comprises of land in use as a garden between Cross in Hand and Heathfield and to the south of the A267. Ancient woodland bounds the sites southern boundary, and the provision of a buffer would reduce the developable area of the site considerably. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have an unjustified impact on the character and appearance of the landscape in part due to its proximity to Ancient Woodland and mature hedgerows along the A267. A suitable vehicular access onto the A267 is not achievable due to the curve of the road and its speed, which greatly impacts visibility splays. The site was refused outline planning consent for 2 (net) dwellings under planning reference WD/2023/0747/O.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

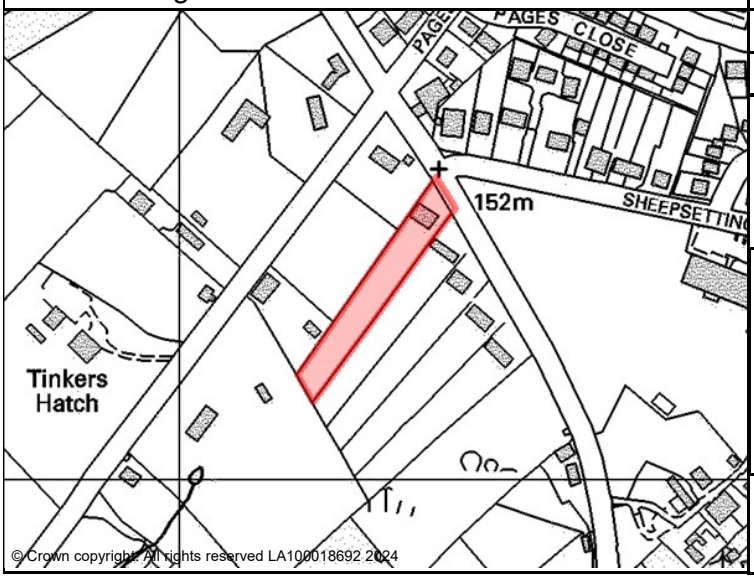
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 557/1210
 © Crown copyright. All rights reserved. LA100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Yulden Field, Barretts Park Farm, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.87 Site area (ha) Net: 0

Reasons: The site comprises of a field used for grazing purposes located to the south of the built-up area of Heathfield and to the south of Sandy Cross Lane. The site is wholly located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. This site forms part of the attractive setting to Heathfield at the south and is bounded in part by ancient woodland. Therefore, development would have an unjustified impact on the character and appearance of the landscape to the south of Heathfield. The site as submitted, provides poor pedestrian connectivity to the centre of Heathfield and Sandy Cross Lane is too narrow to allow for the achievement of a suitable vehicular access to serve further development. The access track to the site is unmade and would require third party land to widen. Ancient woodland bounds the southwestern corner of the site and would reduce the developable area of the site. A public right of way crosses the sites southern boundary.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

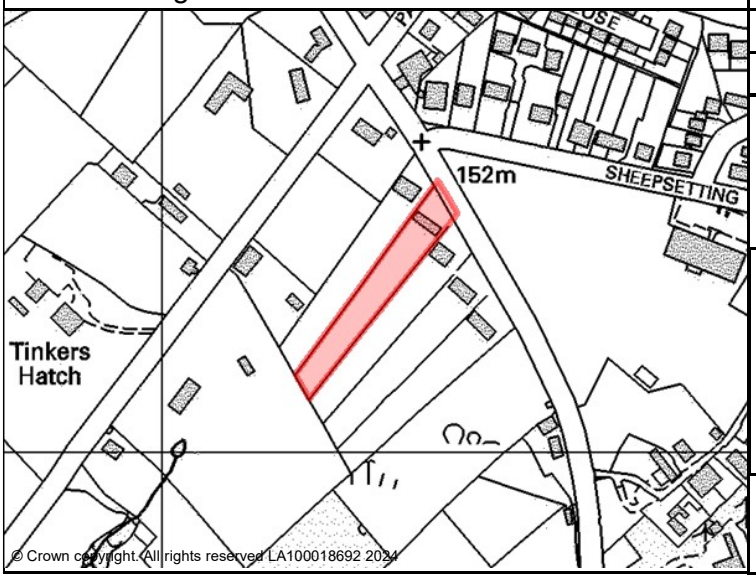
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 560/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Tintern, Little London Road, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.4 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling and large garden located at the western fringe of Heathfield and to the west of Little London Road. On its own, it is unlikely that this site could be advanced for development. As submitted the site would be unable to create a suitable vehicular/pedestrian access and would result in a long backland form of development, which would not be in keeping with the character of the area. However, the site may be able to come forward as part of a comprehensive development with adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA process. The High Weald National Landscape lies to the south of the site and it is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to new development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

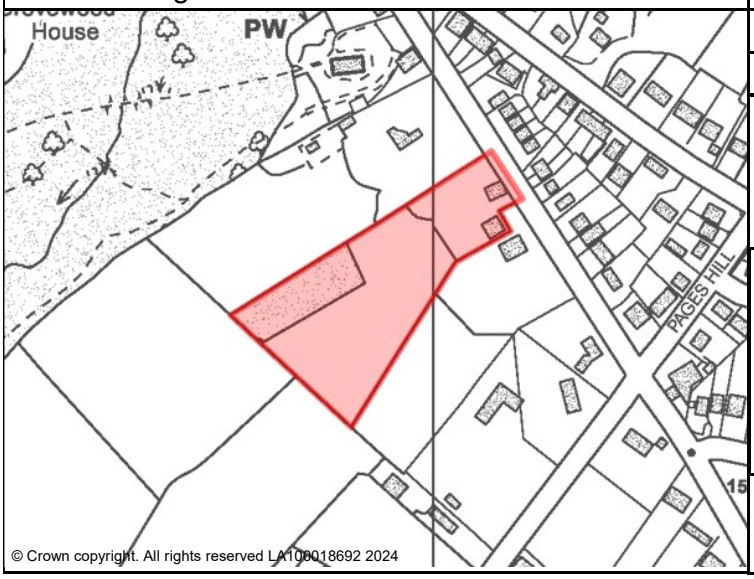
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 561/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Morrensfield, Little London Road, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.39 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling and large garden located at the western fringe of Heathfield and to the west of Little London Road. On its own, it is unlikely that this site could be advanced for development. As submitted, the site would be unable to create a suitable vehicular/pedestrian access and this would result in a long backland form of development, which would not be in keeping with the character of the area. However, the site may be able to come forward if it was brought forward comprehensively with adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA process. The High Weald National Landscape lies to the south of the site, and it is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to new development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

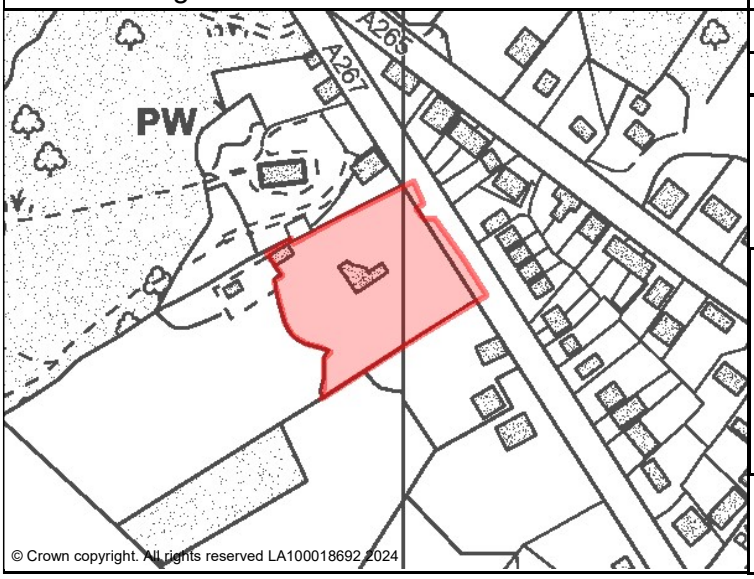
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 562/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Pine Ridge Cottage, Little London Road, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.59 Site area (ha) Net: 0

Reasons: The site comprises of a single residential dwelling, with a large residential curtilage located at the western fringe of Heathfield adjacent to the A267 (Little London Road). The site lies in a relatively sustainable location and benefits from close proximity to the existing services, amenities and public transport provided in Heathfield. At least two thirds of the site lies wholly within the High Weald National Landscape and it is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. This issue was considered at planning appeal for a scheme of 42 (net) dwellings under planning reference WD/2016/3063/MAO where it was found that the proposed scheme would result in harm to the character and appearance of the area that would not conserve or enhance the natural beauty of the High Weald National Landscape. A transport assessment would be required to establish whether a suitable vehicular and pedestrian access can be achieved from the A267, but this was thought to be acceptable at the time of the planning appeal. The existing dwelling will have a high use value and the development of the site may need to take account of these costs and it is considered a barrier to any small-scale development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

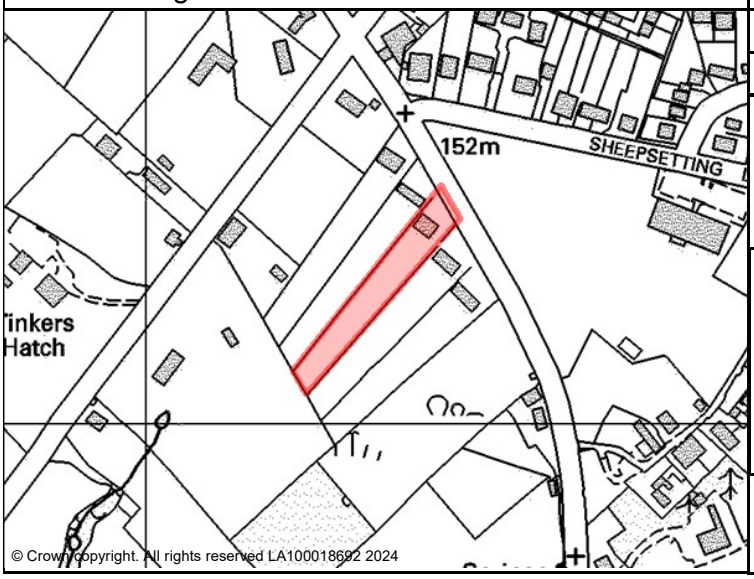
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 564/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Old Common, Little London Road, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.66 Site area (ha) Net: 0

Reasons: The site comprises a single dwelling with a large residential curtilage located at the western fringe of Heathfield adjacent to the A267. The site lies in a sustainable location and benefits from close proximity to the existing services, amenities and public transport provided in Heathfield. The southern part of the site lies wholly within the High Weald National Landscape (around a 1/3 of the site) and the site is located within the Heathfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. This issue was considered at planning appeal for a scheme of 42 (net) dwellings under planning reference WD/2016/3063/MAO at the adjacent SHELAA Site (562/1210) where it was found that the proposed scheme would result in harm to the character and appearance of the area that would not conserve or enhance the natural beauty of the High Weald National Landscape. The existing dwelling will have a high use value and the development of the site may need to take account of these costs and is considered a barrier to any small-scale development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

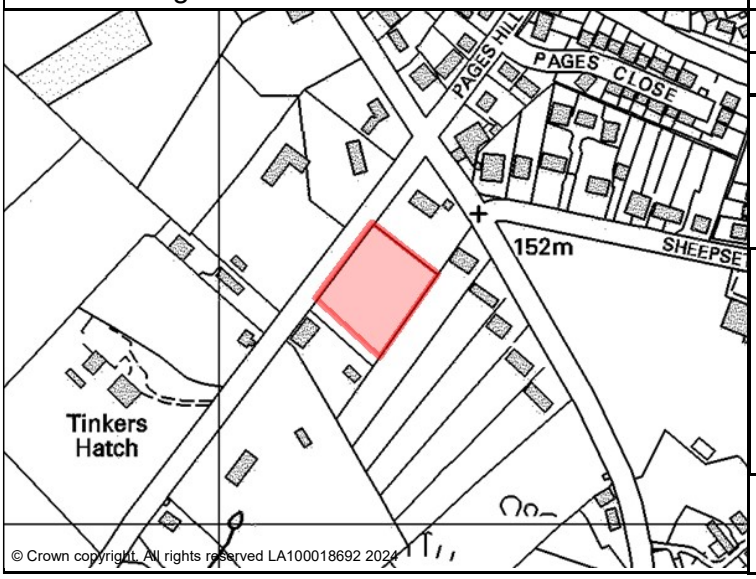
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 565/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Lion's Lodge, Little London Road, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.38 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and large garden located at the western fringe of Heathfield and to the west of Little London Road. On its own, it is unlikely that this site would be suitable for development. As submitted, the site would be unable to create a suitable vehicular access and would result in a long backland form of development, which would not be in keeping with the character of the area. The High Weald National Landscape lies to the south of the site, and it is located within the Heathfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

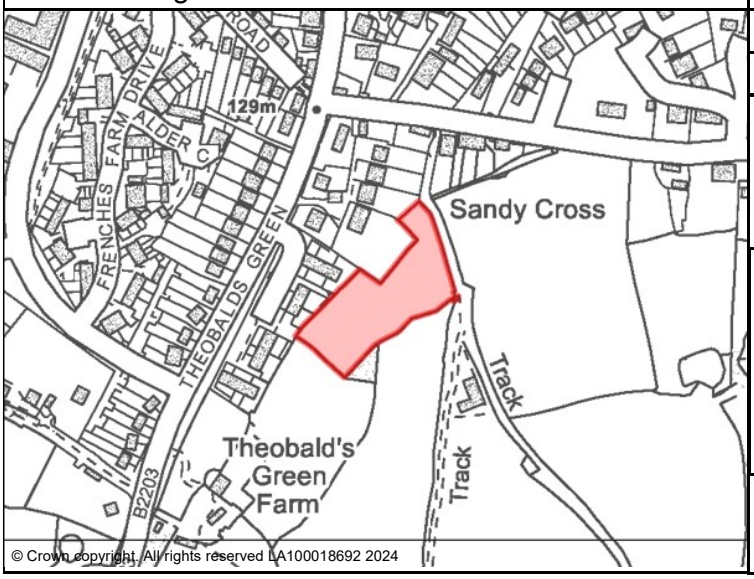
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 566/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Crossways House, New Pond Hill, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.44 Site area (ha) Net: 0

Reasons: The site comprises of amenity land located at the western fringe of Heathfield to the east of New Pond Hill. On its own, this site would be unsuitable for development. The site is below the ridge and has a character of large houses in large, landscaped plots and development would therefore be out of character on its own in this location. In addition, the site is unable to achieve suitable pedestrian and vehicular access as New Pond Hill is a narrow rural lane with no footpaths. The site would be able to achieve pedestrian and vehicular access if it came forward comprehensively with adjacent dwellings and their gardens to the south along the A267, some of which have been submitted for consideration in the SHELAA process. The High Weald National Landscape lies to the south of the site and the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield.

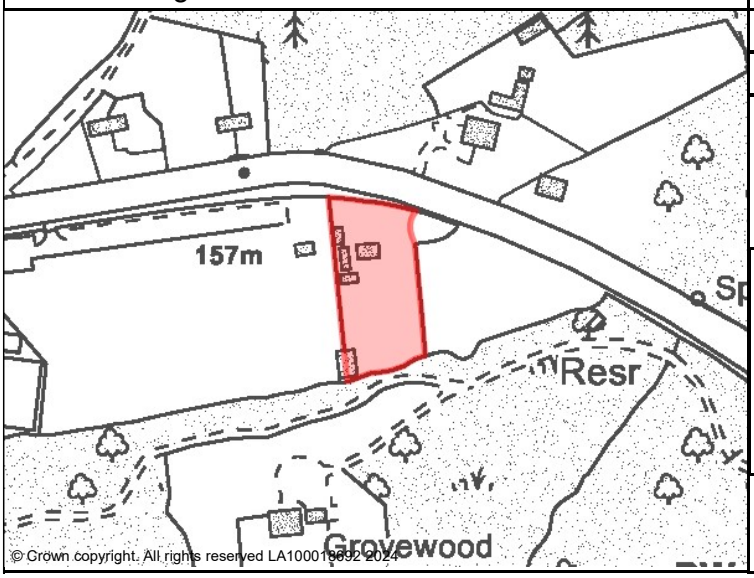
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 569/1210
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Leonards Field, Sandy Cross Lane, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.57 Site area (ha) Net: 0

Reasons: The site comprises of greenfield land to the south of the built-up boundary of Heathfield and to the south of Sandy Cross Lane. The site as submitted cannot be provided with a suitable vehicular access to serve development. The site is located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the landscape. A public right of way runs north to south adjacent the sites eastern boundary. A residential dwelling, named Mill House, is a Grade II Listed Building lying to the west of the site (along Theobalds Green) and its setting could be harmed through new development in this location.

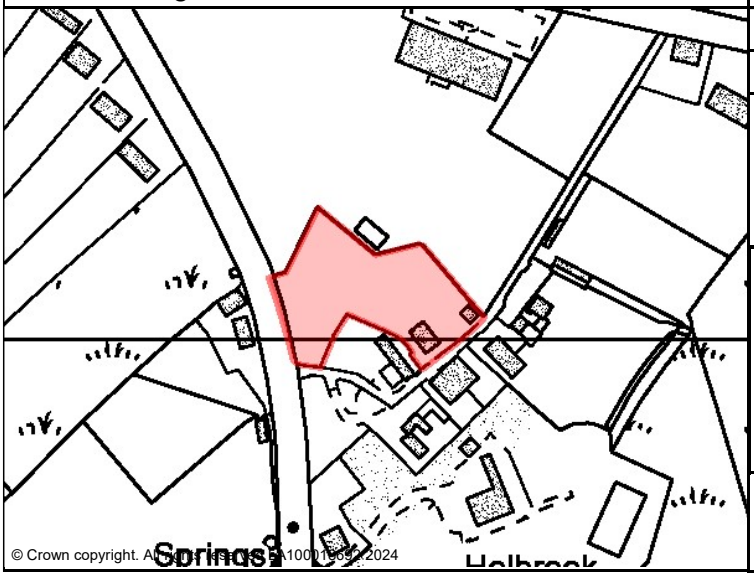
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 570/1920
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land at Sindens Nursery (west), A267, Cross In Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.36 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a residential dwelling and amenity land located between Cross in Hand and Heathfield, to the south of the A267. Ancient woodland bounds the southern boundary of the site. The site lies wholly within the High Weald National Landscape and the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The development of the site would have an unjustified impact on the character and appearance of the landscape. Furthermore, a suitable vehicular access onto the A267 is not achievable due to the curve of the road, as well as its speed, which greatly impacts visibility splays.

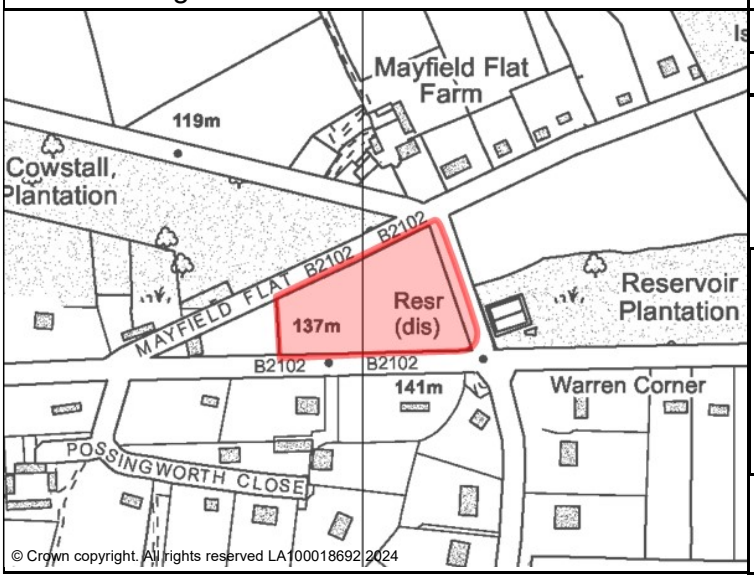
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 578/1210
 © Crown copyright. All rights reserved. 100018643. 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land north of Holbrook Barn, Little London Road, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.49 Site area (ha) Net: 0

Reasons: ThThe site comprises a residential dwelling and amenity land located close to the existing, southern boundary of Heathfield and lies southeast of the community centre and playing fields along Sheepsetting Lane. The site does not currently benefit from a suitable existing vehicular access as the lane between the A267 and Sheepsetting Lane is informal and would require significant upgrading to adoption standards in order to accommodate new residential development. Development would be required to take into consideration the sites proximity to the High Weald National Landscape, which adjoins the southeast and southwestern boundaries of the site. Residential uses in this location are limited. Therefore, modern residential development would be out of keeping with the character and appearance of the area.

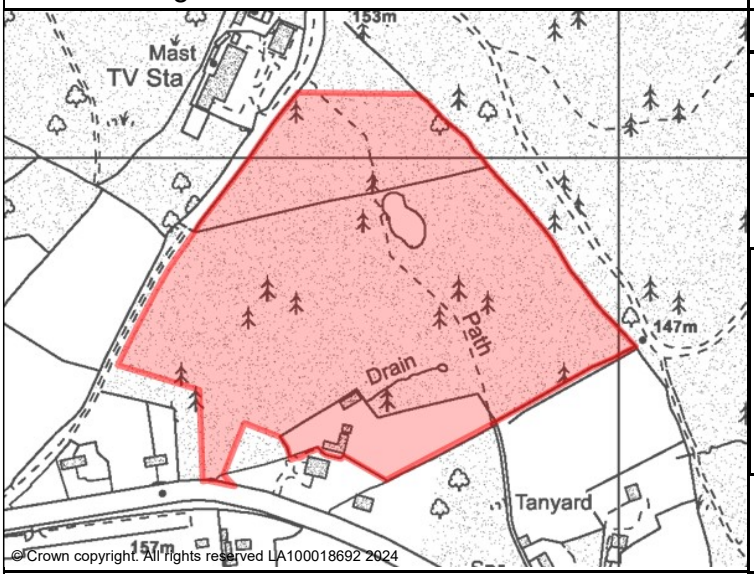
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 596/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land at Mayfield Flat, Cross In Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.98 Site area (ha) Net: 0

Reasons: The site comprises of grazing land located to the west of Cross in Hand and to the north of the B2101.The site is detached from the settlement of Cross in Hand and is therefore isolated from local services, facilities and public transport. The site is situated within the High Weald National Landscape and the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have an unjustified impact on the character and appearance of the landscape in this location due to its openness, undulating landscape and its isolation. In general terms, residential development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside.

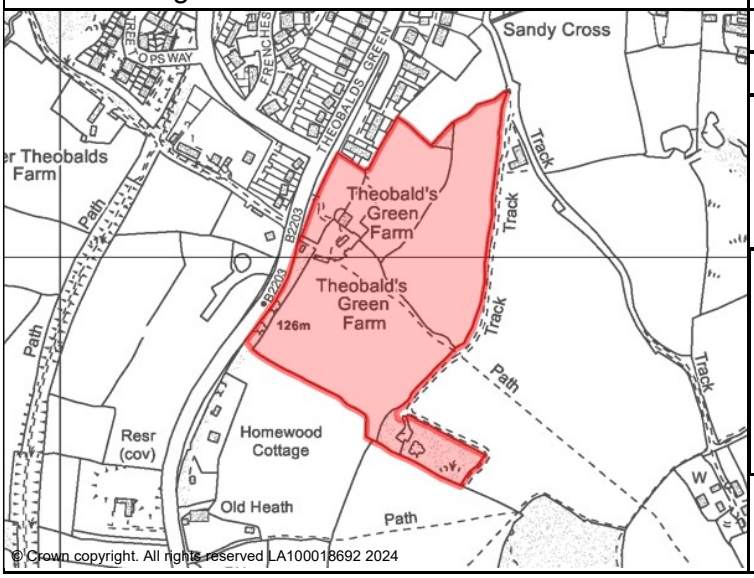
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 605/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land at Fairfield Lodge, A267, Cross In Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.47 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of extensive woodland located to the north of the A267 between the settlements of Cross in Hand and Heathfield. Ancient woodland bounds the sites northeastern boundary. A public right of way crosses through the centre of the site from north to south and another also runs north to south, adjacent the sites western boundary. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the landscape which surrounds Cross in Hand and Heathfield, particularly due to its wooded nature. Development of the site would also result in an unacceptable biodiversity impact due to the removal of woodland, which covers the vast majority of the site. A suitable vehicular access onto the A267 is not achievable due to the narrowness of the site's frontage onto the road and its inability to provide the required visibility splays due to how the A267 curves in this location.

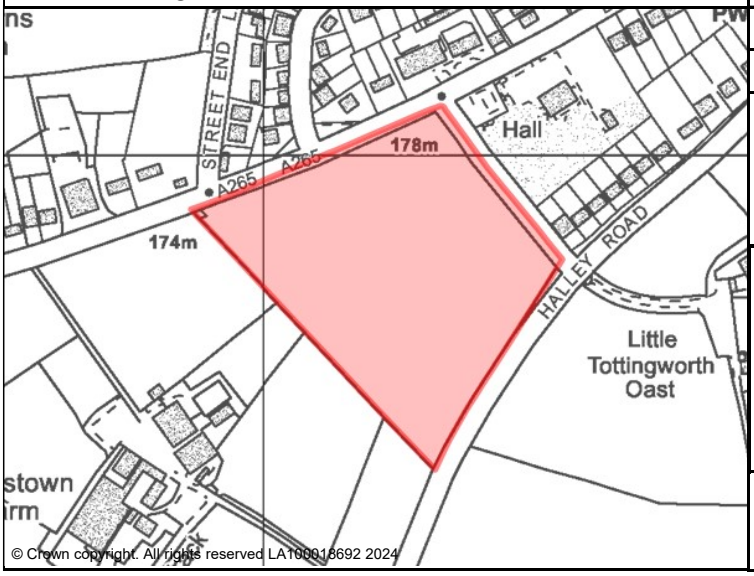
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 639/1210
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Theobalds Green Farm,Theobalds Green, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.85 Site area (ha) Net: 0

Reasons: This extensive site is comprised of a farmhouse, associated buildings and a number of agricultural fields located to the south of the built-up area of Heathfield and east of the B2203. A public right of way crosses through the centre of the site from east to west. The site is almost wholly within the High Weald National Landscape (with the exception of the western boundary) and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of this high quality landscape that surrounds the southern portion of Heathfield. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside. A Grade II listed building (Theobald's Green Farmhouse) lies within the sites boundaries and its setting would likely be harmed by development in this location. The farm, associated buildings and fields are part of a historic field pattern, which is rare in

this location and would be significantly harmed through new development of this scale.

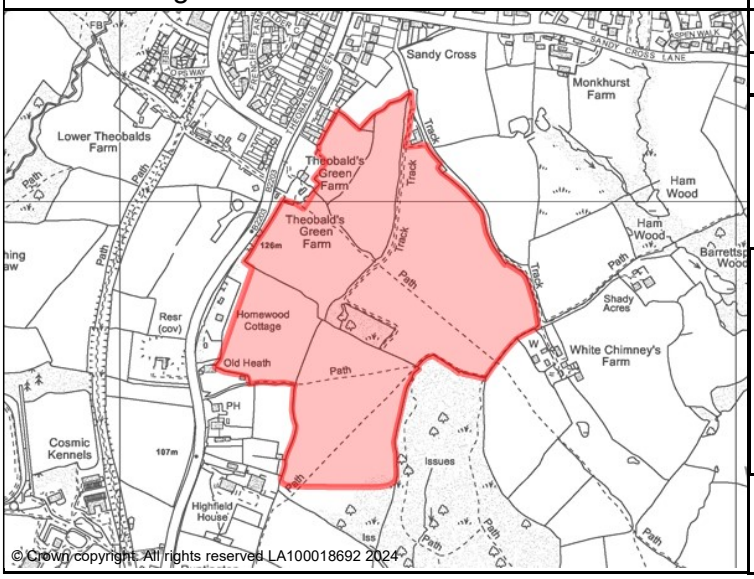
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 726/1630
	Settlement: Broad Oak (Other 1630) Parish: Heathfield & Waldron Address: Land at Satinstown Farm, Burwash Road, Broad Oak Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.52 Site area (ha) Net: 0

Reasons: This is a substantial parcel of sloping land located to the south of Broad Oak between the A265 and Halley Road. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact upon the high quality and attractive landscape that surrounds Broad Oak to the south. Whilst there is a strong hedgerow to the north and north-eastern boundaries, the land is exposed and elevated to the south with far reaching views provided southwards to the remainder of the High Weald National Landscape. Owing to the site's exposed nature and topography, the site is not considered as an appropriate extension to Broad Oak.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

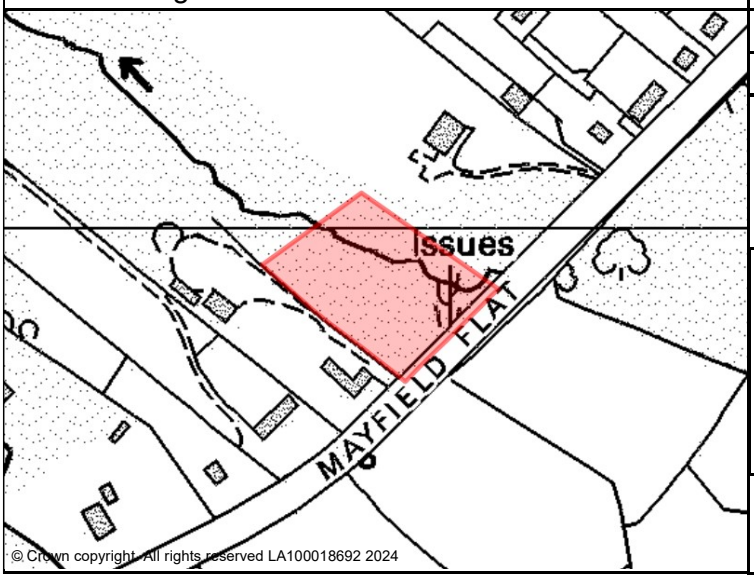
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 734/1210
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Monkhurst Farm, Sandy Cross Lane, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 17.9 Site area (ha) Net: 0

Reasons: This is an extensive site comprising of a number of agricultural fields located on the southern fringe of Heathfield. Ancient woodland bounds the sites southeastern boundary, with a small portion also located in the southern part of the site. Three public rights of way cross through the site in an east to west direction. A Grade II listed building (Theobald's Green Farmhouse) lies to the sites western boundary and its setting could be harmed as part of any new development scheme. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact upon the character and appearance of this high-quality landscape that surrounds Heathfield to the south. The fields form part of a historic field pattern in the High Weald National Landscape, which is rare in this location and would be significantly harmed by development. In addition, the site slopes southwards and would be highly prominent within the landscape in this location. Overall, development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside. This site also incorporates the majority of SHELAA Site 639/1210 that has been assessed separately.

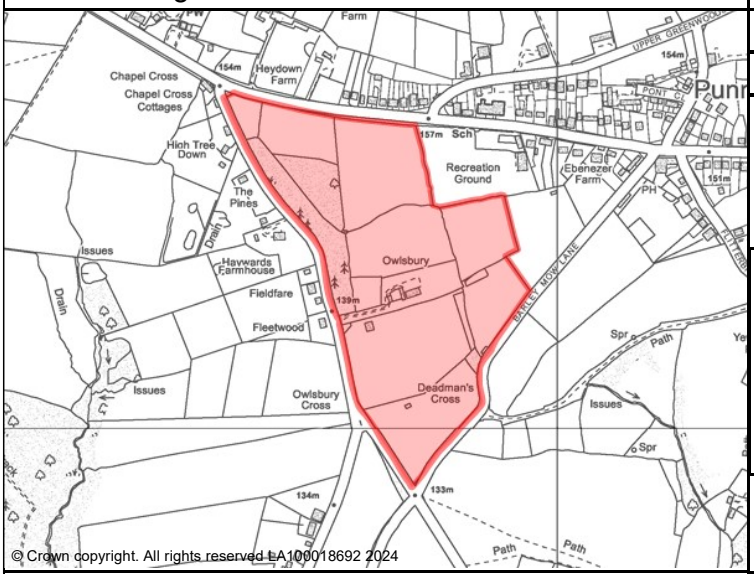
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 737/1920
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land north of Mayfield Flat, Cross In Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.51 Site area (ha) Net: 0

Reasons: The site comprises of ancient woodland located to the west of Cross in Hand and west of Mayfield Flat. The site is situated in an isolated location and is therefore remote from the local services, facilities, public transport provided in Heathfield. The site is wholly covered by ancient woodland and it is considered unsuitable for development due to resultant loss of a protected and valued habitat. The site is also wholly located within the High Weald AONB and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would therefore have an unjustified impact upon the high-quality character and appearance of the countryside to the west of Cross in Hand.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

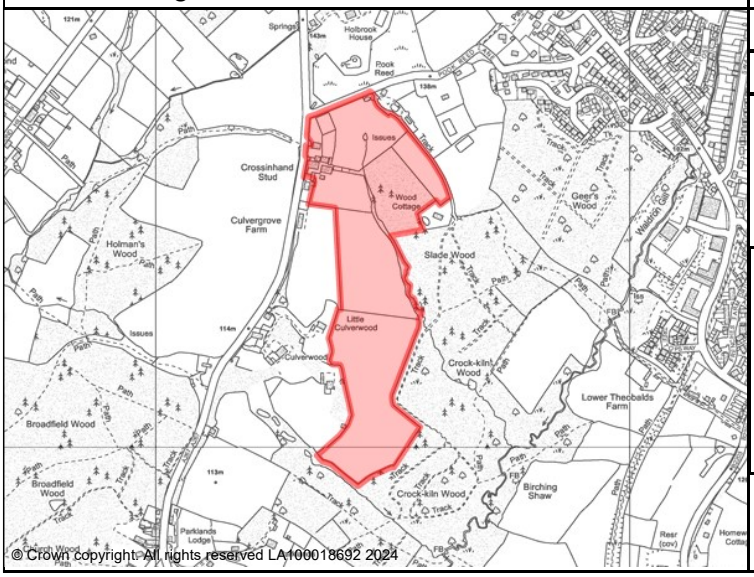
Plan showing whole extent of submitted site	Site Reference: 779/3220
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Punnetts Town Parish: Heathfield & Waldron Address: Land adjoining Owlsbury, Chapel Cross Lane, Chapel Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 13.04 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: This is a large site consisting of a farmhouse, associated buildings and land used for agricultural purposes located on the southwestern fringe of Punnetts Town and to the south of the B2096 (Battle Road). The site was classified as being in a highly sensitive location within the 2023 Landscape and Visual Appraisal, as the site is wholly located within the High Weald National Landscape, and the site is very exposed in the high quality and attractive countryside landscape that surrounds Punnetts Town to the south. Large scale residential development of the site would not be in keeping with the rural character of the area and surrounding countryside. The western portion of the site is covered by extensive woodland and development would have an unacceptable impact on biodiversity, which could not be mitigated.

Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

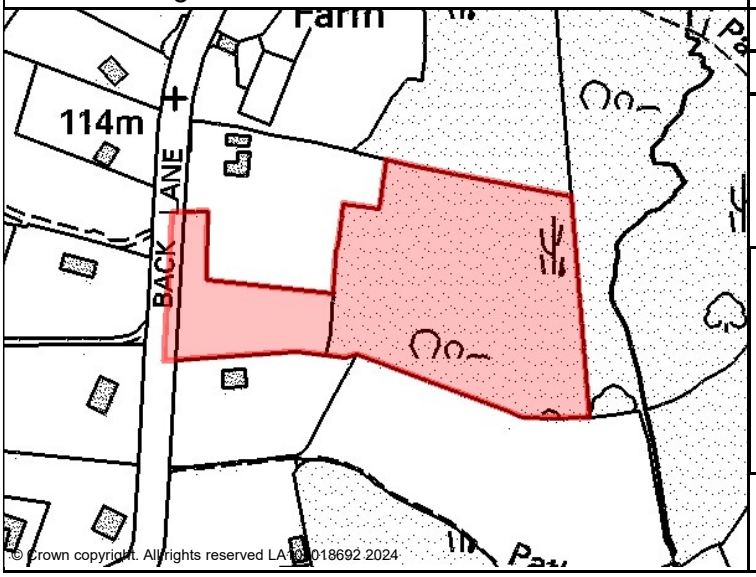
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 794/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Cross in Hand Stud, Little London Road, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 13.59 Site area (ha) Net: 0

Reasons: This is an extensive site which comprises of a residential property, riding school, paddocks, ancillary buildings and woodland to the southwest of Heathfield and to the east of Little London Road. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds the south of Heathfield. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside, as well as being prominent within the wider landscape, particularly to the north of site that has panoramic views southwards. Ancient woodland is present in the eastern part of the site, before

extending along the sites eastern and southern boundary. In addition, the site is not able to achieve suitable pedestrian connectivity to the services and facilities in Heathfield due to the narrow form of Pook Reed Lane and the inability to provide footpaths in this location.

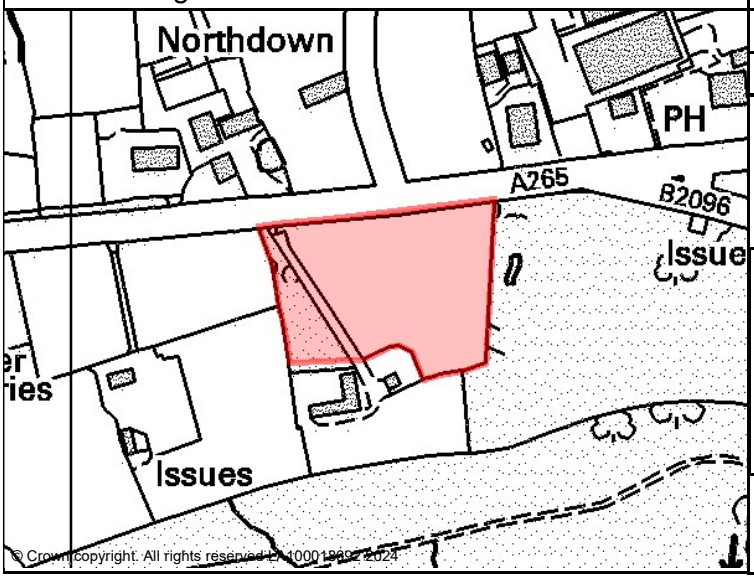
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 795/1920
 © Crown copyright. All rights reserved LA 100018692 2024	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Land adjoining Spinney's Edge, Back Lane Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.70 Site area (ha) Net: 0

Reasons: The site is isolated and remote from local services and facilities. Development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is within the High Weald AONB and has been classified as being in a very sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. In addition, ancient woodland covers the eastern half of the site forming part of a significant area of ancient woodland (Heatherden Wood) which envelopes Cross in Hand to the east.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

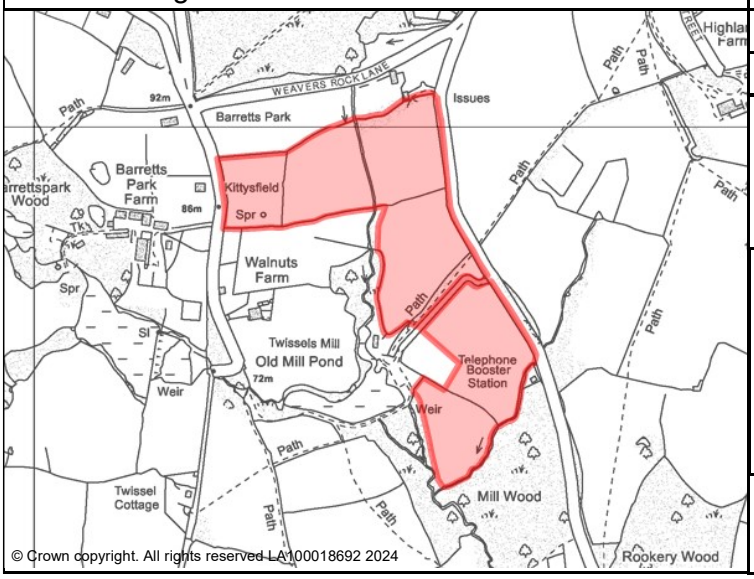
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 798/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: The Old Half Moon, Burwash Road, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.84 Site area (ha) Net: 0

Reasons: The site comprises of a paddock adjacent to the A265 on the eastern edge of Heathfield. The site is within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the landscape. An open boundary exists with the Grade II listed building (the Old Half Moon) which is located adjacent to the southern boundary of the site and any development of this site would impact on the setting of this listed building which could not be suitably mitigated. The site was subject to an outline planning application (reference WD/2017/0342/MAO) for the development of up to 23 (net) dwellings with an upgraded access, but this was withdrawn by the applicant in 2020.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

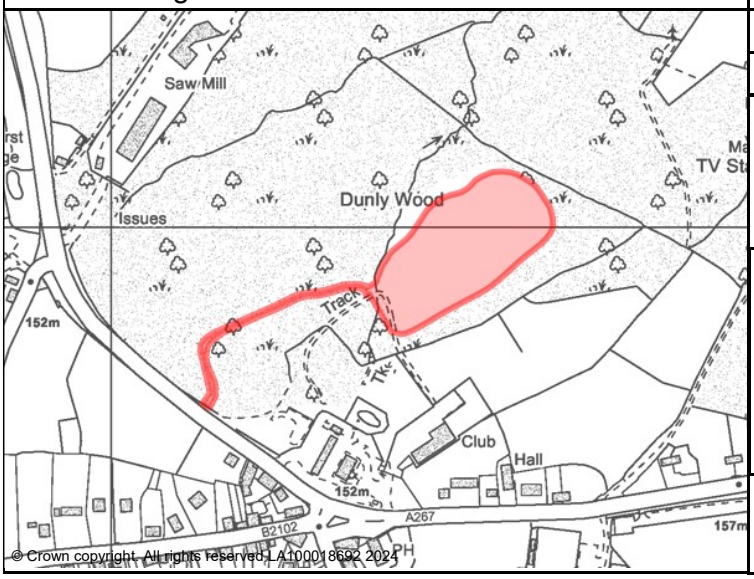
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 829/1210
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land to the west of Nettlesworth Lane, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.8 Site area (ha) Net: 0

Reasons: The site comprises an extensive number of fields used for farming purposes to the southeast of Heathfield and to the west of Nettlesworth Lane. Ancient woodland bounds the sites southern boundary as well as portions of the western, northern and eastern boundaries. A public right of way crosses through the centre of the site from east to west. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds Heathfield to the southeast. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside. In addition, the site as submitted cannot be provided with a suitable vehicular access to serve housing development, due to the narrow form of Sandy Cross Lane and Nettlesworth Lane.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

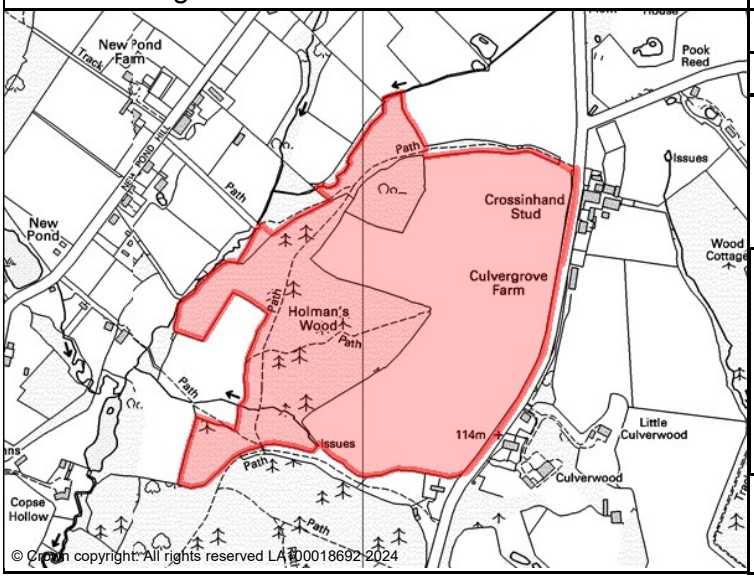
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 834/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Former race track on land at Dunly Wood, Mayfield Road, Cross in Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.84 Site area (ha) Net: 0

Reasons: The site comprises of a former racetrack and an existing commercial building on the northern outskirts of Cross in Hand, to the north and east of the A267. The site is in an isolated location, remote from local services and facilities. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds Cross in Hand to the north, particularly due to the ancient woodland on site. The site is heavily constrained by ancient woodland that covers the vast majority of the site with the exception of the race track itself. As submitted, the existing access is shown to run through ancient woodland which would not be acceptable as stated in the NPPF.

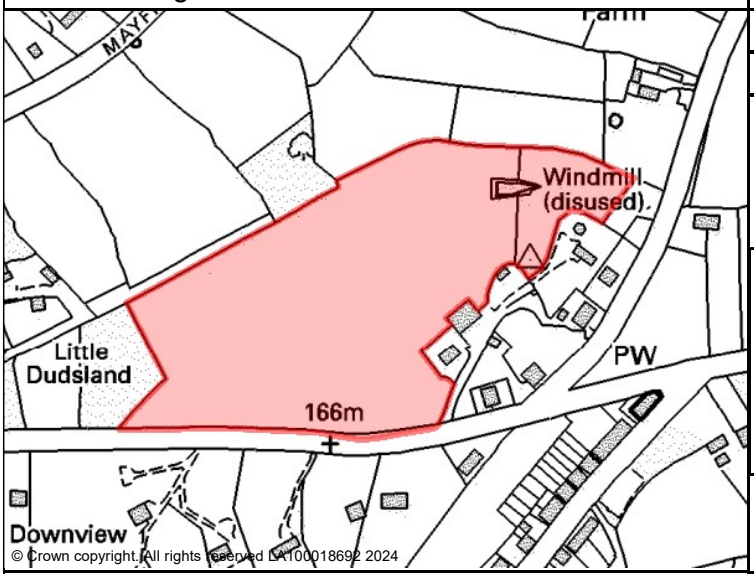
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 847/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Holmans Wood and land at Little London Road, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 19.75 Site area (ha) Net: 0

Reasons: The site comprises of a large field and Ancient Woodland (which is also covered by a TPO) to the south of Heathfield and to the west of the A267. A public right of way crosses through the northwestern corner of the site from west to east. The creation of a suitable pedestrian access to Heathfield would be difficult without third party land and therefore the site lacks connectivity to local services, facilities and public transport. The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon and be out of keeping with this attractive landscape in terms of both character and appearance.

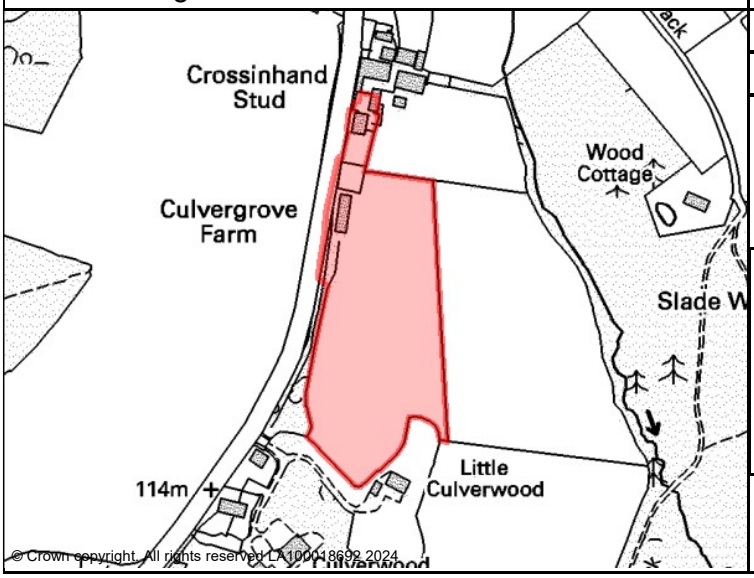
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 877/1920
	Settlement: Cross in Hand Parish: Heathfield & Waldron Address: Cross in Hand Mills (Site B), B2102, Cross In Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.47 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: This site comprises agricultural uses and is situated in an isolated and prominent position on the western outskirts of Cross in Hand, to the north of the B2102. Two Grade II listed buildings (Cross in Hand Windmill and Mill House) lie to the site's eastern boundary. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have a detrimental impact on this attractive landscape, as well as the character and appearance of the countryside to the north of Cross In Hand. The creation of a suitable pedestrian access to Cross in Hand would be difficult and therefore the site lacks connectivity to local services, facilities and public transport.

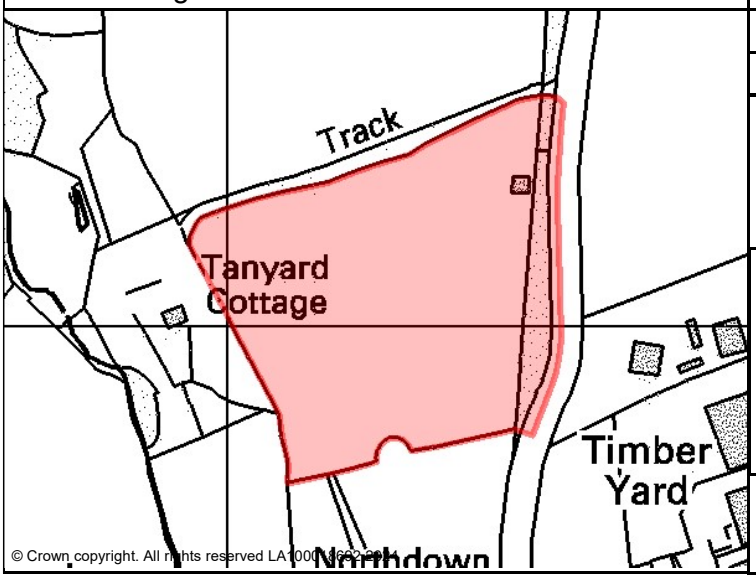
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 902/1210
	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Culvergrove Farm, Little London Road, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.45 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling, a number of dilapidated buildings and agricultural land located in an isolated position to the south of Heathfield and to the east of Little London Road. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on the attractive landscape character and appearance of the countryside to the south of Heathfield. The creation of a suitable pedestrian access to Heathfield from this location would be difficult and would require third party land and therefore the site lacks connectivity to local services, facilities and public transport. Housing development in this location would be unsuitable and would be out of keeping with the general rural character and appearance of the countryside.

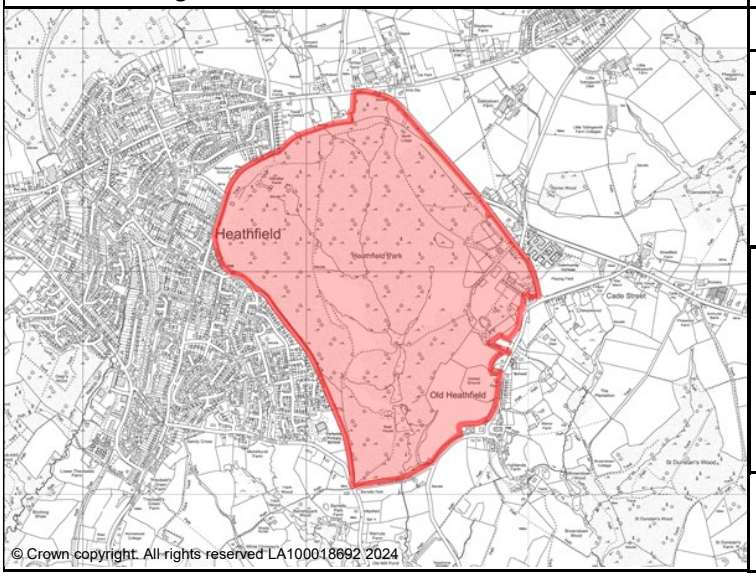
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 907/1210
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land on the west side of Newick Lane, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.51 Site area (ha) Net: 0

Reasons: The site comprises of a paddock located between the settlements of Heathfield and Broad Oak, to the north of the A265. A Grade II listed building (North Down) lies to the site's southern boundary. The site lies wholly within the High Weald National Landscape and has, extensive views provided across the designation to the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside.

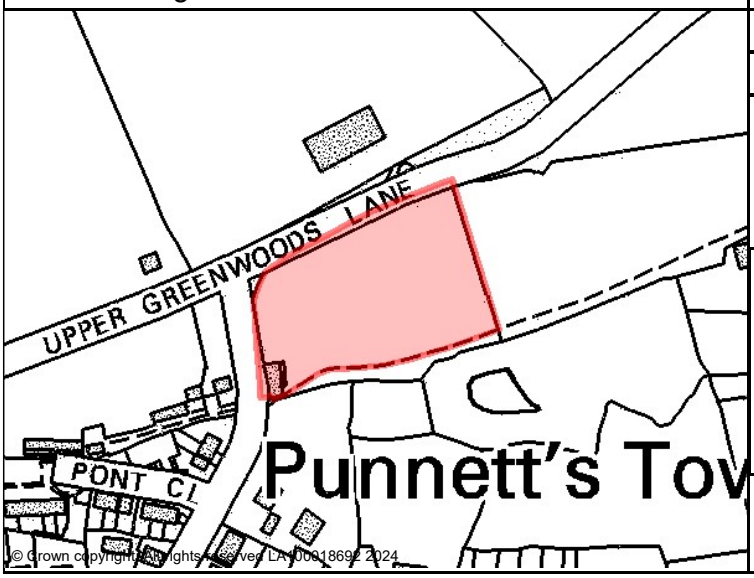
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 912/1210
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Heathfield Parish: Heathfield & Waldron Address: Land at Heathfield Park, Heathfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 147.17 Site area (ha) Net: 0

Reasons: This is an extensive site comprising of a Registered Park and Garden (Heathfield Park), a number of residential dwellings, woodland and a cricket ground and

pavilion located to the east of Heathfield. The Old Heathfield Conservation Area bounds the sites southeastern boundary. The centre of the site incorporates the Heathfield Park Site of Special Scientific Interest (SSSI), which runs through the centre of the site from north to south, following a sunken wooden ghyll. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on this high quality, attractive landscape. Large sections of the central area and southwestern corner of the site are ancient woodland. The Grade II* listed building (Gibralter Tower) is located in the northwest corner of the site and dominates the landscape, which would be a further significant constraint to development. There are four additional Grade II listed buildings present within the site's eastern boundary. Residential development in this location would be unsuitable given the large number of planning constraints for the site.

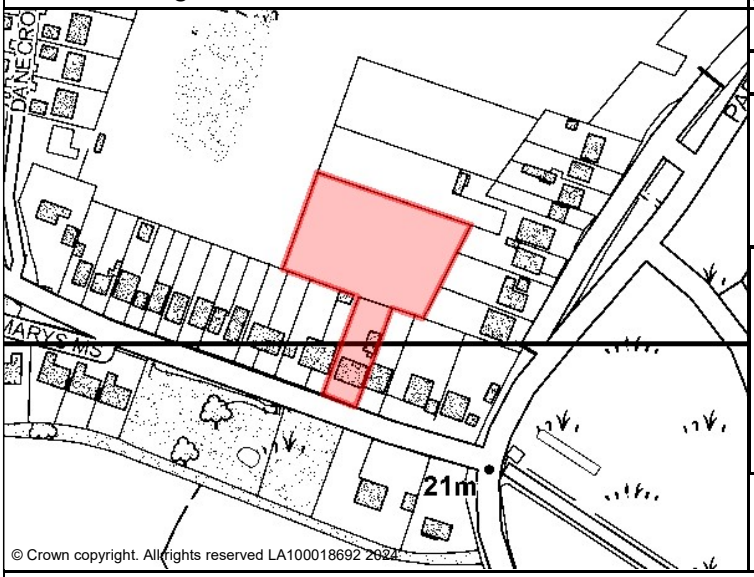
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 954/3220
	Settlement: Punnetts Town
	Parish: Heathfield & Waldron
	Address: Holly Barn, Coldharbour Lane, Punnetts Town
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.86 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling and land in equestrian use located on the northern outskirts of Punnett's Town, to the south of Upper Greenwoods Lane. A public right of way runs along the southern boundary of the site. The site as submitted cannot be provided with a suitable vehicular access to serve housing development, given the narrowness of both Coldharbour Lane and Upper Greenwood Lane along the boundaries to the site. The site is wholly located within the High Weald National Landscape and development would have an unjustified impact on the attractive and high-quality landscape to the north of Punnett's Town in part due to its sloping topography and prominence within the wider landscape. Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside.

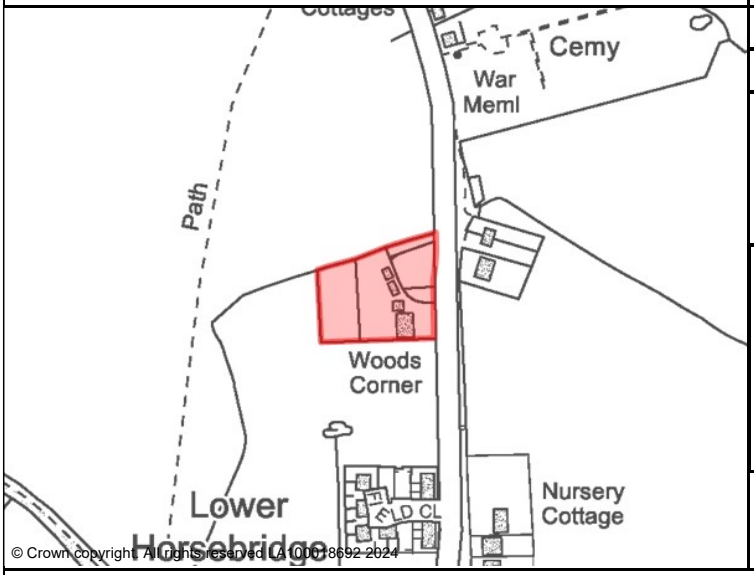
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 107/3000
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hellingly Parish: Hellingly Address: Land adjoining 13 Station Road, Hellingly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.52 Site area (ha) Net: 0.52
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 10

Reasons: The site comprises of a single residential property, garden and grass field located to the east of the Cuckoo Trail, adjacent to Station Road (that sits to the north). 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.

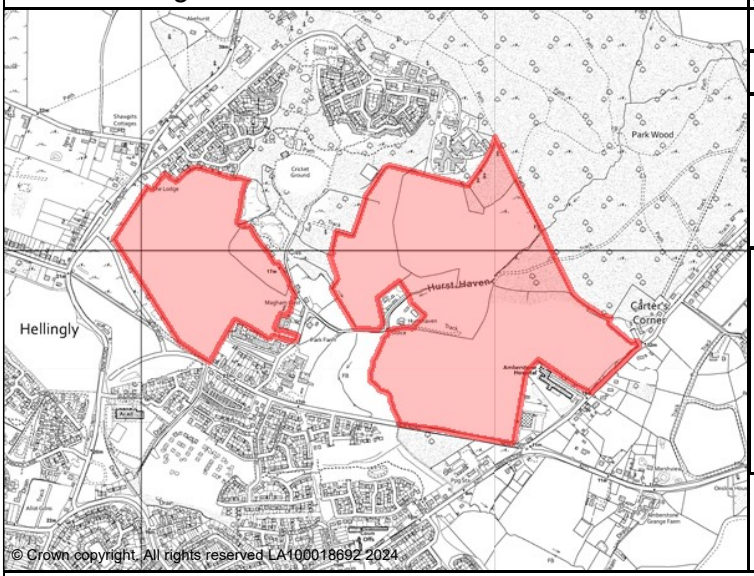
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1145/3100
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Horsebridge Parish: Hellingly Address: Woods Corner, North Street, Lower Horsebridge Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.54 Site area (ha) Net: 0.54
Delivery Yr 1-5: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 15

Wealden SHELAA Suitable Sites Summary

Reasons: The site comprises a residential dwelling, garden and paddock on the northern outskirts of Lower Horsebridge and to the west of North Street. The site is in close proximity to a newly constructed residential development to the south under planning reference WD/2012/0829/MAJ (Field Close) and land to the east has gained outline planning permission for 130 dwellings under planning reference WD/2019/1575/MAO. The site sits directly north of SHELAA site 428/3100 that has outline planning permission for up to 55 net dwellings under planning reference WD/2021/2056/MAO. The site is within close proximity to local services, amenities and public transport and is therefore in a sustainable location for new development subject to a vehicular access and any highways improvements that may be required. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to the existing development on site and planned development along the B2104 (North Street). Housing development should have a limited impact on the wider landscape, as long as additional landscape buffering is provided on site, particularly along the northern boundary. The site could come forward comprehensively as part of any scheme associated with SHELAA site 428/3100, which may remove the need for a new vehicular access.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

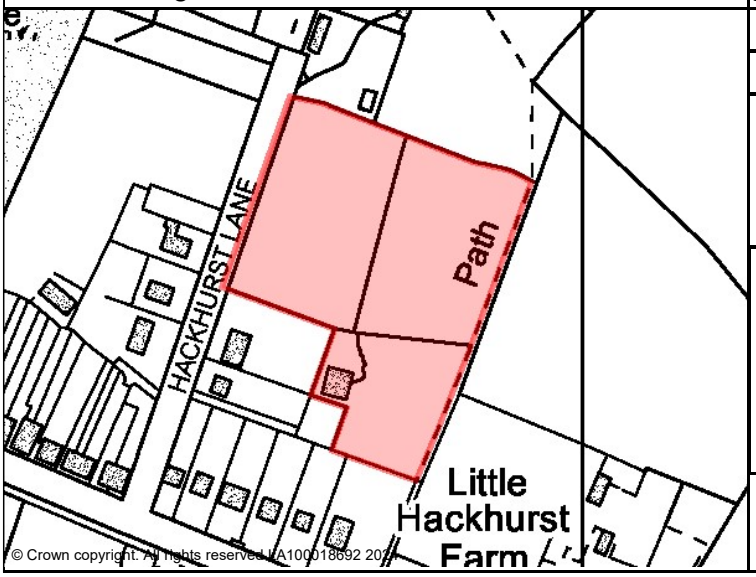
Plan showing whole extent of submitted site	Site Reference: 919/3000
	Settlement: Hellingly Parish: Hellingly Address: Land at Park Farm, New Road, Hellingly Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 56.63 Site area (ha) Net: 26.16
Delivery Yr 1-5: 250	Delivery Yr 6-10: 480 Delivery Yr 11+: Total Capacity: 730

Reasons: This is an extensive site comprising of agricultural land situated between Roebuck Park and properties associated with New Road. The site extends to Park Wood to the east and wraps around Amberstone Hospital to abut Featherbed Lane. The site provides good connectivity with Hailsham, being adjacent to land which has been granted planning permission for residential development (and is under construction) to the south of New Road. The site has two distinct parts, land adjacent to Park Road between Roebuck Park and New Road (western portion) and land adjacent to Park Wood and to the north of Amberstone (eastern portion). The western portion has achieved outline planning

permission for up to 370 dwellings under planning reference WD/2019/2542/MAO and is expected to be completed by the end of 2030/31 period. The western part of the site has also been granted planning permission (under reserved matters) pursuant to the outline planning permission under planning reference WD/2022/2135/MRM in January 2023. The eastern portion of the site also now has outline planning application for 360 (net) dwellings under planning reference WD/2022/0294/MAO that was granted in December 2023.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

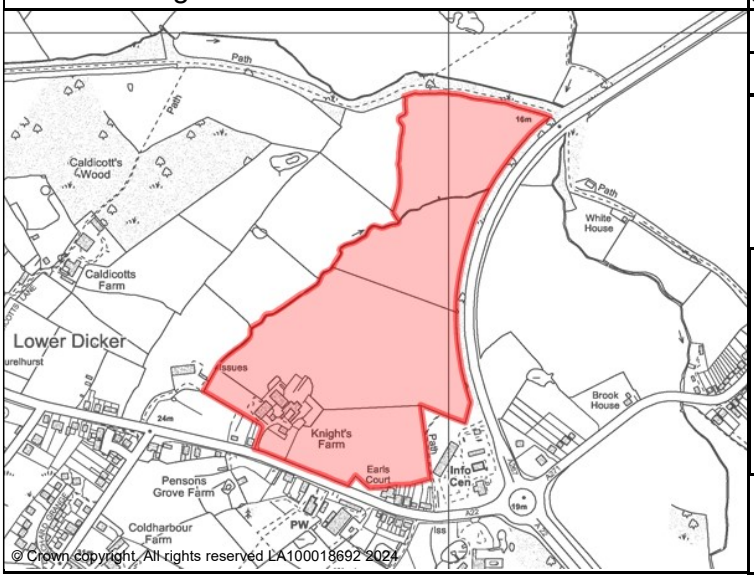
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 010/3090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land adjoining Rosendale, Hackhurst Lane, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.73 Site area (ha) Net: 1.5

Reasons: The site comprises of a single residential dwelling, garden and agricultural field situated off the A22 at Hackhurst Lane and adjacent to other employment uses to the west of the site. There are a number of mature trees and hedgerows present on the boundary to the site, however, the site is generally well screened by existing employment and residential uses. The site was classified has having a low to moderate landscape sensitivity to new development in the 2023 Landscape Sensitivity Assessment. The site was considered to be of slightly lower sensitivity to medium scale development given the proximity of existing commercial development. The assessment noted that if commercial development was to come forth for this site, consideration should be given to the mass and scale of development in key views from the settlement. The site is situated in a semi-rural location, remote from local services and facilities and detached from any identified settlement and would, on this basis be unsuitable for residential development. However, employment uses would be appropriate in this location given that there are a number of existing employment uses adjacent to the site. This would be subject to achieving a suitable vehicular access. Any development will need to take into account residential amenities of surrounding properties. A public right of way crosses just inside the eastern boundary of the site from north to south and this would need to be retained.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

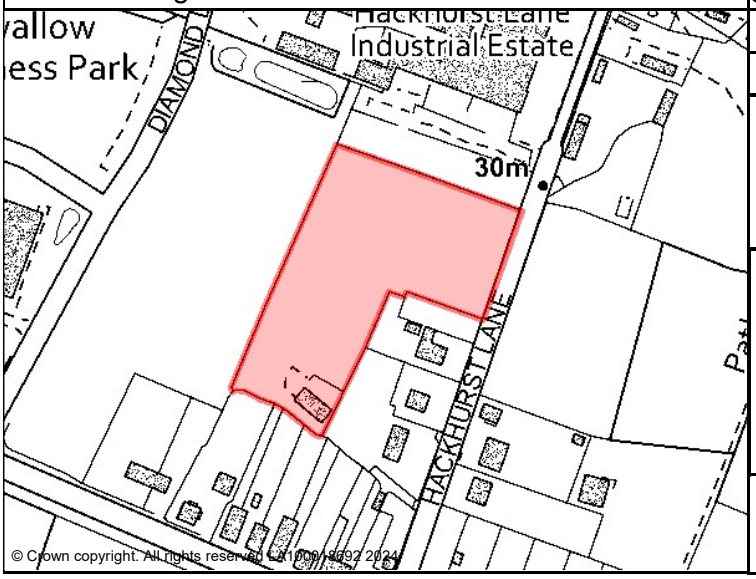
Plan showing whole extent of submitted site	Site Reference: 1039/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hellingly Address: Land at Knights Farm, The Dicker, Hailsham Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 17.34 Site area (ha) Net: 13.2

Reasons: This site is located to the north of the A22 and to the west of the Boship Roundabout (that adjoins the A22, A271 and A267) and sits between Lower Dicker and Lower Horsebridge to the northwest of Hailsham. To the southeast of the site is a service station (that includes a hotel, cafes, petrol filing station and shop) and to the south of the site lies linear residential dwellings and employment uses along the A22. The site itself comprises agricultural fields and a cluster of agricultural buildings, storage and a farmhouse known collectively as Knights Farm which is located in the southern part of the site. The eastern boundary of the site is bounded by the A267. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to modern field amalgamation, a flat landform and adjacent uses (including proximity to the A22 and A267). The agricultural fields are relatively flat and well contained within existing mature tree belts and boundaries that would limit the impact upon the wider landscape in terms of longer views. The site would require a new vehicular access, but the site does front onto the A22 between the Boship Roundabout and Coldharbour Road, so an opportunity exists to create this. A transport assessment would need to be undertaken to ensure that the local/strategic highway network is not severely harmed. The collection of buildings at Knights Farm are agricultural in nature and the land would likely require remediation given the former uses on site. In addition, given the residential dwelling that sits along the A22 at this juncture, the amenity of such residential occupiers will need to be considered as part of the design of any scheme, including compatible uses.

There are public rights of way that head through the collection of buildings at Knights Farm and alongside the eastern boundary of the site to the west of the existing hotel facility that heads northwards towards the northern boundary of the site. These would need to be retained or diverted appropriately as part of any new development scheme.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

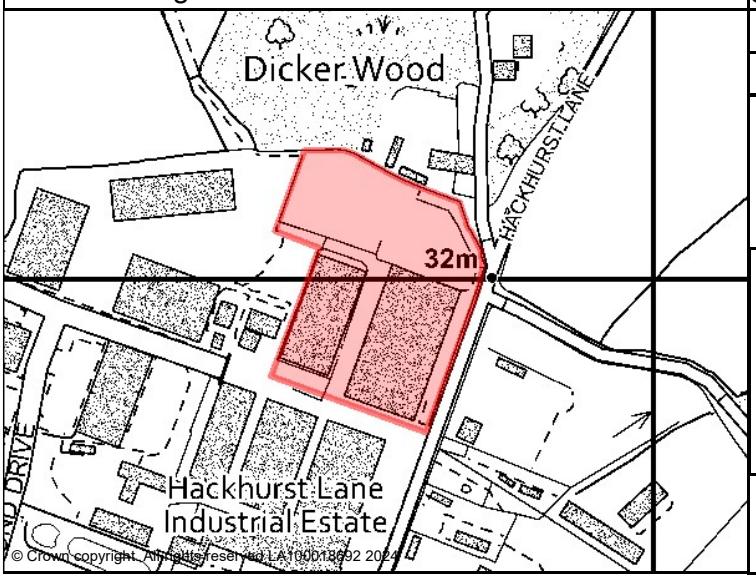
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 233/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land west of Hackhurst Lane, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.04 Site area (ha) Net: 0.75

Reasons: The site comprises of grass fields off the A22 at Hackhurst Lane and is adjacent to other businesses to the west and north of the site. To the south and east of the site are residential dwellings. The site is detached from any identified settlement and is therefore isolated from local facilities and amenities and would not be suitable for residential development on this basis. However, the site is considered suitable for employment development. The development of the site should have a limited impact on the wider landscape and is situated within an area that is dominated by business units. There are a small number of residential properties to the south fronting the road. Development in this location for employment would be subject to a suitable vehicular access being established and any additional infrastructure requirements being incorporated into any scheme. Any development will need to take into account the residential amenity of surrounding dwellings and will need to protect the trees that are subject to a group TPO, which extends slightly into the southern boundary of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

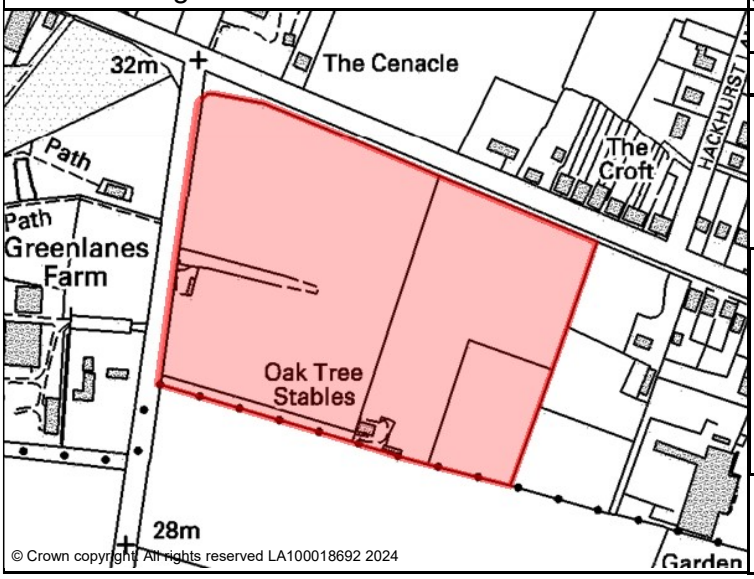
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 579/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land comprising Units 7 and 4 plus concrete hardstanding to rear of Hackhurst Lane, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.06 Site area (ha) Net: 1.06

Reasons: The site comprises two warehouses, storage containers and associated car parking to the west of Lower Dicker, to the north of the A22 and adjacent to surrounding land in employment use. The site is detached from any identified settlement and is therefore isolated from local facilities and services and is on this basis unsuitable for residential development. However, an employment use is considered suitable, given the sites existing use. Development of the site should have a limited impact on the wider landscape, given it is situated within an area surrounded by existing business units and other businesses. Ancient woodland sits adjacent to the site's northern boundary and trees subject to a group Tree Protection Order (TPO) are present on the eastern boundary. A suitable buffer to both would be required if development was to be brought forward.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

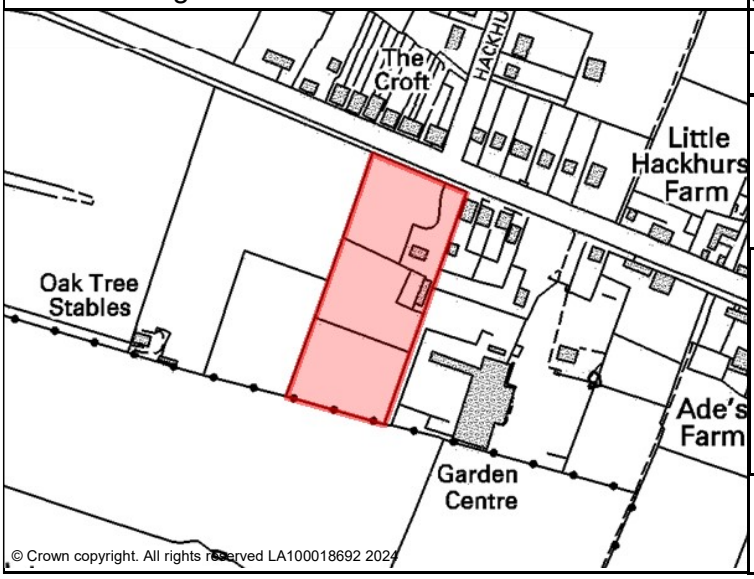
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 799/3090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Dicker Parish: Hellingly Address: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 5.89 Site area (ha) Net: 5

Reasons: The site comprises agricultural fields and an existing residential dwelling, which was granted full planning permission under reference WD/2018/1343/F, to the west of Lower Dicker and to the south of the A22. The site is detached from any identified settlement and is therefore remote from local facilities and amenities. The development of this site for large scale housing would be unsuitable, but an employment use may be suitable, subject to a suitable vehicular access being established and any additional infrastructure requirements being incorporated into any scheme. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to the fields being large and planned and the site being at the edge of an existing settlement with employment uses on each side of the busy A22. Development of this site should have a limited impact on the wider landscape, given it is situated within an area dominated by land in employment use along the A22. Any development will need to take into account the residential amenity of surrounding dwellings.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

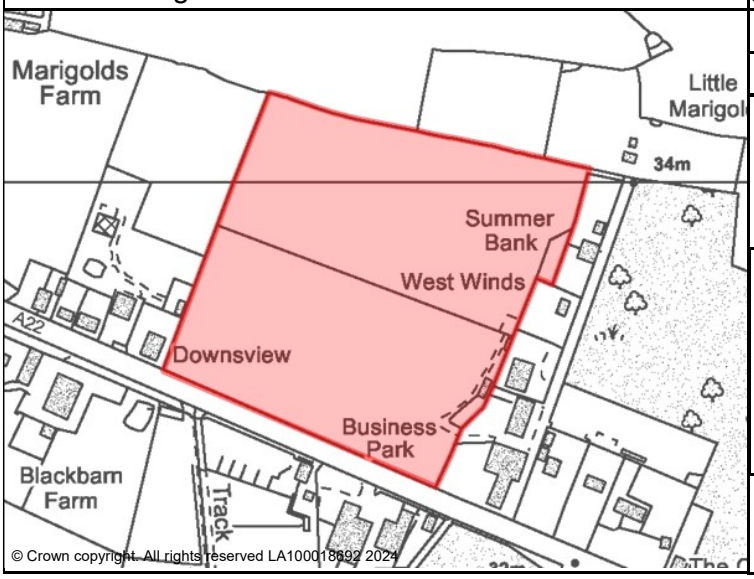
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 800/3090
	Settlement: Lower Dicker Parish: Hellingly Address: Careways, The Dicker, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.34 Site area (ha) Net: 1

Reasons: The site comprises of a single residential dwelling and garden located to the west of Lower Dicker and to the south of the A22. The site is situated in a semi-rural location and is therefore remote from local facilities and amenities and would therefore be unsuitable for residential development. However, employment uses may be suitable, subject to a suitable vehicular access being established and any additional infrastructure requirements being incorporated into any scheme. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to the fields being large and planned and the site being at the edge of an existing settlement with employment uses on each side of the busy A22. The development of the site should have a limited impact on the wider landscape, given it is situated within an area dominated by land in employment use along the A22. Any development will need to take into account the residential amenity of surrounding dwellings.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

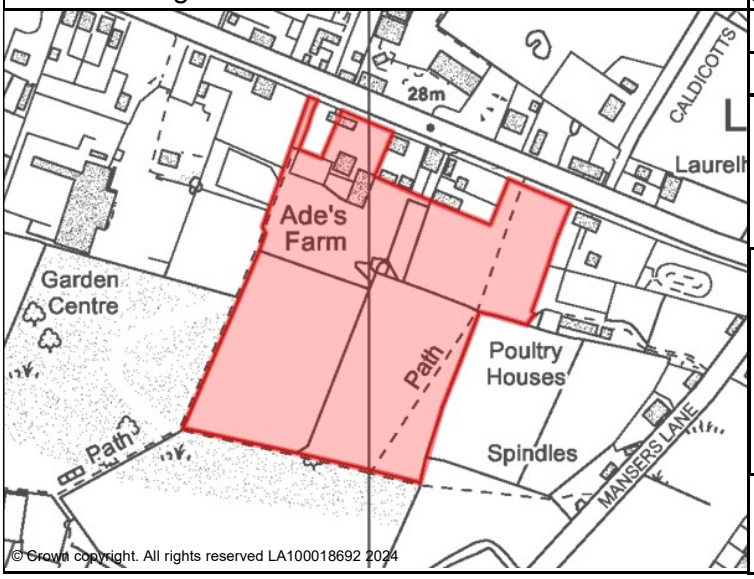
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 803/3090
	Settlement: Lower Dicker Parish: Hellingly Address: Land to the rear of Prospect House, The Dicker, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 5.47 Site area (ha) Net: 5.47

Reasons: The site comprises a single agricultural field and is situated within the frontage strip of land on the A22, with existing businesses and dwellings adjacent to the site's eastern boundary. The site is situated in a semi-rural location and is detached from any identified settlement or local facilities and amenities. The development of this site for housing would be unsuitable owing to its location, but employment uses would be suitable, subject to a suitable vehicular access being established and any additional infrastructure requirements being incorporated into any scheme. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the fields are flat and relatively simple landform and the site is located adjacent to Swallow Business Park to the east, and other employment uses along the A22, that reduces sensitivity and tranquillity. This site is considered to be of slightly lower sensitivity to commercial development given the proximity of existing commercial development. Should commercial development come forth at the site, consideration should be given to the mass and scale of development in key views from the settlement, as well as to softening the edge of built development in this location. If this guidance is followed, development would have a limited impact on the wider landscape, given it is situated within an area dominated by land in employment uses along the A22. Any development will need to take into consideration the residential amenity of surrounding dwellings.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

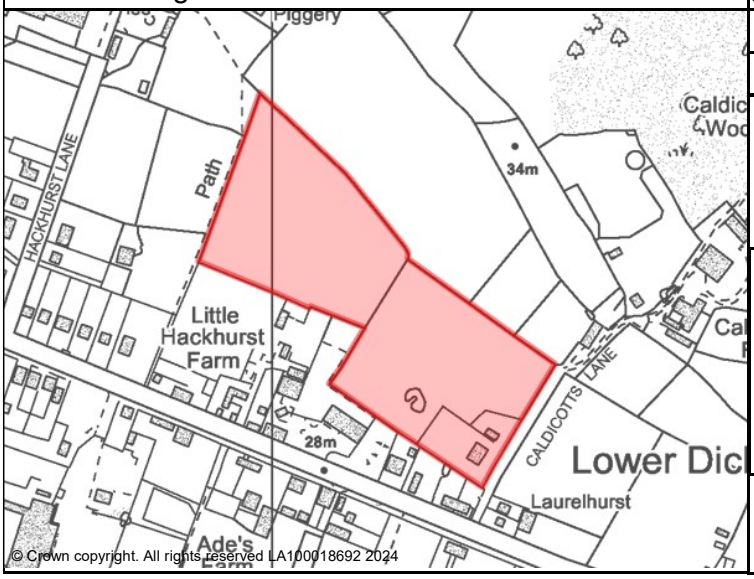
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 864/3090
	Settlement: Lower Dicker Parish: Hellingly Address: Ades Farm, The Dicker, Lower Dicker Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 4.01 Site area (ha) Net: 3.3

Reasons: The site comprises of four agricultural fields and a small number of existing agricultural buildings to the south of the A22 at Lower Dicker. The site is in a semi-rural location and is therefore relatively remote from local amenities and services. The development of this site for housing would be unsuitable owing to its location, but employment uses may be suitable, given surrounding employment land uses. This would be subject to a suitable vehicular access being established and any additional infrastructure requirements being incorporated into any scheme. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development, particularly as the site is located adjacent to the settlement edge, the A22 and is in close proximity to other employment sites, which influences its character and tranquillity. The site has smaller scale field pattern derived from private/ planned enclosure, which increases sensitivity; however, there is some existing sub-division of fields with post and wire fencing, which detracts from the rural character of the site. Any development will need to take into account the residential amenity of surrounding dwellings that front onto the A22, as well as landscape mitigation, particularly towards the south of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

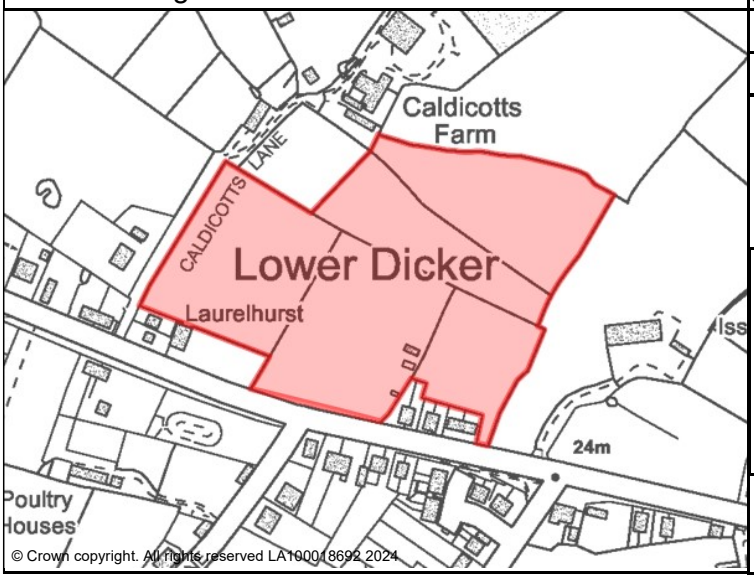
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 869/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Meadowsweet, Caldicotts Lane, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 3.87 Site area (ha) Net: 3.7

Reasons: The site comprises of a single residential property, garden and field located to the west of Lower Dicker, to the north of the A22 and is currently accessed via Caldicotts Lane to the east of the site. The site is in a semi-rural location and is therefore remote from local facilities and amenities. The site is not suitable for residential development owing to its location away from any existing settlement; however, given the surrounding land uses, the site would be considered suitable for employment purposes. However, any development of the site for employment uses would be subject to the creation of a suitable vehicular access and any additional infrastructure requirements being incorporated into any scheme. This would require third party land to either the south or west of the site. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the site is located in close proximity to the A22, settlement edge and employment uses that influences the landscape sensitivity of the area. Development would require significant landscape buffering to help mitigate the impact of any development on the wider landscape to the north of the site, given that there are currently gaps on the northern boundary and to account for residential properties / amenities. A public right of way crosses east to west through the northern portion of the site and a small number of pylons cross the site, both of which will need to be considered as part of any scheme design.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

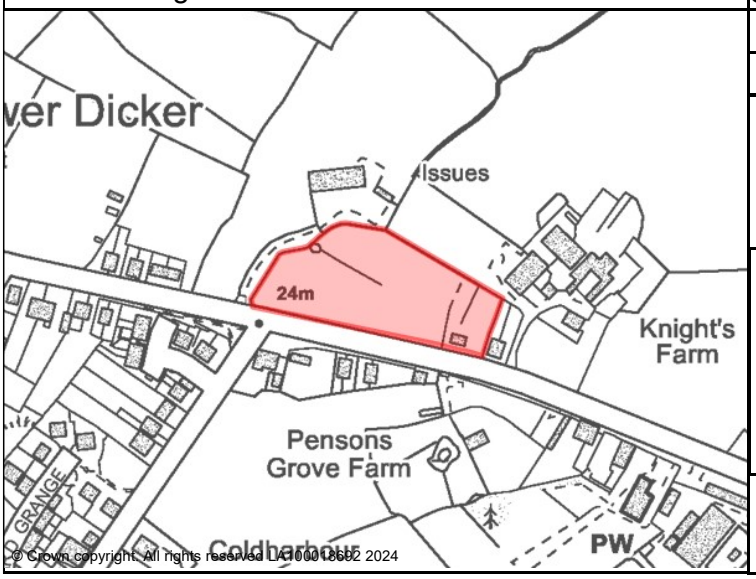
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 870/3090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Laurelhurst Farm, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 4.54 Site area (ha) Net: 3.21

Reasons: The site comprises a number of agricultural fields to the north of the A22 at Lower Dicker. The site is situated in a semi-rural location and is remote from local facilities and amenities. The sites central field is situated within the frontage strip of land on the A22, which is dominated by business units, residential dwellings and other businesses. The site is not suitable for residential development owing to its location away from any settlement, however, the site would be considered suitable for employment purposes given surrounding land uses. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development, although the northern part of the site is located in the open countryside and is more rural in character and visible within the wider landscape. Development of the southern part of the site for employment purposes should have a limited impact on the wider landscape given the level of tree screening on the boundaries to the site. The northern part of the site is located in open countryside and would require significant landscape buffering to help mitigate the impact any development on the wider landscape. Development of the site would be subject to the creation of a suitable vehicular access and any additional infrastructure requirements being incorporated into any scheme. There is already a vehicular access to the site along the A22 at the central field that could be widened for this purpose. Any development will need to take into account the residential amenity of surrounding dwellings that front onto the A22.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 940/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.01 Site area (ha) Net: 1.01

Reasons: The site comprises of a single field situated to the north of the A22 at Lower Dicker, some 460 metres to the west of the Boship Roundabout. The site is situated in an isolated location and is remote from local facilities and amenities. The site is not suitable for residential development owing to its location; however, the site would be considered suitable for employment uses given surrounding employment land uses. The development of the site would be subject to the creation of a suitable vehicular access and any additional infrastructure requirements being incorporated into any scheme. This site does adjoin another larger SHELAA site (reference 1039/1310) that is considered suitable for employment uses and could therefore come forward comprehensively with this adjoining site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, in part due to the wooded nature of the site and its informal enclosure, which forms a soft boundary to the settlement edge. Any development will need to take into account the residential amenities of surrounding properties on the A22. Overall, the development of this field would have a limited impact on the wider landscape due to the existence of a strong tree/hedge boundary to the western, eastern and northern boundaries. If development were to come forward, the existing vegetation would require retention and enhancement to maintain their contribution to the wider green infrastructure network and to visually enclose the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

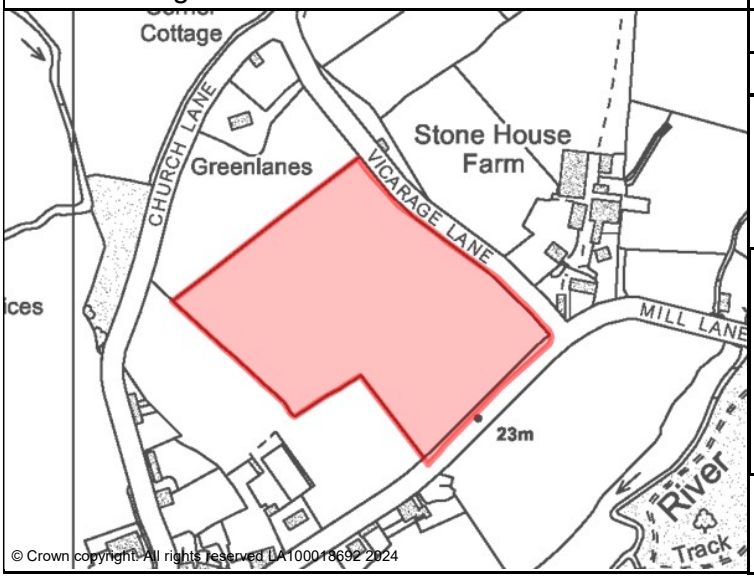
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 009/3100
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Horsebridge Parish: Hellingly Address: Field at North Street, Lower Horsebridge Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.48 Site area (ha) Net: 0

Reasons: The site is comprised of an open field situated behind residential dwellings and is situated in between a cemetery (south) and a primary school (north). The site is situated in a largely rural open area, southeast of the A267/B2104 junction approximately 400m to the west of Hellingly village. The Cuckmere River flows north to south, 200m to the east of the site and beyond this is the moated, Grade I listed Manor House, Horselunges Manor, where the setting could be detrimentally impacted by new development. It is accessed from the B2104 via a short track and is currently used for grazing. The site is relatively isolated and remote from local services and facilities. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development as although the site is located next to the Hellingly Conservation Area, the site is well contained by woodland with limited intervisibility with the Conservation Area. Nonetheless, there is strong inter-visibility with historic buildings in the historic core of Hellingly and has a strong strength of place as a result of views to the South Downs. Overall, development would be both unsustainable and unsuitable and out of keeping with the rural character and appearance of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

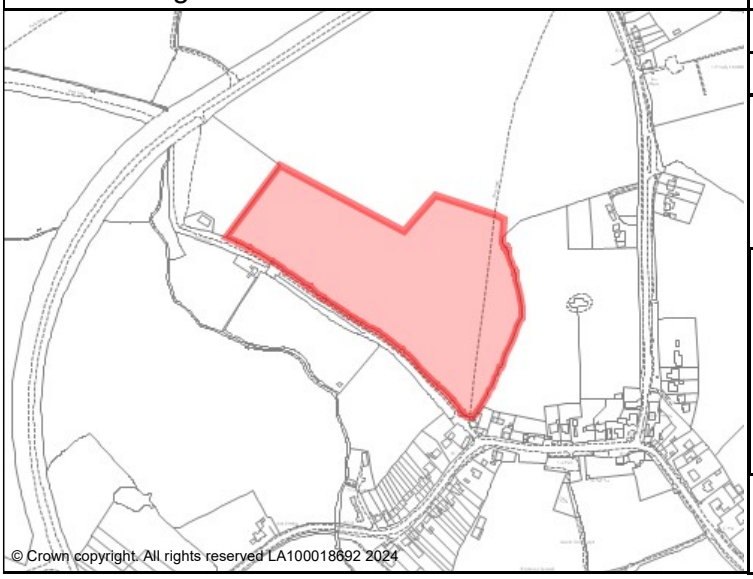
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 066/3000
	Settlement: Hellingly
	Parish: Hellingly
	Address: Land to the north of Mill Lane, Hellingly
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the north of Hellingly alongside Mill Lane that is to the southeast of the site. This is an isolated site, remote from local services and facilities, and disconnected from the boundary of both Hailsham and Hellingly. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development in part due to its position within the Hellingly Conservation Area, the open views into the site at both Mill Lane and Vicarage Lane the rural setting it provides to Hellingly. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. The site is wholly located within the Hellingly Conservation Area and development would have a detrimental impact on the setting of a number of listed buildings and would not relate visually to the compact historic village core of Hellingly.

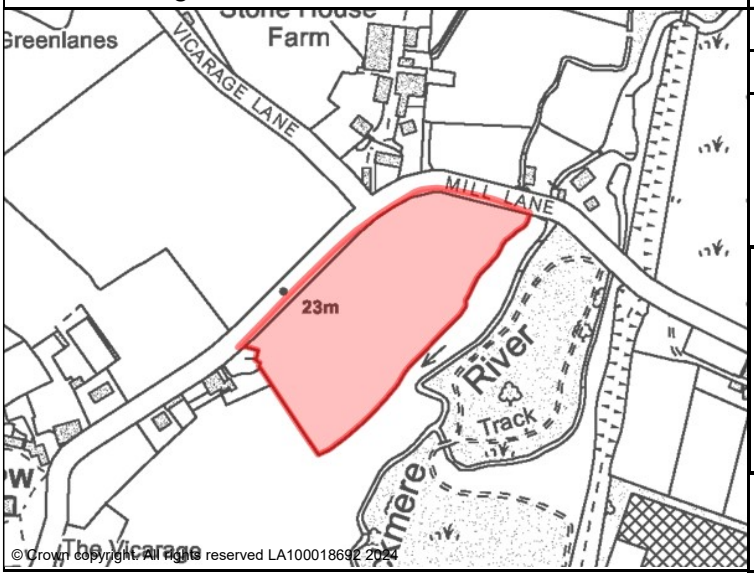
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 067/3100
	Settlement: Lower Horsebridge
	Parish: Hellingly
	Address: Land to the east of A267, Lower Horsebridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 5 Site area (ha) Net: 0

Reasons: The site is comprised of an agricultural field accessed via an unmade track to the north west of the A271. This is a relatively isolated and exposed rural site, remote from local services and facilities, and visually separated from the village of Lower Horsebridge. Housing development would be unsuitable in this location and appear out of keeping with the rural character and appearance of the countryside, which is prominent in views from the surrounding area. The consolidation of built form would have a detrimental impact on the landscape and would not form a logical extension to the village. A larger SHELAA Site (reference 1079/3100) has been submitted to the Council that incorporates this site and has been assessed separately.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 068/3000
	Settlement: Hellingly
	Parish: Hellingly
	Address: Land to the south of Mill Lane, Hellingly
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.9 Site area (ha) Net: 0

Reasons: The site comprises a large agricultural field to the northeast of Hellingly (to the

east of Mill Lane) that is visually well contained with a strong perimeter of trees to the north and east. The site is situated in an isolated location and is therefore remote from local services and facilities. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development in part due to its position within the Hellingly Conservation Area, the open views into the site at both Mill Lane and Vicarage Lane the rural setting it provides to Hellingly. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. The site lies within the Hellingly Conservation Area and housing development would have a detrimental impact on a number of nearby listed buildings and would not relate visually to the compact historic village core of Hellingly. The eastern boundary of the site lies within Flood Risk Zones 2 and 3, which would preclude residential development in this location.

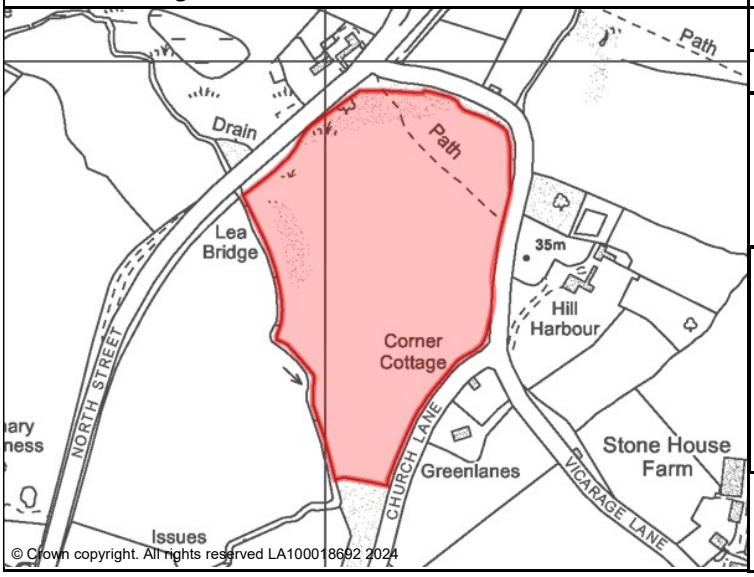
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1074/3000
	Settlement: Hellingly Parish: Hellingly Address: Stone House Farm, Vicarage Lane, Hellingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.32 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the northeast of Hellingly and east of Vicarage Lane. The site is situated in a semi-rural location, remote from local services and facilities, and disconnected from the boundary of either Hailsham or Hellingly. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, although it notes that the site is largely flat, has no recorded historic features and/or priority habitats and enclosed from view by mature hedgerows. Nonetheless, housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside due to separation from the settlement edge of Hellingly and proximity to the Conservation Area. The site lies to the north of the Hellingly Conservation Area and housing development would have a detrimental impact on a number of nearby listed buildings to the east and west of the site and would not relate well visually to the compact historic village of Hellingly. In addition, Vicarage Lane is a narrow, single lane highway with limited visibility owing to mature trees along the southern boundary of the site.

Wealden SHELAA Unsuitable Sites Summary

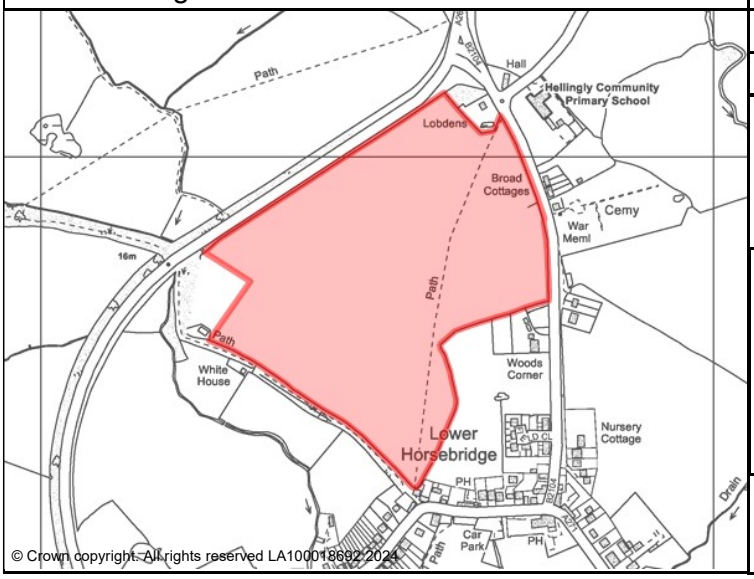
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1075/3000
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hellingly Parish: Hellingly Address: Land to the west of Church Lane, Hellingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.41 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the north of Hellingly and to the west of Church Lane. This site is in an isolated location, remote from local services, facilities and public transport, as well as being disconnected from any settlement. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development, in part due to its sloping topography of the site, small areas of priority habitat deciduous woodland within the site and long views to the South Downs National Pak to the south. Housing development in this location would be unsuitable and out of keeping with the rural character and appearance of the countryside. The site lies to the north of the Hellingly Conservation Area and therefore housing development could have a detrimental impact on a number of nearby listed buildings and would not relate well visually to the compact historic village of Hellingly. A public right of way crosses the northern portion of the site, and the western boundary of the site is also within flood risk zones 2 and 3.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

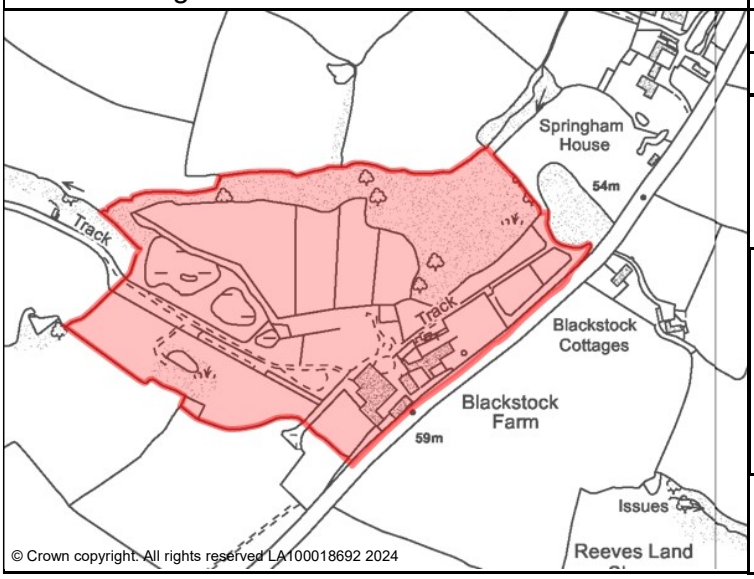
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1079/3100
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Horsebridge Parish: Hellingly Address: Land at Broad Farm, south of New Street, Lower Horsebridge Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 16.38 Site area (ha) Net: 0

Reasons: The site comprises of a large agricultural field located to the north of Lower Horsebridge and to the southeast of the A267. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, owing to several listed buildings near to the site and the proximity of the Hellingly Conservation Area to the north. The site is well screened on the southern and western boundaries; however, screening is poor along parts of the northern and eastern boundaries. There are a number of mature trees located within the site's boundaries. A number of public rights of way cross through the site. Three Grade II listed buildings lie in close proximity to the northeast (Lobdens) and southeast (Busbridge House and Croft Cottage) boundaries of the site. Overall, the site is isolated and visually separated from Lower Horsebridge and housing development would be unsuitable in this location and would appear out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

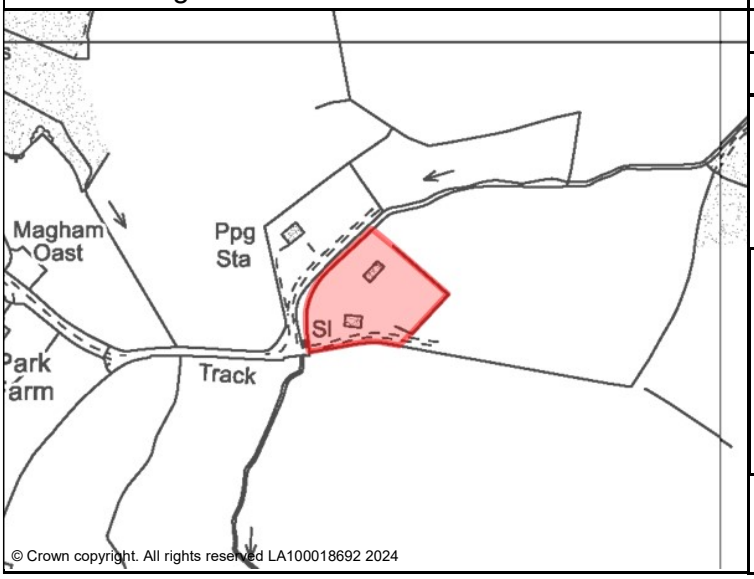
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1080/3000
	Settlement: Hellingly Parish: Hellingly Address: Blackstock Farm, Grove Hill, Hellingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.4 Site area (ha) Net: 0

Reasons: The site comprises a number of existing agricultural buildings, fields and a residential dwelling some of which have been converted and are now predominantly used as a farm shop and for weddings, functions and other events located to the northeast of Hellingly and west of Grove Hill. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development as it is rural and relatively tranquil in character. In addition, a significant portion of the site is formed of ancient woodland, or priority habitat deciduous woodland. The site is situated in an isolated location, remote from public transport, amenities and services, and is functionally and visually separated from any settlement. Development of the site for housing would be unsuitable and out of keeping with the rural character and appearance of the surrounding countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

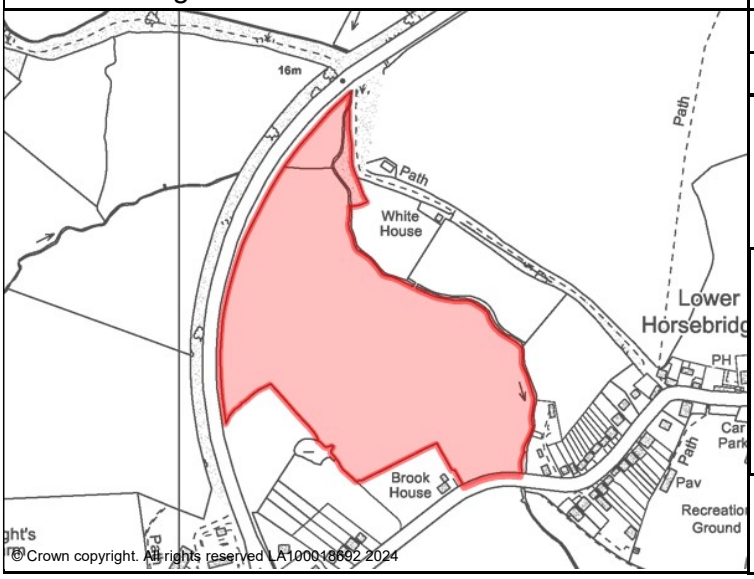
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1081/3000
	Settlement: Hellingly
	Parish: Hellingly
	Address: Hursthaven Nursery, New Road, Hellingly
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.56 Site area (ha) Net: 0

Reasons: The site comprises of a single residential property and associated outbuildings and amenity space to the north of Hailsham and New Road. The site is currently accessed via a rural unmade track and is relatively isolated within the countryside to the north of New Road and to the east of Park Farm. On its own, the site is considered unsuitable for residential development. However, if the site came forward as part of a comprehensive development scheme with adjoining SHELAA site 919/3000, which surrounds the site, it may be considered suitable. Indeed, the site could only achieve a suitable vehicular access through this neighbouring SHELAA site and would therefore require third party agreement to bring forward. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development and is well screened by woodland around the residential property and garden currently. Two residential dwellings, Park Farmhouse and Granary and Oasthouse, are Grade II listed and lie to the west of the site, therefore development could be detrimental to their setting. The site is well screened on its boundaries by existing mature vegetation and tree coverage. The site is subject to an ongoing outline application for 8 (net) dwellings under planning reference WD/2022/2040/O.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

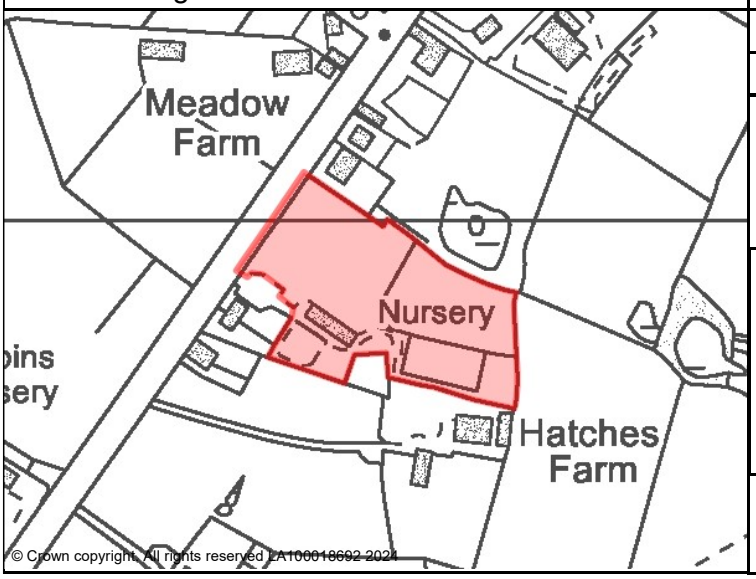
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1155/3000
	Settlement: Lower Horsebridge
	Parish: Hellingly
	Address: Knights Farm East, east of A267, Horsebridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 8.33 Site area (ha) Net: 7.5

Reasons: This site sits to the west of Lower Horsebridge, to the north of the A271 and to the east of the A267, in a semi-rural location that generally lies to the northwest of Hailsham. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development as it is open along the boundary with the A267 to the north and west. The site comprises agricultural fields for grazing with the main potential vehicular access to the site sitting between Brook House (a Grade II listed building) and detached and semi-detached properties to the east. The site has significant flood risk issues along its eastern boundary from the A271 to the A267 at the northern most part of the site. This includes areas with both Flood Risk Zones 2 and 3, in addition to surface water flood risk and this would preclude residential development in these portions of the site. The site is largely flat and is well contained by mature trees along its eastern boundary, albeit this is more limited where the site shares a boundary with the A267 to the north and west. Given the above, the site is not considered suitable for residential development or employment development. However, the site also has a planning application to be considered for community / leisure use. It is considered that this use could be suitable in considering its proximity to Hailsham and other settlements and could deliver a positive public / community use, subject to securing a suitable vehicular access. The impact of such uses on the historic setting of Brook House would need to be considered. The site is subject to an ongoing full district council planning application for a new sports hub facility under planning reference WD/2023/2100/DC.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

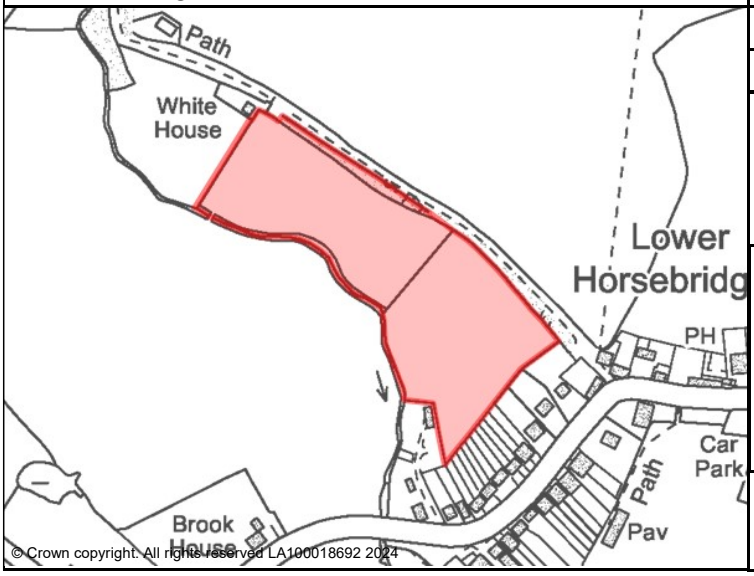
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1159/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.95 Site area (ha) Net: 0

Reasons: The site comprises of paddocks and stables to the south of Lower Dicker and to the east of Coldharbour Lane. A grade II listed building (Hatches Farmhouse) lies in close proximity to the site's southern boundary. The site is situated in a semi-rural location and is therefore remote from local services and amenities. The 2023 Landscape Sensitivity Assessment states that the site has a low to moderate sensitivity to development due to the existing development on site and its proximity to Lower Dicker, although the eastern and southern part of the site are more open in character, which increase sensitivity. Nonetheless, new development in this location would be out of character with surrounding land uses and have a detrimental impact on the semi-rural character of the surrounding landscape in isolation. However, if this site was to come forward as part of a comprehensive development with neighbouring SHELAA site 825/1310, this site may be considered as suitable for residential development as part of that scheme. The western part of the site was refused Permission in Principle (PiP) for 3 to 4 dwellings and is now subject to a planning appeal.

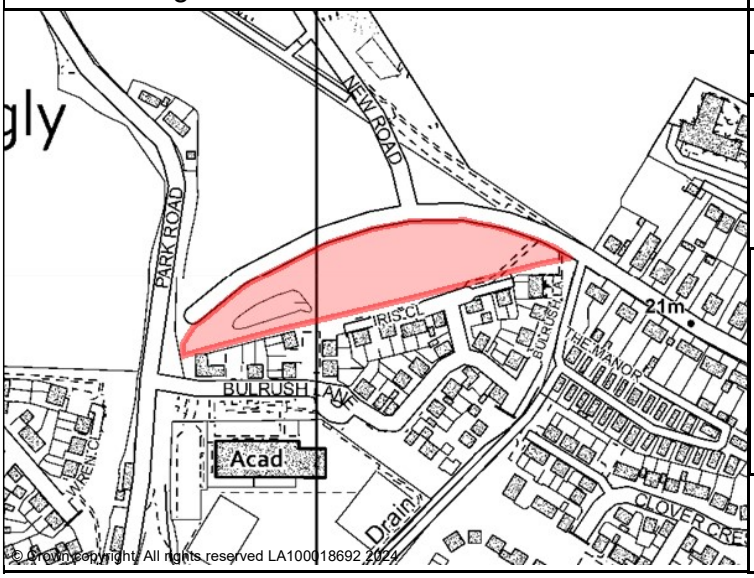
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1177/3100
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Horsebridge Parish: Hellingly Address: Land at Lower Horsebridge, A271, Lower Horsebridge Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.34 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located to the west of Lower Horsebridge behind existing residential development that fronts onto the A271. Three Grade II listed buildings lie in close proximity to the sites southwestern boundary (Brook House) and southeastern boundary (Busbridge House and Croft Cottage). The site is bounded by the Cuckmere River on its western boundary resulting in western sections of the site being located within Flood Risk Zones 2 and 3, which precludes residential development in this location. The site as submitted cannot achieve a suitable vehicular access as the track bounding the site's eastern boundary is unmade and has little scope to make further improvements to serve development. In addition, this track is a public right of way and is not under the same ownership as the applicant.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

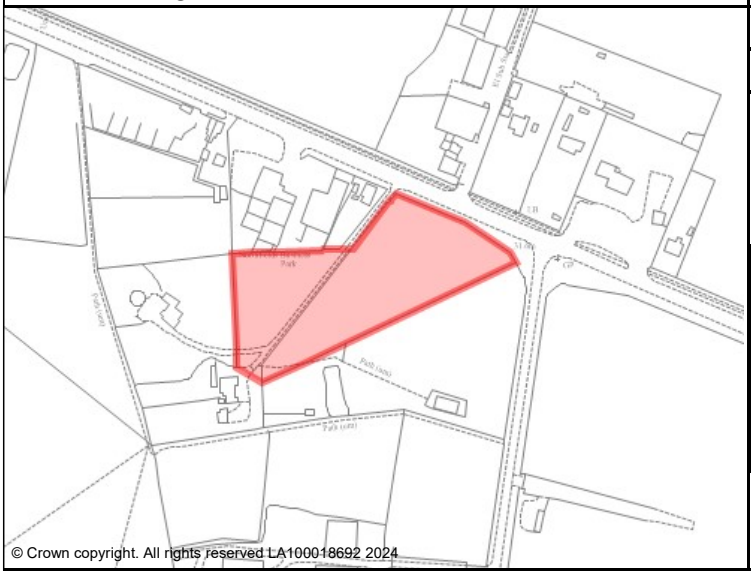
Plan showing whole extent of submitted site	Site Reference: 243/1310
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hailsham Parish: Hellingly Address: Land east of Park Road and south of New Road, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.05 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: This site comprises of amenity land to the northwest of a newly completed residential development for 460 (net) dwellings under planning reference WD/2019/0913/MFA, to the east of Park Road and south of new Road. The site is slightly elevated within the landscape with soil from the previous development in place (bunding) and an attenuation pond to the west of the site. Young trees have been planted on the boundary with New Road and a pedestrian access for the new development is also situated in the northeast corner of the site. The site is located in a sustainable location for new residential development and already has a potential existing vehicular access at Iris Close.

However, the site was designated to provide open space, pedestrian link and play area associated with the adjoining housing development. Therefore, the loss or partial loss of these aspects of the site would be detrimental to both biodiversity of the recently completed site and would result in an unacceptable loss of open space.

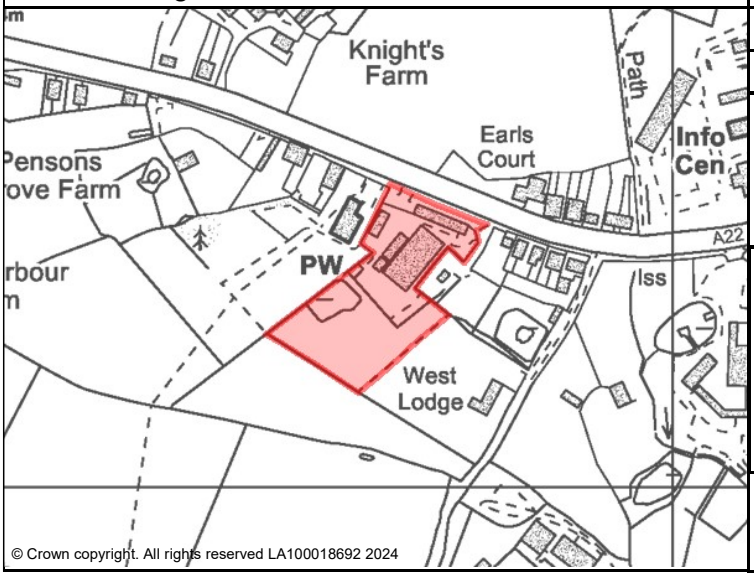
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 311/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land at 1 Mill House, A22, Lower Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.93 Site area (ha) Net: 0

Reasons: The site comprises of two triangular shaped fields to the west of Lower Dicker and to the south of the A22. The site is situated in a semi-rural location, remote from local services and facilities, and is visually and functionally separated from any nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development. This was largely due to the presence of priority habitat deciduous woodland across the entire site that increases sensitivity. By consolidating the built form, development would have a detrimental impact on the landscape and in particular on the mature woodland on the site. Housing development would be unsuitable in this location and appear out of keeping with the general semi-rural character and appearance of the surrounding area. It is unlikely that an acceptable vehicular access could be formed onto the A22 given the speed limit and the close proximity to the existing junction to the east with Camberlot Road.

Wealden SHELAA Unsuitable Sites Summary

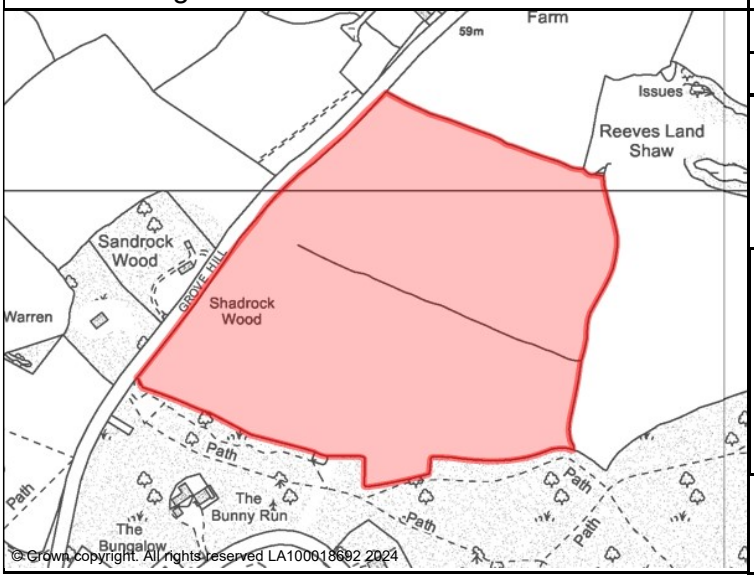
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 662/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land at Shep Plastics, The Dicker, Lower Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.02 Site area (ha) Net: 0.529

Reasons: The site comprises of a small number of commercial commercial/light industrial buildings, hardstanding and a small parcel of scrubland located in Lower Dicker and to the south of the A22. A public right of way runs north to south through the eastern part of the site. The existing building that fronts directly onto the A22 has been granted prior approval for eight flats under planning reference WD/2019/0688/P01 that have recently been completed. The other parts of the site have been included as a safeguarded waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017. Therefore, the redevelopment of the site for employment or residential use is unsuitable.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

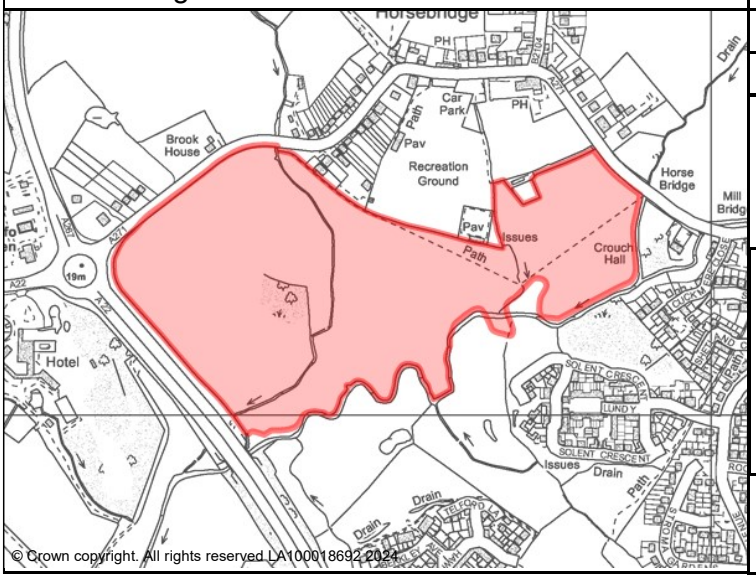
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 699/3000
	Settlement: Hellingly Parish: Hellingly Address: Land at Blackstock Farm, Grove Hill, Hellingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 14.64 Site area (ha) Net: 0

Reasons: The site comprises a large field used for agricultural purposes located to the northeast of Hellingly and to the east of Grove Hill. Ancient woodland (Park Wood) sits adjacent to the site's southern and southwestern boundaries. The site is functionally separated from any nearby settlement and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development, in part due to the ancient woodland and Local Wildlife Site it sits adjacent to and the mixed historic field pattern of planned private enclosures. The site is situated in an isolated location with exposed views to the north and east. Housing and employment development would be unsuitable in this location and would be out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

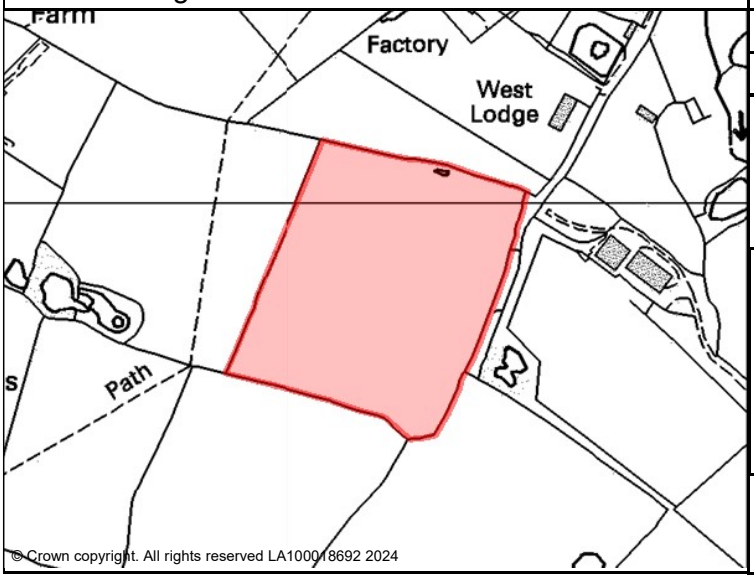
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 780/3100
	Settlement: Lower Horsebridge
	Parish: Hellingly
	Address: Land east of A22 and south of A271, Lower Horsebridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 16.43 Site area (ha) Net: 0

Reasons: The site is comprised of several fields used for grazing located to the south of Lower Horsebridge, adjacent to the roundabout junction between the A22 and A267 and close to the north-western edge of Hailsham. The River Cuckmere forms the southern boundary of the site and the A271 forms the northern and eastern boundaries. A public right of way extends along the northern edge of the site and crosses through the middle of the eastern portion of the site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development, in part due to the area's role in separation between the settlements of Hailsham and Lower Horsebridge, the areas of deciduous woodland and the undulating course of the River Cuckmere and open views into the site from the A271. The site forms part of the wider River Cuckmere corridor, which continues to the north towards Hellingly and to the south towards Upper Dicker. This corridor is an important swathe of undeveloped land which separates the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. It is a low-lying area and most of the site is within Flood Risk Zones 2 or 3, which precludes residential development in this location. The western part of the site, outside of the Flood Risk Zones, was subject to an outline planning application for 124 (net) dwellings under reference WD/2022/3222/MAO, but this was refused on the basis of harm to landscape, connectivity issues and on harm to the setting of Brook House (heritage asset) to the northwest of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

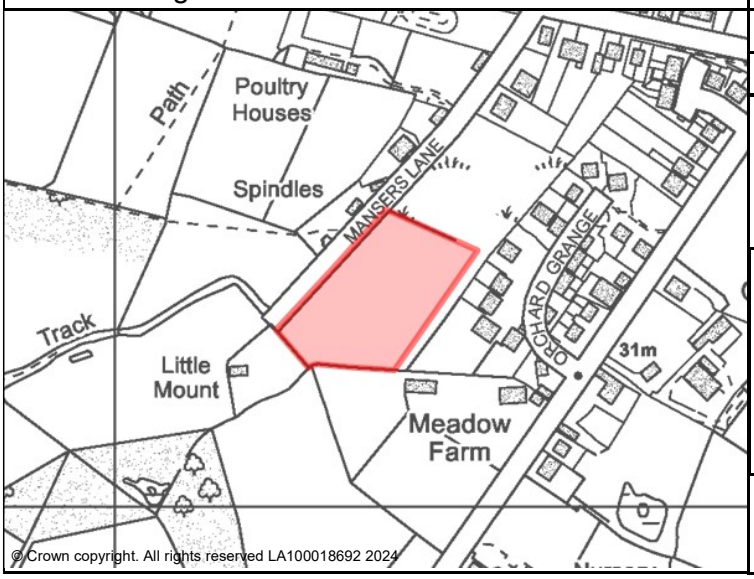
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 807/1310
	Settlement: Hailsham Parish: Hellingly Address: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.98 Site area (ha) Net: 0

Reasons: The site comprises of an agricultural field located to the south of Lower Dicker and to the west of Hailsham. The site does not have a vehicular access. However, this can be provided, if a strategic development site was to come forward to the west of Hailsham (i.e. SHELAA Site 825/1310). The site is situated in an isolated location and is remote from local services and amenities and by itself, would not be suitable for small scale residential development. New development in this location would be out of character with surrounding land uses and have a detrimental impact on the semi-rural character of the surrounding landscape in isolation. However, if this site was to come forward as part of a comprehensive development with neighbouring SHELAA site 825/1310, this site may be considered as suitable for residential development as part of that scheme. This site is fully incorporated within SHELAA Site 825/1310, which is assessed separately.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

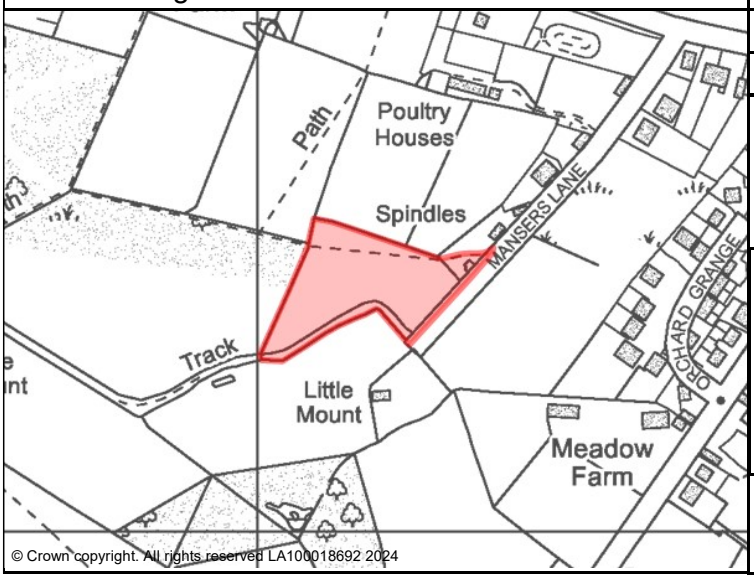
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 852/3090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lower Dicker Parish: Hellingly Address: Old Mill Paddock, between Coldharbour Road and Mansers Lane, Lower Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.94 Site area (ha) Net: 0

Reasons: The site is comprised of a small field situated close to low density housing accessed via a private access (Mansers Lane) to the south of the A22. The site is situated in a semi-rural location and is therefore remote from local facilities and amenities. In isolation, the development of the site for housing is unsuitable given its remote location away from any settlement. Mansers Lane is unadopted road with no pedestrian footpaths and is therefore unsuitable to serve any further residential development without significant upgrading. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development and the wooded field boundaries themselves are a sensitive feature of this site, although proximity to existing development the northeast and north reduces sensitivity. Nonetheless, development would be out of keeping with the surrounding uses, which are predominantly detached dwellings with large gardens.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

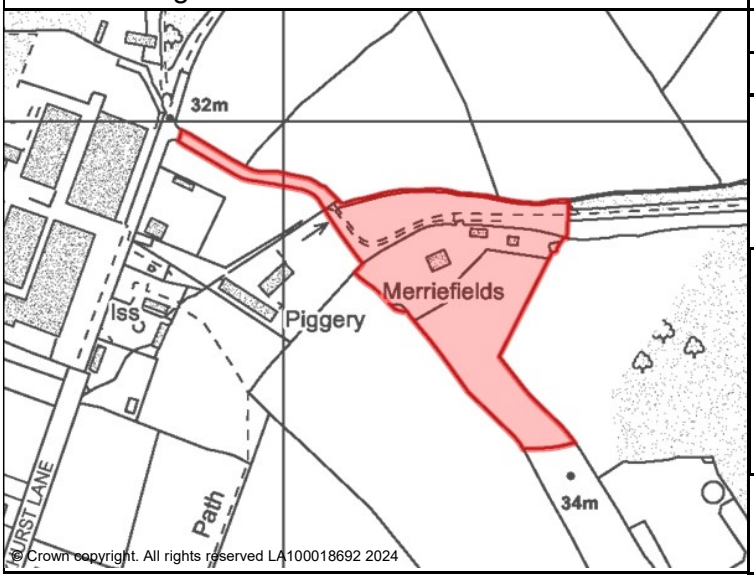
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 853/3090
	Settlement: Lower Dicker Parish: Hellingly Address: Land adjoining Spindles, Mansers Lane, Lower Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.84 Site area (ha) Net: 0

Reasons: The site is an irregular shaped field situated close to low density housing to the west of Lower Dicker and is accessed via a private road (Mansers Lane) south of the A22. A number of rights of way cross the site. The site is in a semi-rural location and is remote from local facilities and amenities. In isolation, the development of the site for housing is unsuitable given its remote location away from any settlement. Mansers Lane is unadopted road with no pedestrian footpaths and is therefore unsuitable to serve any further residential development without significant upgrading. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development and the wooded field boundaries themselves are a sensitive feature of this site, although proximity to existing development to the northeast and north reduces sensitivity. Nonetheless, development would be out of keeping with the surrounding uses, which are predominantly detached dwellings with large gardens.

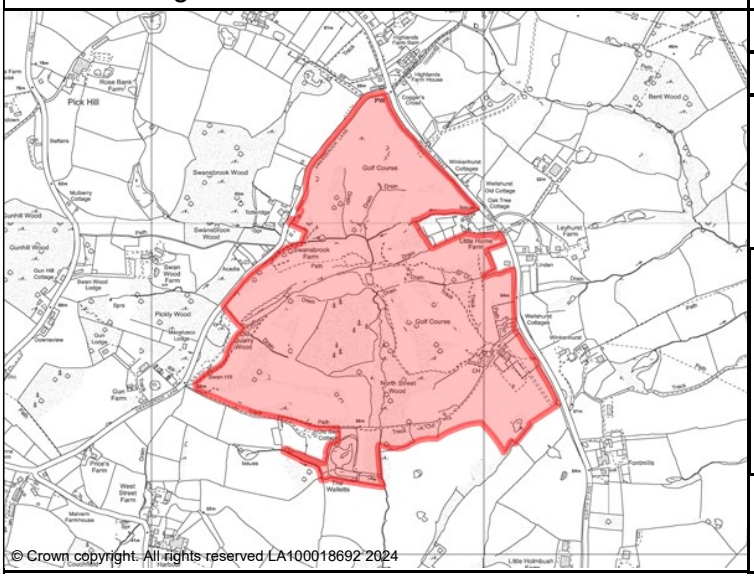
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 863/3090
	Settlement: Lower Dicker Parish: Hellingly Address: Merriefields, Hackhurst Lane, Lower Dicker Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.78 Site area (ha) Net: 0

Reasons: The site comprises of a single residential dwelling and garden situated to the north of Lower Dicker and the A22, off Hackhurst Lane that is situated to the west. A public right of way runs east to west through the site. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the wooded field boundaries result in semi-enclosed character and a limited relationship between the sites and the settlement edge, that decreases sensitivity. The site is situated in an isolated location and is remote from local facilities and amenities. As submitted, the access track from Hackhurst Lane to the dwelling is unsuitable for any form of intensive development and would require significant upgrading to enable any development to take place.

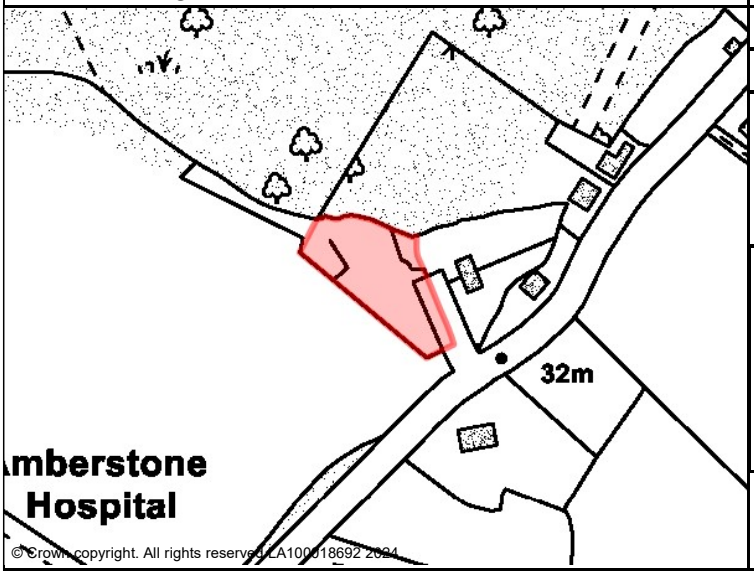
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 904/3000
	Settlement: Hellingly Parish: Hellingly Address: Wellshurst Golf and Country Club, North Street, Hellingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable Site area (ha) Gross: 66.39 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: This is an extensive site comprising a golf course located in the open countryside between Hellingly and Horam. A dwelling, Holmbush House, is located within the site and is Grade II listed. A number of Grade II dwellings are located in close proximity to the site's western boundary (Swansbrook Farmhouse) and eastern boundary (Cherry Tree House) also. Winkenhurst is Grade II* and is also located adjacent to the site's eastern boundary. A number of public rights of ways cross the site and there are several areas of ancient woodland and trees subject to a Tree Protection Orders (TPO) within the site also. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development and is located on undulating land and contains both priority habitats and ancient woodland. which increases sensitivity to new development. Overall development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

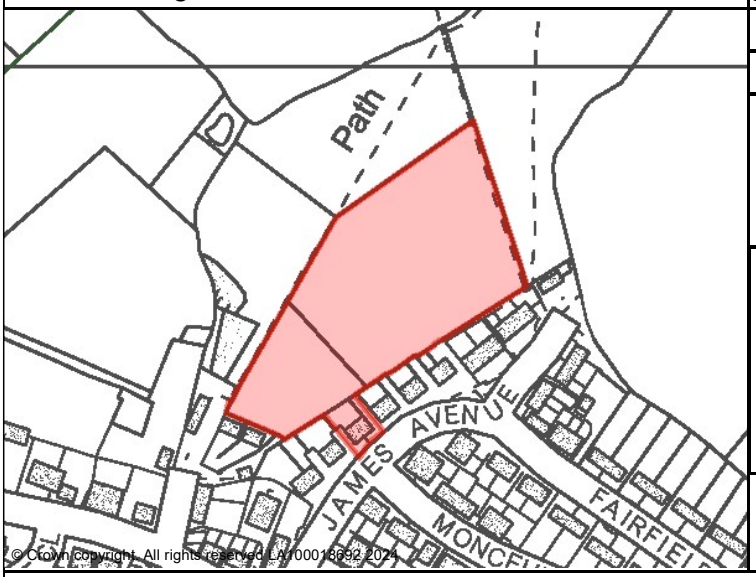
Plan showing whole extent of submitted site	Site Reference: 974/3000
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hellingly Parish: Hellingly Address: Windy Ridge, Featherbed Lane, Hellingly Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.29 Site area (ha) Net: 0

Reasons: The site comprises of residential amenity land to the northeast of Amberstone Hospital and to the north of Hailsham. The site benefits from existing vehicular access onto Featherbed Lane. However, given the narrowness of Featherbed Lane, it is considered that improvements for pedestrian connectivity to Hailsham would not be achievable, if the site is considered on its own. However, the site would be considered suitable for residential development, if it came forward as part of a comprehensive development scheme with adjacent SHELAA site 919/3000, from which pedestrian and vehicular access could then potentially be achieved. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the site is flat and is generally enclosed from view. Housing development in this location should have a limited impact on the wider landscape, albeit that landscape buffering would require enhancement on the eastern boundary to protect the residential amenity of existing dwellings. A residential dwelling, Cherry House, is Grade II listed and is

located to the east of the site, and its setting would need to be considered as part of any scheme. Ancient woodland bounds the site's northern boundary, and this would limit the potential for residential development on site owing to the buffer required.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

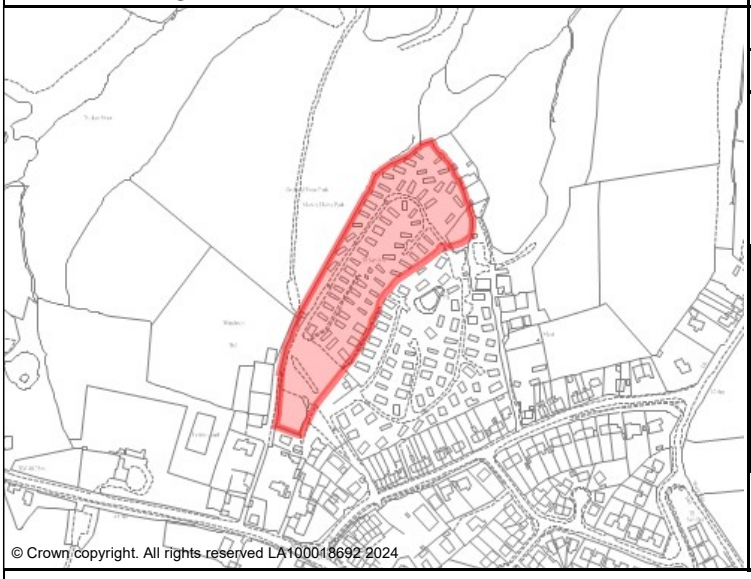
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 081/2090
	Settlement: Herstmonceux Parish: Herstmonceux Address: Land to north of James Avenue, Herstmonceux Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.21 Site area (ha) Net: 0.3
Delivery Yr 1-5:	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 4

Reasons: This site comprised of agricultural land located on the northwestern edge of Herstmonceux and to the north of West End and James Avenue. It is noted that part of the site (the southern portion) was granted planning permission (under reserved matters) in 2021 for four dwellings (see planning reference WD/2019/0543/MRM), but the scheme has not commenced. Given the layout of this approved scheme, it is not considered that the remaining portion of the land could be accessed via vehicles and is therefore unsuitable on those grounds. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. The far northern and northeastern portions of the land is located within the High Weald National Landscape and is more exposed within the landscape and therefore more sensitive. There are also long views from James Avenue across the site to the wooded hills of the wider High Weald National Landscape and a listed building (Appleshaw) at the entrance to the site that increases sensitivity. It is considered that the further development of this site (beyond the existing planning permission) would have a detrimental impact upon the landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

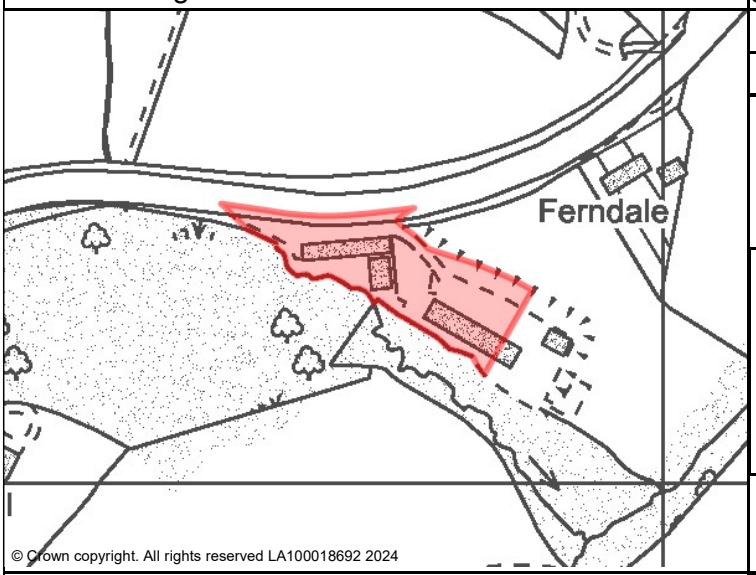
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 392/3390
	Settlement: Windmill Hill Parish: Herstmonceux Address: Orchard View Park, Russett Way, Windmill Hill Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.91 Site area (ha) Net: 1.10
Delivery Yr 1-5: 31	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 31

Reasons: The site comprises an existing holiday caravan park located on the northern edge of Windmill Hill. The northern part of the site was granted full planning permission for a change of use application for 32 holiday caravans to be converted to 31 static, permanent homes under planning reference WD/2018/0871/F, but the remainder of the site remains as holiday caravan park. The site benefits from an existing vehicular access; however, this would require significant upgrading if development was to be brought forward as it is currently an unmade road. The northwest corner of the site is bounded by ancient woodland. The site lies immediately adjacent to the High Weald National Landscape, therefore new residential development (bricks and mortar) in this location would have an unacceptable impact on the high-quality landscape that surrounds Windmill Hill to the north. Development of the site is restricted due to its steeply sloping topography which also helps to provide far reaching views across the High Weald National Landscape to the north. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to new residential development as the site contains existing chalet development and lies adjacent to the settlement edge of Windmill Hill.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

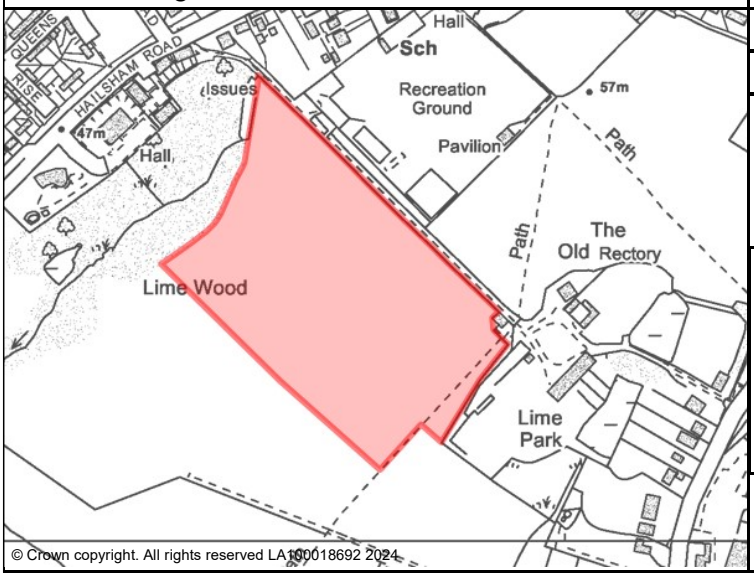
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 608/2090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Herstmonceux Parish: Herstmonceux Address: Land at Collins Honda, Hailsham Road, Herstmonceux Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.53 Site area (ha) Net: 0.3
Delivery Yr 1-5: 9	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 9

Reasons: The site is currently used as a car showroom, garage and associated buildings and car park located on the southwestern fringe of Herstmonceux, to the south of Hailsham Road. A former SHELAA site to the east of the site (reference 070/2090) was granted planning permission for 40 dwellings under planning reference WD/2017/1174/MRM and has now been constructed. A second SHELAA site bounding the sites eastern boundary (reference 609/2090), which is under the same ownership as 608/2090, has also been granted planning permission for 21 dwellings under planning reference WD/2022/1080/MAJ and therefore residential development will surround this site. Ancient woodland bounds the site to the southwest that would limit land take in this location. If residential development is sought on the site this would be at a loss to the existing employment provision on the site, the need for which would be required to be assessed by the Council against the policies in the Wealden Local Plan. Given the site's current use, further investigation would be required to establish whether any mitigation is required to resolve potential contamination issues on site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

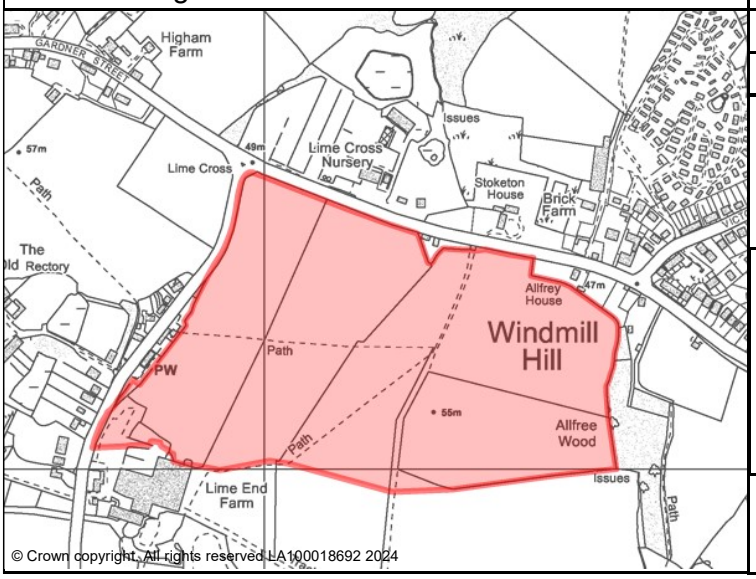
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 069/2090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Herstmonceux Parish: Herstmonceux Address: Land at Lime Park (opposite Herstmonceux Recreational ground), Herstmonceux Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.7 Site area (ha) Net: 0

Reasons: The site is comprised of a large vacant field located at the southwestern edge of Herstmonceux and to the south of the Herstmonceux Recreation Ground and permitted residential development at SHELAA Site 040/2090. This is a large and somewhat isolated site which forms an important part of the landscape setting of Herstmonceux village. The north-western boundary to the site is bordered by Ancient Woodland. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. The development of the site would not relate well to the form and structure of the village and would have a detrimental impact on the appearance of this attractive landscape. The topography of the site means that elements of the site (particularly in the southeast) are in an elevated position and exposed within the wider landscape. The site occupies a prominent location within the wider landscape and is very open, with long views south towards the South Downs National Park. This site is seen in a different context to the permitted site north eastwards due to its south facing slope. A suitable vehicular access has not been demonstrated and it is not considered that the single lane road towards the recreation ground car park is suitable for the development envisaged.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 071/2090
	Settlement: Herstmonceux Parish: Herstmonceux Address: Land at Chapel Row, Windmill Hill Road, Herstmonceux Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 19.35 Site area (ha) Net: 0

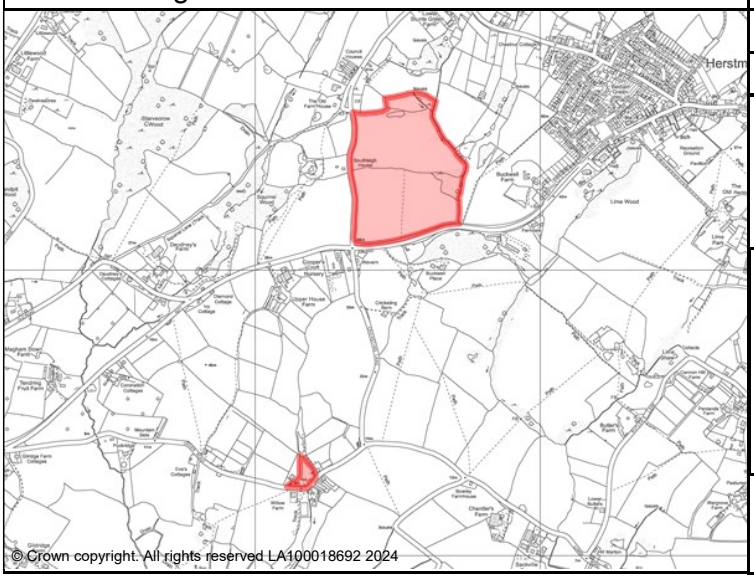
Reasons: This is a large site which forms an important part of the landscape setting of both Herstmonceux and Windmill Hill village. The site is predominately used for livestock farming associated with Lime End Farm to the southwest of the site, which contains substantial working agricultural buildings for cattle. There are a number of listed buildings that border the site to the north (along Gardner Street) and west (along Chapel Row). In addition, the eastern border of the site contains Ancient Woodland. Two public rights of way cross the site from north to south and north to west.

The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to residential development. In terms of topography of the site, the land rises upwards from Gardener Street towards the centre of the site and then falls away significantly towards the farm (and southwards), meaning that residential development in this location would be exposed and detrimental to the landscape. The site is located on the edge of the High Weald National Landscape and the site shares some characteristics with this landscape due to its undulating character. The site has long open views towards to the South Downs National Park and some views to the wooded hills of the High Weald National Landscape to the north which increases sensitivity.

The scale of the site and its location means that resulting development would not relate well to the form and structure of the village, would have a detrimental impact on the appearance of this attractive landscape and would close the important landscape gap between Herstmonceux and Windmill Hill. The site would also extend southward beyond Gardener Street, extending off the ridgeline that would not conform with the existing settlement pattern.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

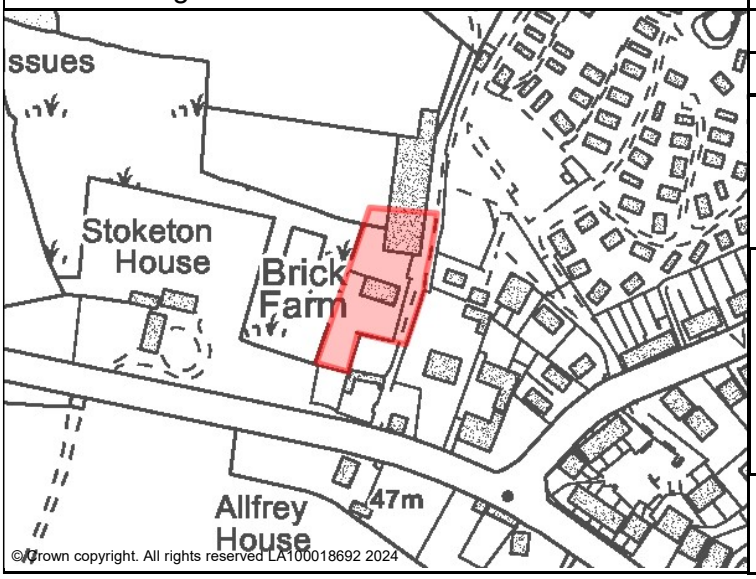
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1086/2090
	Settlement: Herstmonceux
	Parish: Herstmonceux
	Address: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 16.87 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land, grazing land and some small parcels of woodland to the southwest of Herstmonceux. The site is located to the north of the Hailsham Road (A271) and to the east of Cricketing Lane. The sites submission also includes a parcel of ancient woodland, located some distance from the main site to the site, to the north of Under Road. Two Grade II listed buildings lie in close proximity to the northwestern boundary (Ginger Green Farmhouse) and southwestern boundary (Monk's Rest) respectively. The site is detached from Herstmonceux and is therefore isolated from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development as the site is strongly sloping and therefore, parts of the site are highly visible within the wider landscape. It is also separated from the existing settlement of Herstmonceux and would extend off a ridgeline, therefore having a poor relationship with the village. There are a small number of parcels of ancient woodland in the eastern portion of the site also. Development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

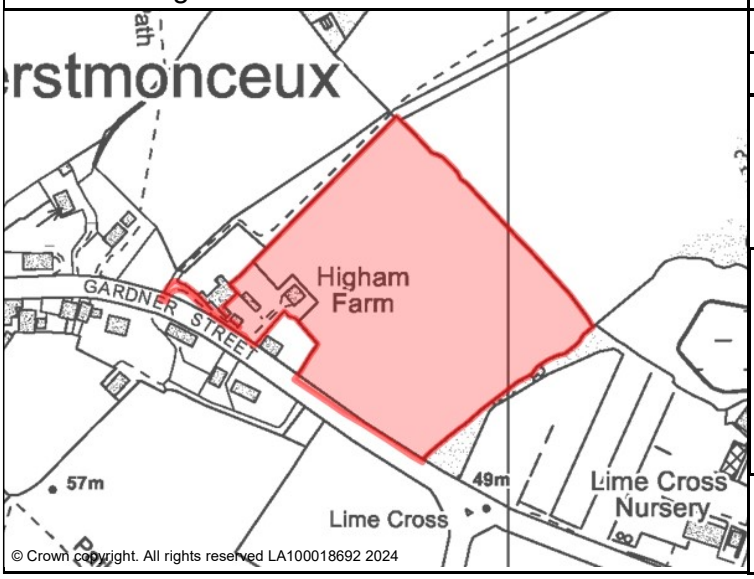
Plan showing whole extent of submitted site	Site Reference: 274/3390
	Settlement: Windmill Hill Parish: Herstmonceux Address: Brick Farm, Gardner Street, Windmill Hill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.29 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling and associated curtilage and a farm building located at the western edge of Windmill Hill and to the north of Gardner Street. The site is on the edge of the High Weald National Landscape to the north and west but is genuinely well contained from views to it by existing vegetation. The site is located in close proximity to two listed buildings (including Allfrey House and Victoria Lodge) along Gardner Street. However, the 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to residential development due to the existing development on site and lying adjacent to the settlement edge of Windmill Hill.

However, the vehicular access into the site is of inadequate width to support either new residential or employment development, together with the existing fishery use. It would appear that these issues cannot be mitigated in order to provide an appropriate shared access, which would need to include a pedestrian footway. Vehicles using the existing fishery on site would have to use the same vehicular access as the housing/employment site, unless an alternative access is found onto the surrounding highways network.

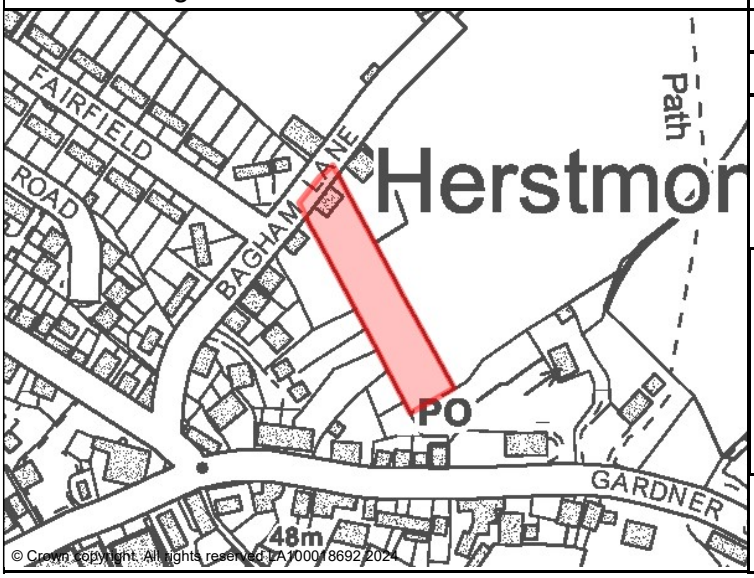
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 553/2090
	Settlement: Herstmonceux Parish: Herstmonceux Address: Higham Farm, Gardner Street, Herstmonceux Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.47 Site area (ha) Net: 0

Reasons: The site comprises of a large agricultural field on the eastern edge of Herstmonceux and to the north of Gardner Street. A public right of way runs along the site's western boundary from north to south. The site is largely within the High Weald National Landscape and development in this location would have an unjustified impact on and appear out of keeping with the character and appearance of the attractive and high-quality landscape which surrounds Herstmonceux. The site is very exposed in the wider landscape and elevated above surrounding land/properties with extensive and long-distance views to the north of the site, towards the High Weald National Landscape. A number of Grade II listed buildings associated with the centre of Herstmonceux lie in close proximity to the site's western boundary and their setting would also be impacted.

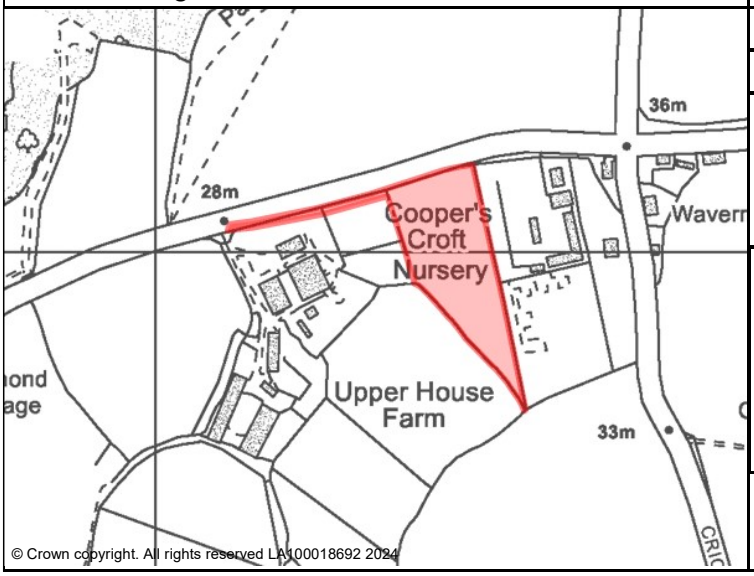
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 610/2090
	Settlement: Herstmonceux Parish: Herstmonceux Address: Land at Braemar, Bagham Lane, Herstmonceux Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.32 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a house and a large narrow garden located on the northern fringe of Herstmonceux at the end of Bagham Lane. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. The northern boundary of the site is adjacent to the High Weald National Landscape to the east which is greatly exposed in this location; therefore, development would have a detrimental impact on the surrounding landscape given the intervisibility between the site and High Weald National Landscape and there also views into the site from Gardner Street and Bagham Lane.

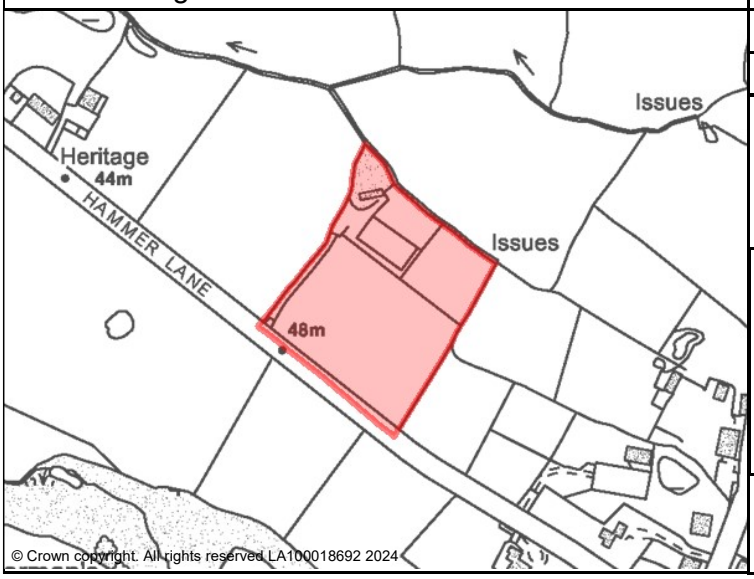
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 624/2090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Herstmonceux Parish: Herstmonceux Address: Land at Upperhouse Farm, New Road, Herstmonceux Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.82 Site area (ha) Net: 0

Reasons: The site comprises of grazing land to the southwest of Herstmonceux and to the south of the Hailsham Road (A271). The site is bounded by the A271. The site is in an isolated location, some distance from Herstmonceux and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development, in part due to the site's sloping topography and rural character due to its use as a pasture field with mature hedgerows on its southern boundary. Housing development is unsuitable in this rural location and would have a detrimental impact on the landscape character of the surrounding area.

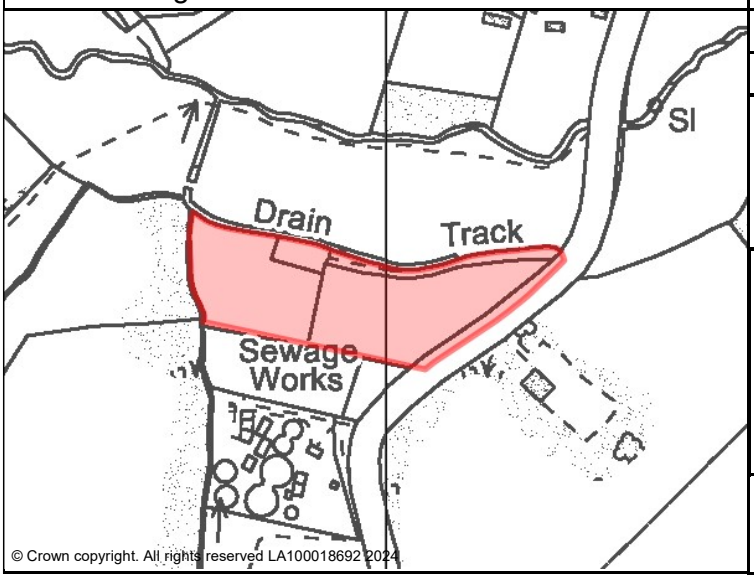
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 658/1630
	Settlement: Cowbeech Parish: Herstmonceux Address: Land north of Hammer Lane, Cowbeech Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.73 Site area (ha) Net: 0

Reasons: The site comprises a small number of paddocks and a holiday cottage located to the north of Hammer Lane and to the west of Cowbeech. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any nearby settlement, including Cowbeech. The site is located within the 2023 Landscape Sensitivity Assessment Character Area for Herstmonceux, which states this area to be highly sensitive to development. The site has an open and rural character due to the site being isolated. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside to the west of Cowbeech.

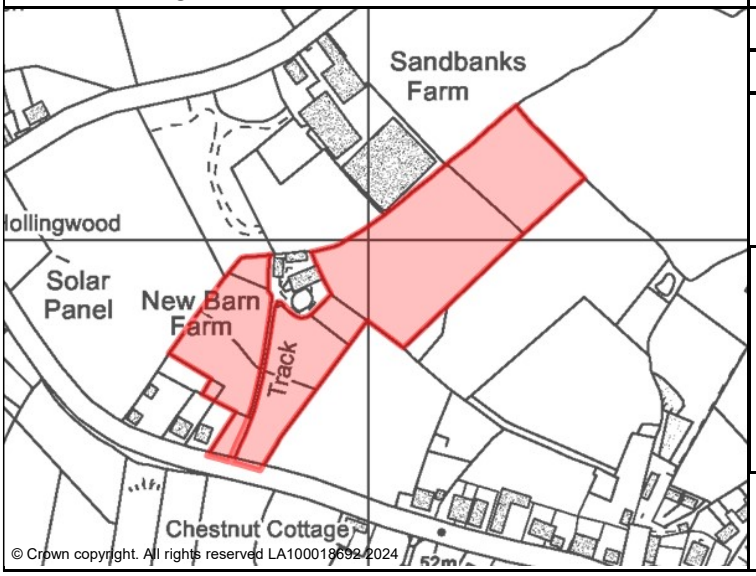
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 684/3390
	Settlement: Windmill Hill Parish: Herstmonceux Address: Land adjacent to the Sewerage Works, Victoria Road, Windmill Hill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.84 Site area (ha) Net: 0

Reasons: The site comprises of a paddock to the northeast of Windmill Hill and west of Victoria Road that is located within the High Weald National Landscape. Overall,

the site is situated in an isolated location and is therefore remote from local services, facilities and public transport. The northwestern portion of the site is located within flood zone 3, which precludes residential development in this location also and ancient woodland bounds the southwestern corner of the site. The site is adjacent to sewage works to the south of the site and could potentially be subject to odour impacts.

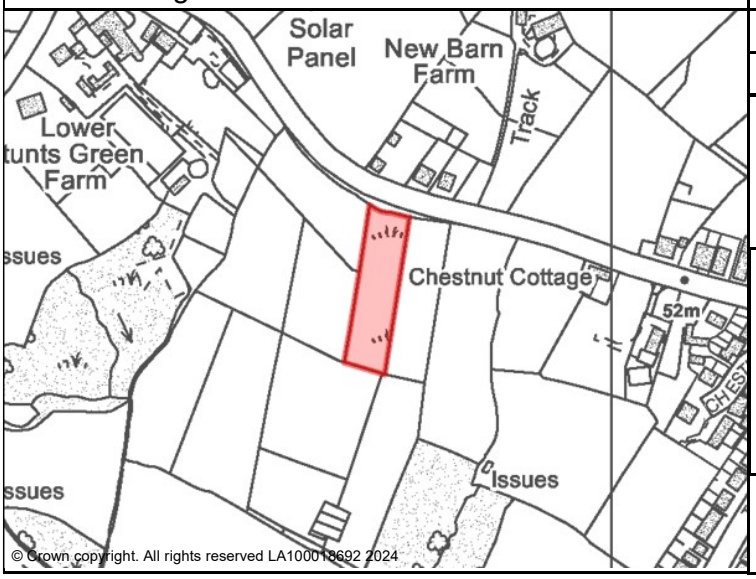
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 858/2090
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Herstmonceux Parish: Herstmonceux Address: New Barn Farm, Stunts Green, Herstmonceux Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.5 Site area (ha) Net: 0

Reasons: The site comprises of equestrian land to the west of Herstmonceux and to the north of West End (road). The site is detached from Herstmonceux and is therefore remote from local services, facilities and public transport. The site is wholly located within the High Weald National Landscape, and development would have an unjustified impact on the character and appearance of the attractive high-quality landscape that surrounds Herstmonceux to the northwest. Housing development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside and would not be a logical extension to Herstmonceux.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

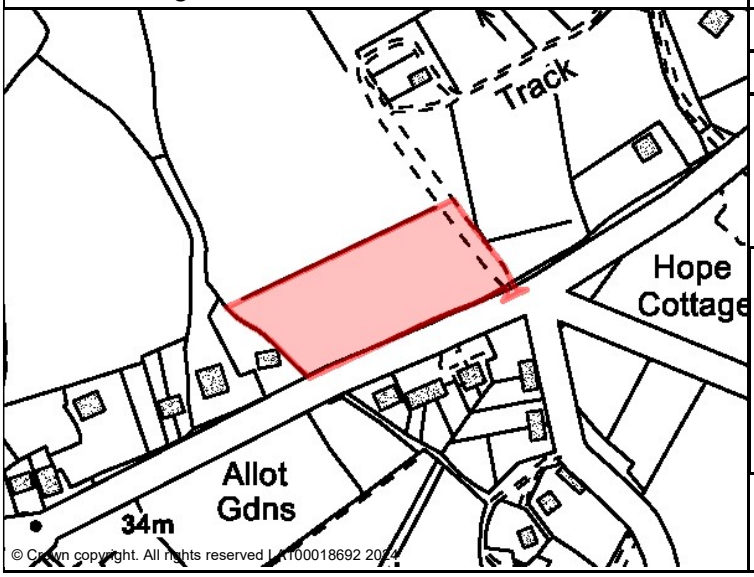
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 879/2090
	Settlement: Herstmonceux Parish: Herstmonceux Address: Land at Stunts Green, south of West End Road, Herstmonceux Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.34 Site area (ha) Net: 0

Reasons: The site comprises of an overgrown field to the west of Herstmonceux and to the south of West End. The site is detached from Herstmonceux and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development because the site is separated from the settlement edge of Herstmonceux and if development was brought forward, it would extend off the ridgeline, which would have an unjustified impact on the character and appearance of the high quality countryside that surrounds Herstmonceux. Development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside and would appear as an isolated form of development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

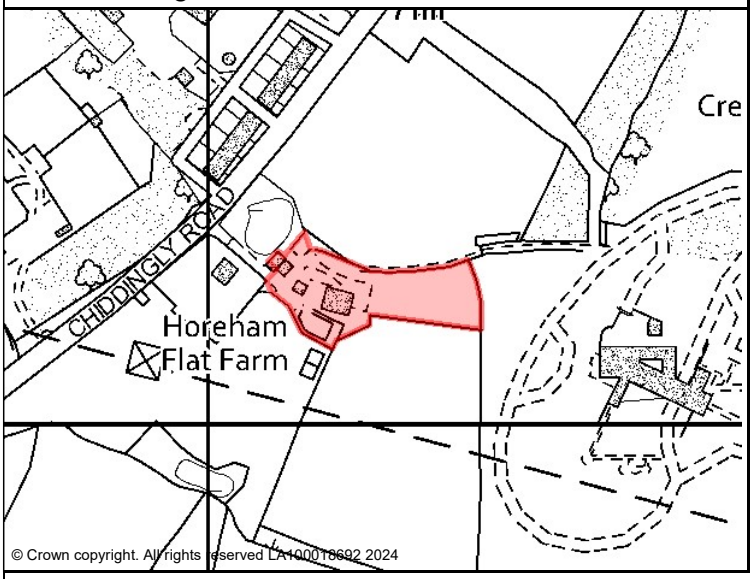
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 924/1630
	Settlement: Hooe (Other) Parish: Hooe Address: Land at Tanyard Farm, Top Road, Hooe Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.63 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land at the eastern edge of Hooe, to the north of Top Road (B2095). The site, whilst contiguous with Hooe, is located in an isolated location for housing development, given that there are no significant services in Hooe. There are no safe and convenient pedestrian links or cycle routes to other settlements, meaning that the only option to access services is by private motor vehicle. As such, housing development in this location is considered unsuitable. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development due to the site being located in a pastoral field bound by mature hedgerows, with long views over the surrounding landscape, including the High Weald National Landscape to the north/northwest. The site is also rural in character and contributes to the separation of Hooe Common and Russell's Green. Housing development in this location would also have a detrimental impact on the semi-rural character and appearance of the wider area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

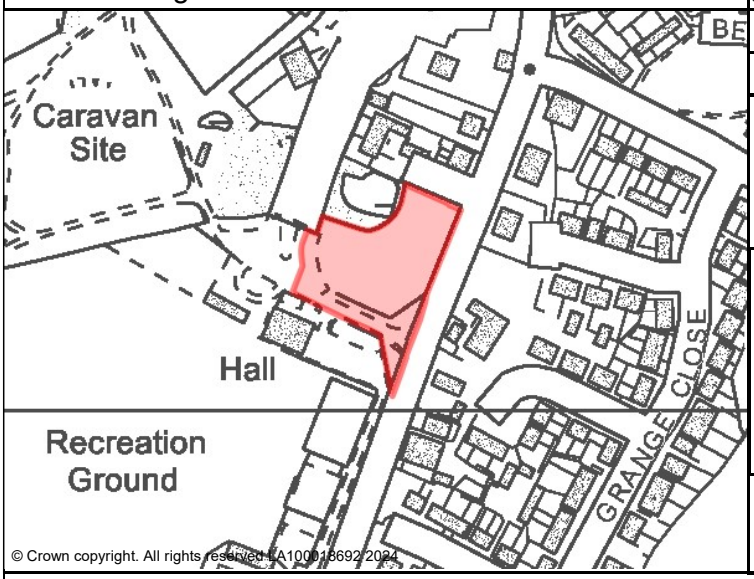
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1057/3030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Horam Parish: Horam Address: Phrase 2, Horeham Flat Farm, Chiddingly Road, Horam Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.37 Site area (ha) Net: 0.3
Delivery Yr 1-5: 10 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 10	

Reasons: The site is located to the south of Horam and to the east of Chiddingly Road, in close proximity to a crematorium that has recently been constructed to the east of the site. To the north of the site is open field known as Horeham Flat Farm that has recently been grant planning permission for residential development (SHELAA site 911/3030). To the south of the site is open countryside. The site itself comprises of rural workshops and an outbuilding surrounded by mature trees. Fronting onto Chiddingly Road is a dwelling and a narrow vehicular access road through to the site. A pond is also located adjacent to the vehicular access road. There are footpath links into the centre of Horam, which may need to be improved. The 2023 Landscape Sensitivity Assessment states that this site's landscape is moderately sensitive to residential development, owing to its relatively exposed nature and with some views into the site available from existing development along Chiddingly Road, which increases its sensitivity. However, given the approval for residential development to the north of the site and the mature tree screening to the south of the site, the site is considered suitable for residential development and would be seen as a logical extension to the approved development at Horeham Flat Farm. However, the development of the site would be subject to the creation of a new vehicular access from Chiddingly Road, or the use of an estate road in the new residential development to the north. This should be possible given that the landowners for both sites are the same. The site is subject to a live full planning application, alongside SHELAA site 911/3030, for 41 (net) dwellings under planning reference WD/2022/1899/MAJ.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

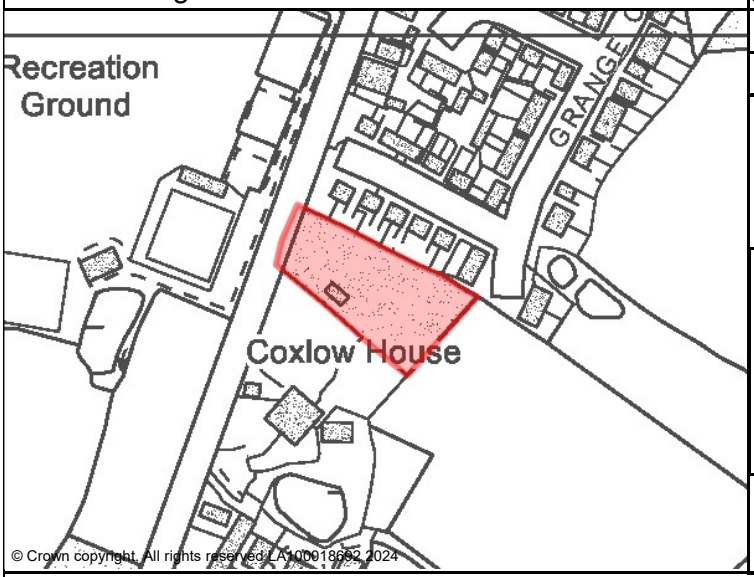
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1062/3030
	Settlement: Horam Parish: Horam Address: Land adjoining Discovery Way and Village Hall, Horam Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.42 Site area (ha) Net: 0.42
Delivery Yr 1-5: 5	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 5

Reasons: The site comprises of a small parcel of vacant land located in close proximity to the centre of Horam, to the west of Little London Road (A267). The site is in a highly sustainable location and benefits from good connectivity to the centre of Horam and its associated services and facilities to the north. The site is bounded by the new residential and employment development of the Former Merrydown Cider Factory to the north and west, which was granted planning permission for 59 dwellings and 10 employment units under planning reference WD/2011/2817/MAJ and has since been constructed. There is an existing pond on the sites northwestern boundary surrounded by a number of mature trees and both these features should be retained and enhanced as part of any proposed development. Further investigation will also be required to establish whether the noise generated from the employment units to the west requires mitigation as part of the schemes design. Given the presence of the pond and large levels of mature vegetation, further ecological investigation will also be required. The site is well screened on its boundaries, except the western boundary, which will require improved landscape buffering to separate residential development from the existing employment units. The site would also be suitable in principle for employment development given the surrounding uses.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

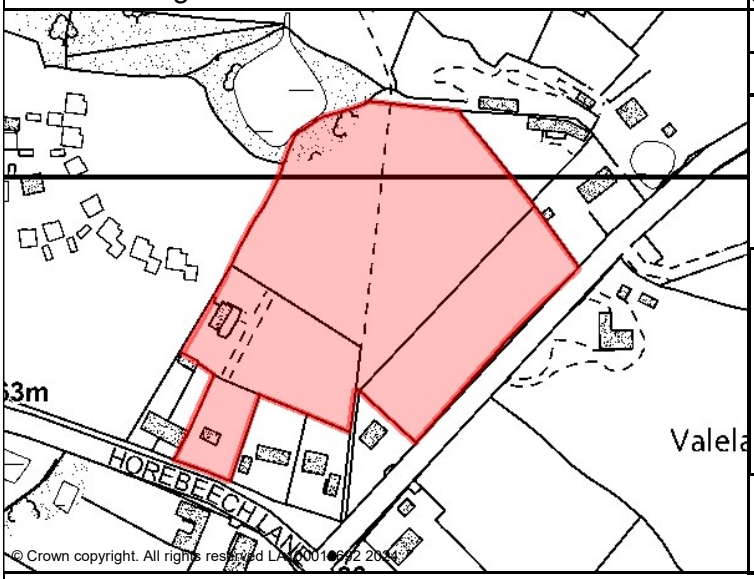
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 123/3030
	Settlement: Horam Parish: Horam Address: Land adjoining Coxlow House, A267, Horam Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.41 Site area (ha) Net: 0.41
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 10

Reasons: The site comprises a small piece of agricultural land largely covered by semi-mature trees to the south of Horam and to the east of the A267. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. The site is well contained within the landscape and development would have a limited impact on the wider landscape, although any scheme should be carefully designed to minimise the impact of development on the residential amenity of adjacent dwellings along Grange Close to the north. A transport assessment will be required to establish whether a suitable vehicular access can be achieved for the site. The noise generated from the adjacent A267 will require mitigation as part of the design and layout of any scheme. Ideally, this site will come forward as part of a comprehensive development with neighbouring SHELAA sites, which form land at Coxlow Farm to the east and the land could be used as a main vehicular access point to the wider land beyond (including adjoining land at SHELAA reference 875/3030).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

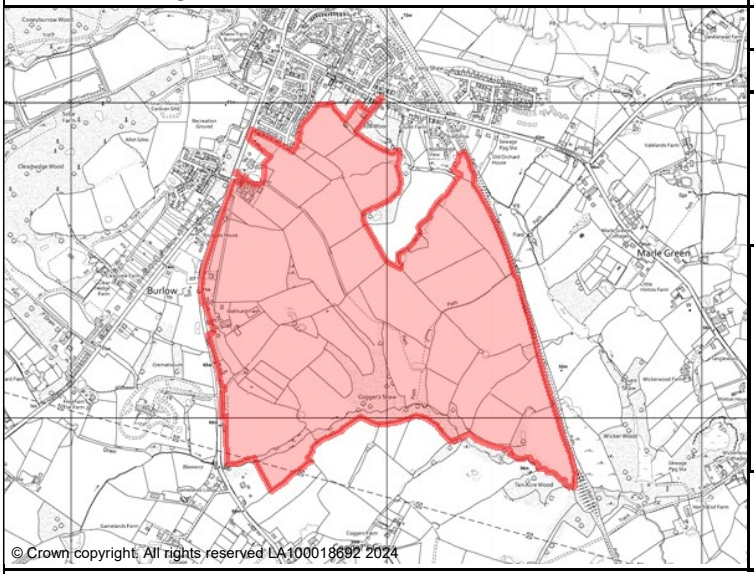
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 830/3030
	Settlement: Horam Parish: Horam Address: Land at Cauldavon, Horebeech Lane, Horam Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.27 Site area (ha) Net: 1.66
Delivery Yr 1-5: 45	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 45

Reasons: The site comprises a house, garden, stable and field located adjacent to Horebeech Lane and to the east of Horam. A public right of way runs through the site from north to south. Planning permission for 123 dwellings has been granted at Rosemead Farm to the west of the site (WD/2017/2651/MRM), which was recently completed. The site itself (along with SHELAA site 889/3030 that aligns with Laundry Lane) was recently refused outline planning permission for 60 dwellings under planning reference WD/2021/0672/MAO, in part due to the density of the site and its impact on landscape character at this edge of settlement location. However, the site is visually well contained within the wider landscape. Additional transport assessments would be required to assess the impact the development would have on the wider road network and to establish a suitable access either from Horebeech Lane or through the adjacent site, which was recently constructed. The highway's authority has indicated that they would prefer if the site came forward collaboratively with SHELAA Site 889/3030 using a single point of access from the new Rosemead development to the west. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderate to highly sensitive to residential development. Whilst the site is well screened on its southern, western and eastern boundaries, suitable buffering and planting will be required on the northern boundary to mitigate the impact that development would have on the wider landscape. A large pylon is present within the southern portion of the site, which should be considered as part of any development that comes forward, as well as the public right of way that should be retained. The site, excluding the existing residential dwelling, was refused outline planning permission for 46 (net) dwellings under planning reference WD/2022/1694/MAO, in part due to the scheme's design. It is considered that a revised scheme would in principle be suitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 875/3030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Horam Parish: Horam Address: Coxlow Farm, Horam Road, Horam Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 86.36 Site area (ha) Net: 35
Delivery Yr 1-5: 100	Delivery Yr 6-10: 420	Delivery Yr 11+: 230	Total Capacity: 750

Reasons: This is an extensive site located to the south of Horam. The site is made up of farm buildings, woodland, grazing fields and a farmhouse. A significant area of ancient woodland is located on the western, southern and eastern boundaries of the site with a small proportion within the site. A suitable ancient woodland buffer would therefore be required as part of any development. A public right of way crosses through the southern portion of the site from north to south.

The area provides good proximity to the centre of Horam as well as potential additional points of access and is considered to be suitable for residential development of a significant scale alongside adjoining SHELAA site 1172/3030. A transport assessment for any new vehicular access points to the site would need to be undertaken to establish that the local highway network can cope with new residential development of this scale. This may include a solution to the junction with the A267 and Chiddingly Road that would include a small roundabout and potential reduction in the speed limit in this location. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development overall. Development at the site would need to include landscape mitigation to visually contain the site, particularly towards its eastern boundary. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site. The public right of way that crosses through the southern portion of the site and leads to the Cuckoo Trail would need to be retained and enhanced to ensure pedestrian/cycle connectivity to Horam's centre and beyond. The focus of development should be located within the northern, north-western and central parts of the site, which are less sensitive and relate better to the existing settlement and expansion along the A267. Further investigation should be undertaken to establish what remediation works may be required to resolve potential contamination issues arising from Coxlow Farm given its previous use.

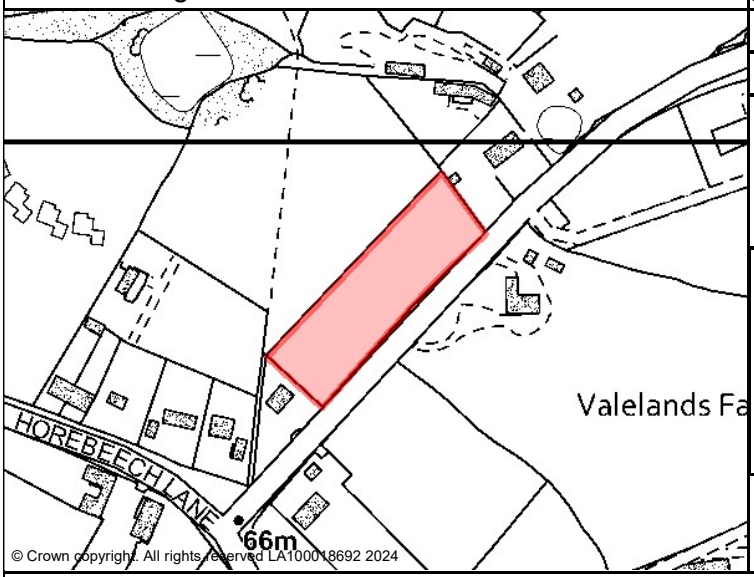
The site is located opposite Wealden Crematorium to the west, bringing a

Wealden SHELAA Suitable Sites Summary

potential significant amount of residential development closer to the crematorium than was planned when it was designed. Smoke, gases or fumes emitted from its chimney, have the potential to cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants. This could result in an adverse impact on residential amenity, requiring a site-specific Air Quality Assessment to be undertaken.

A comprehensive development would need to incorporate new infrastructure facilities to enable the development and include other uses, such as employment, playing pitches and a primary school.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 889/3030
	Settlement: Horam Parish: Horam Address: Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, Horam Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.46 Site area (ha) Net: 0.46
Delivery Yr 1-5: 10	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 10

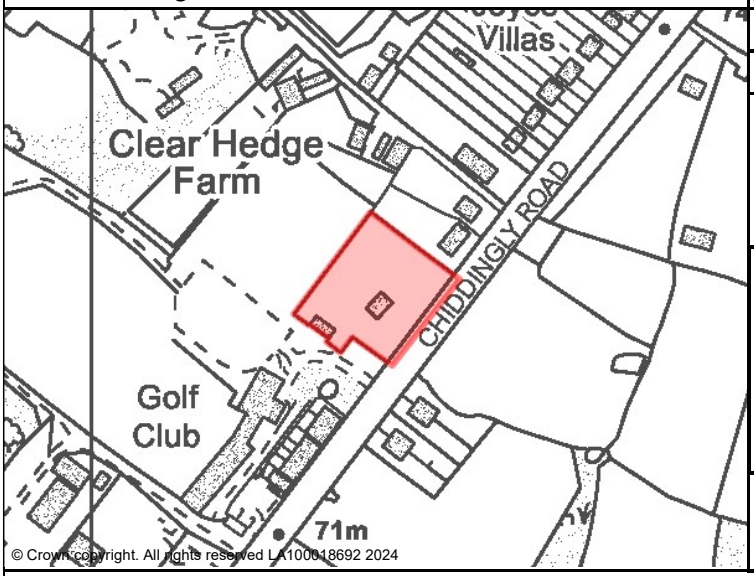
Reasons: The site comprises a small field used for grazing located to the east of Horam and to the west of Laundry Lane. In isolation the site is severed from the existing settlement of Horam and therefore unsuitable for development being out of keeping with the surrounding land uses. However, planning permission for 123 dwellings has been granted at Rosemead Farm to the west of the site (WD/2016/2071/MAO), which has been completed and the adjacent site has been submitted to the SHELAA (830/3030) and is considered suitable, which means this could come forward together as a comprehensive development. The site itself (along with SHELAA site 830/3030 that aligns with Horebeech Lane) was recently refused outline planning permission for 60 dwellings under planning reference WD/2021/0672/MAO, in part due to the density of the site and its impact on landscape character at this edge of settlement location. The site, (along with SHELAA site 830/3030), was refused outline planning permission for 46 (net) dwellings under planning reference WD/2022/1694/MAO, in part due to the density of development on site. A revised smaller scheme could resolve the underlying concerns of previous schemes. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderate to highly sensitive to

Wealden SHELAA Suitable Sites Summary

residential development. Whilst the site is well screened on its southern, western and eastern boundaries, suitable buffering and planting will be required on the northern boundary to mitigate the impact that development would have on the wider landscape. An additional transport assessment would be required to assess the impact development would have on the wider road network and to establish a suitable access either from Horebeech Lane or the adjacent SHELAA site. The local highway authority would prefer if site came forward collaboratively with SHELAA Site 830/3030 using a single point of access from the new Rosemead development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site



Site Reference: 920/3030

Settlement: Horam

Parish: Horam

Address:
Land at Great Easterfields, Chiddingly Road, Horam

Suitable for housing: Yes
Suitable for employment: Yes
Site available: Yes
Site achievable: Yes
Site Conclusion: Deliverable

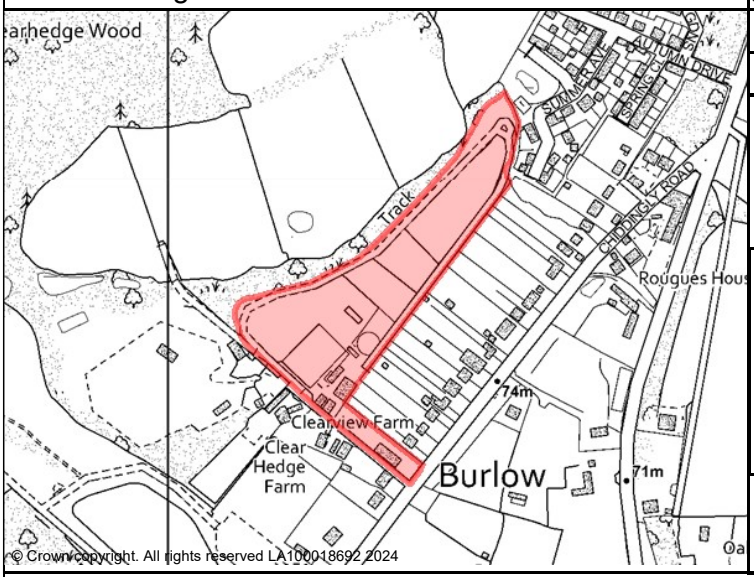
Site area (ha) Gross: 0.35
Site area (ha) Net: 0.35

Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 6

Reasons: The site comprises of a single residential dwelling and large garden located to the southwest of Horam and to the west of Chiddingly Road. The site is within good walking distance of Horam village centre and its associated facilities and services. The site behind the existing dwelling has been granted planning permission for 5 (net) dwellings under planning reference WD/2020/1746/O with access via the golf club and it is therefore appropriate to deliver new residential development in this location, subject to a new vehicular access from the Chiddingly Road being agreed. The existing value of the residential property and garden may be a barrier to development, however. The site is well screened in the wider landscape by existing hedgerows on site and these should be retained as part of any development. The site was refused full planning permission for 8 (net) dwellings under planning reference WD/2022/2705/F and the planning appeal was dismissed. The site was refused due to the compact design of the scheme; therefore, it is considered that a scheme with a smaller number of units would be supported in this location and the capacity has been adjusted accordingly.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

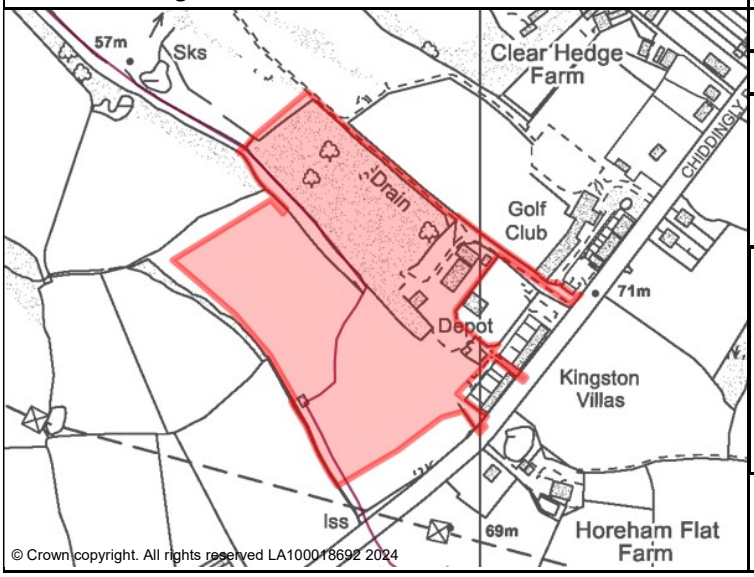
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 960/3030
	Settlement: Horam Parish: Horam Address: Clearview Farm, Chiddingly Road, Horam Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.44 Site area (ha) Net: 2.0
Delivery Yr 1-5: 35	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 35

Reasons: The site is located on the south-western fringe of Horam and comprises of existing equestrian facilities and a number of small fields/paddocks. The site is located behind linear residential properties along Chiddingly Road to the east. The site is bounded to the northeast by newly completed residential development, which gained full planning permission for 58 dwellings under planning reference WD/2017/2952/MAJ. Ancient woodland bounds the site to the west. The sites existing vehicular and pedestrian access is gained via a relatively narrow access track onto Chiddingly Road. In its current form; it is has not been proven to serve this level of residential development, although there may be potential to widen and improve this. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. The site is well contained within the existing landscape and benefits from extensive landscape buffering on the majority of its boundaries, with ancient woodland to the west, which should be retained and enhanced as part of any development. The sites southern and sections of the eastern boundaries require improved landscape screening to protect the residential amenity of existing dwellings. The site was refused planning permission for 64 (net) dwellings under planning reference WD/2021/0334/MAJ in part due to the vehicular access constraints from Chiddingly Road and not providing sufficient protection to the ancient woodland that sits adjacent to the site. The site was refused full planning permission 51 (net) dwellings under planning reference WD/2022/1781/MAJ, in part due to surface water drainage scheme and impact on ancient woodland and the vehicular access constraint. The scheme was also dismissed at appeal in August 2023. A reduced scheme (compared to the previous planning applications) is considered appropriate in this location, subject to resolving the vehicular access constraint.

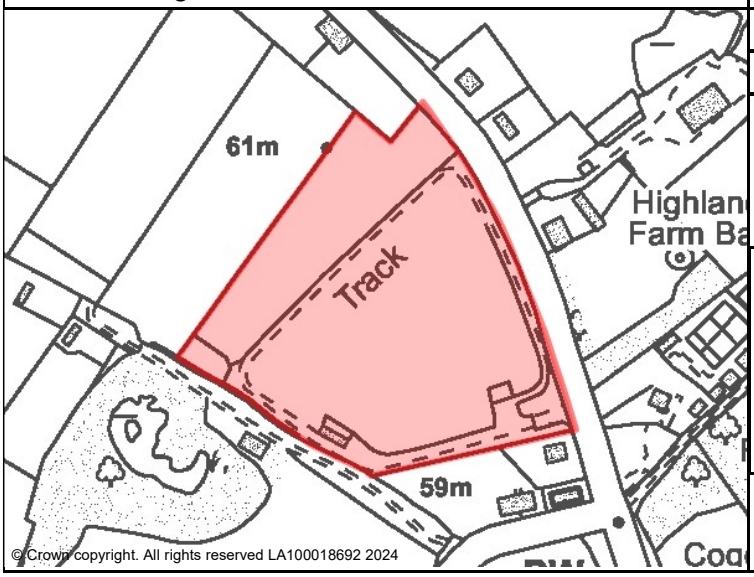
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 614/3030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Horam Parish: Horam Address: Land at The Old Brickyard, Chiddingly Road, Horam Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 4.69 Site area (ha) Net: 0.6

Reasons: The site comprises a number of fields containing trees and scrub to the southwest of Horam and to the west of Chiddingly Road. The central part of the eastern field comprises of mixed-use light industrial units and associated hardstanding, whilst the southwestern part of the site comprises a small number of buildings associated with equestrian uses and fields. Ancient woodland bounds the sites northwestern boundary. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. The frontage of the site adjoining Chiddingly Road comprises of a strong tree belt, which marks the end of the built form along Chiddingly Road, some of which are subject to a Tree Preservation Order. The site benefits from existing vehicular accesses to the site for employment uses, however, a transport assessment would be required to determine their ability to serve further development. The development of the western fields of the site would have a significant visual impact, given the lack of screening and panoramic views over the wider landscape to the north and this confirmed in the 2023 Landscape Sensitivity Assessment. The majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation, the removal of which would have an unjustified impact on the wider landscape and potentially ecology on site. Given the sensitive landscape and ecological constraints to the site, it is considered unsuitable for residential development. The eastern part of the site (as well as the frontage along Chiddingly Road) was refused outline planning permission for 65 dwellings under planning reference WD/2017/1727/MAO for a number of issues raised above in terms of ecology, ancient woodland and highways. However, given part of the site's current usage, the site is considered suitable for the intensification of economic development uses, although this should be contained in the area containing existing light industrial units. Any development must consider the residential amenity of existing residential dwellings on the site's southeastern boundary, which will require enhanced screening. Furthermore, any development should retain and enhance existing vegetation where possible in order to strengthen the existing green infrastructure network on the site.

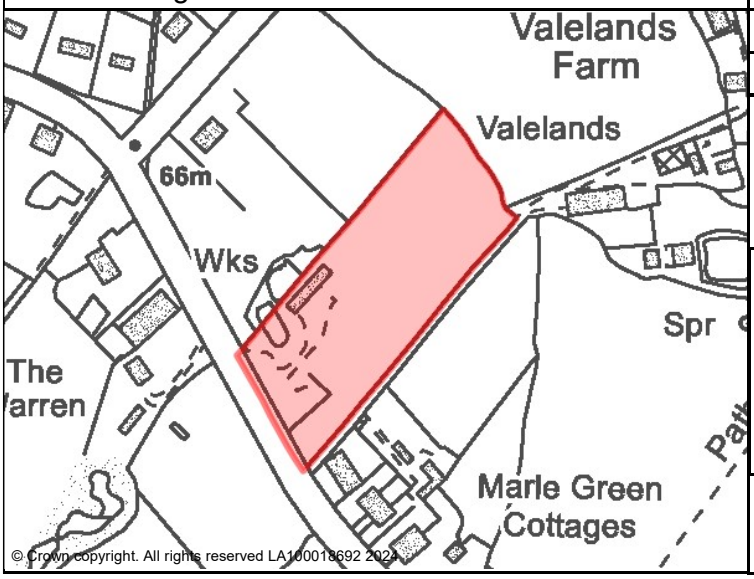
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 024/3030
	Settlement: Horam Parish: Horam Address: The Old Nursery, North Street, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.29 Site area (ha) Net: 0

Reasons: The site comprises of a single field used previously as a nursery located to the west of the A267, between Hailsham and Horam. There are isolated sporadic residential properties to the north, east and south with agricultural land to the west in the wider landscape. The site is situated in an isolated location, remote from local services/facilities and disconnected from the urban boundary of Horam, with no footpaths to the village along the A267. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, due to the mature field boundaries and woodland that results in an enclose character for the majority of the site. Therefore, development would be out of keeping with and would have an unacceptable impact on the character and appearance of the landscape. There is no potential to create a suitable vehicular access onto the A267 due to the road alignment, speed of the road and reduced visibility.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

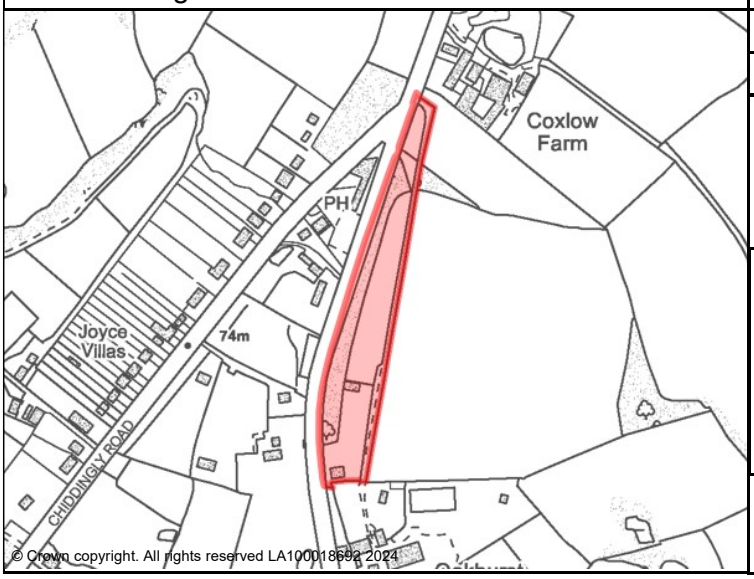
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 075/3030
	Settlement: Horam Parish: Horam Address: Land adjacent to Marle Green Cottages, Horebeech Lane, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.09 Site area (ha) Net: 0

Reasons: This site lies to the north of Marle Green (road), to the east of Horam, besides Marle Green Cottages. The southern part of this site was granted planning permission for 2 (net) dwellings under planning reference WD/2019/2184/FA and have now been built. The northern portion of the site is currently undeveloped agricultural land. The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity to residential development and highly sensitive for commercial/industrial development. Given the rural nature of Marle Green and the linear form of development in this location, it is not considered that backland development in this location is appropriate given the rural character of the area. Due to the configuration of the two dwellings constructed on site, the site can no longer achieve a suitable vehicular access from Marle Green and is therefore considered unsuitable for further residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

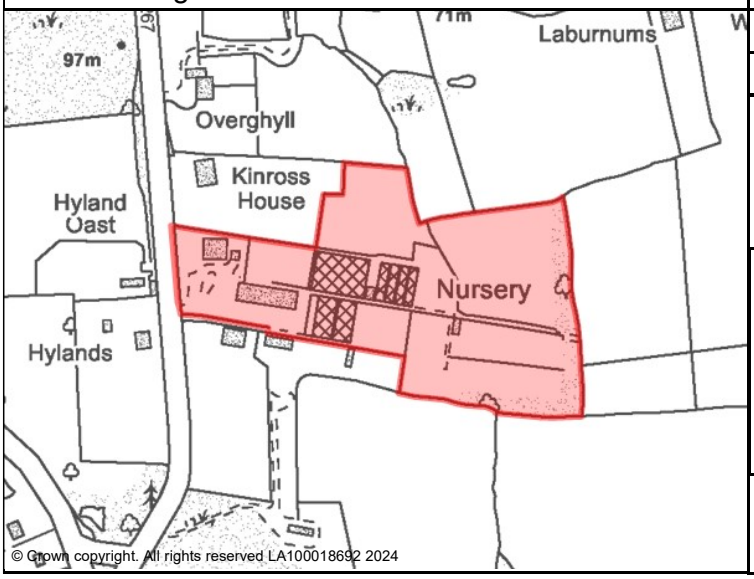
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1054/3030
 © Crown copyright. All rights reserved LA100018682 2024	Settlement: Horam Parish: Horam Address: Oakhurst House/Studio, A267, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.42 Site area (ha) Net: 0

Reasons: This is a narrow site comprising of an existing residential dwelling and garden, small studio/office space and amenity land on the southern outskirts of Horam aligned with and to the east of the A267. The development of this site as a single entity for residential development would not be suitable, given its narrow form and the requirement to provide a new vehicular access (the existing access is unmade and serves limited commercial and residential development), which would be difficult to achieve given the bend of the A267 in this location and the junction with the A267 and Chiddingly Road to the north of the site. However, if a Local Plan proposes large scale development of this area with SHELAA Site 875/3030 with associated infrastructure (including access), services and facilities then the site may be suitable for development. The 2023 Landscape Sensitivity Assessment states that the site landscape is of moderately sensitivity to residential development, due to the presence of the A267 along the site's western boundary and its enclosure to the west due to mature hedgerows here. The site's location adjacent the A267 reduces tranquillity and decreases sensitivity. The site is well enclosed by existing vegetation, which should be retained and enhanced as part of any large-scale development, particularly the tree line on the sites western boundary with the A267.

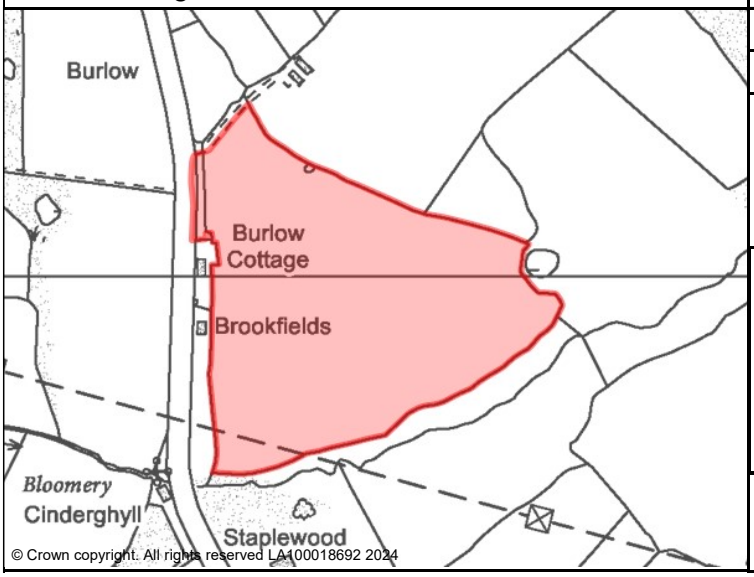
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1058/3030
	Settlement: Horam Parish: Horam Address: Thorpe Gardens, Little London Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.24 Site area (ha) Net: 0

Reasons: The site comprises of an existing residential dwelling and horticultural nursery (with some retail use) to the northwest of Horam and to the east of the A267. A dwelling, Hylands, is Grade II listed and is located to the west of the site. The site is situated in an isolated location, remote from public transport and services and amenities, and is visually and functionally separated from Horam. The site has no pedestrian connectivity with Horam and this is not possible in this location given the distance from the settlement and the current road alignment. In addition, the site lies wholly within the High Weald National Landscape, and new development would have an unjustified impact on the character and appearance of the surrounding landscape, particularly to the east of the site that is within the open countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

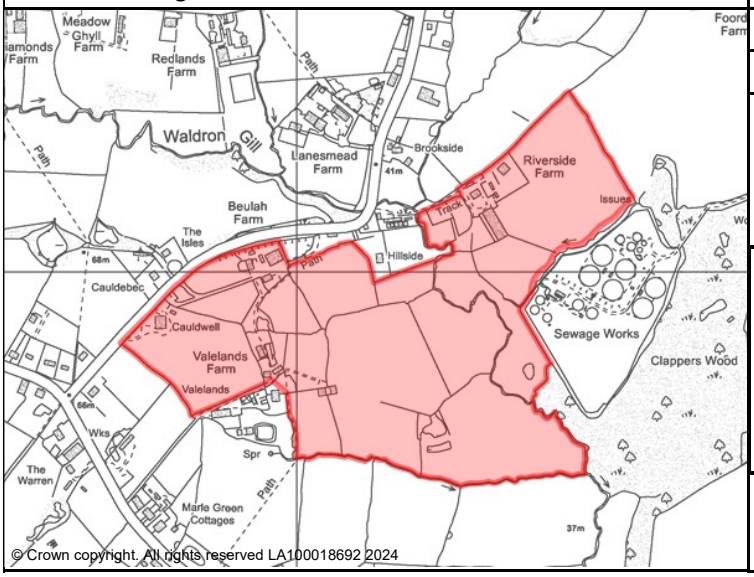
Plan showing whole extent of submitted site	Site Reference: 1059/3030
	Settlement: Horam Parish: Horam Address: Land adjacent Burlow Cottage, A267, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.17 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises a large field to the south of Horam and to the east of the A267 opposite the crematorium. The site is crossed by a large pylon line in the south west corner, which may slightly reduce the sites developable area. The site is also bounded by a small parcel of ancient woodland to the south. To the west of the site is a handful of residential dwellings aligned with the A267 along a narrow strip of land at its western boundary, as well as mature tree screening in places. The north-western corner of the site sits opposite the vehicular access to the crematorium. The development of this site as a single entity for residential/employment development would not be suitable, given its isolation and visual separation from the settlement of Horam and the services, public transport it provides. However, if the Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development.

The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development; albeit, the A267 to west of the site decreases tranquillity and sensitivity. The site is well enclosed by existing hedgerows and trees belts, which would require retention and enhancement as part of any scheme, particularly along the southern boundary. If employment development was to be brought forward in this location as part of a new comprehensive development scheme, then a new access would be required, as well as a transport assessment confirming that a solution is possible with the A267. The residential amenities of dwellings on the western boundary of the site would also require protection and buffering.

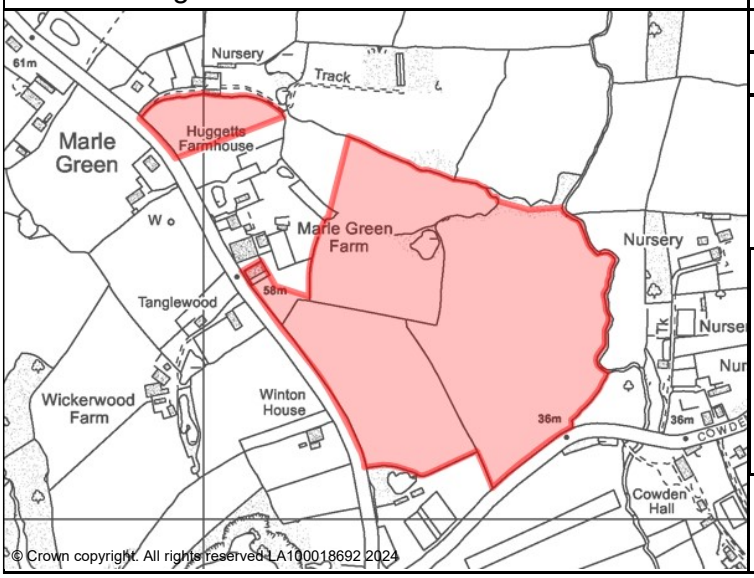
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1060/3030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Horam Parish: Horam Address: Land at Laundry Lane, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 22.27 Site area (ha) Net: 0

Reasons: This is an extensive site comprising of a number of farm buildings, residential dwellings and agricultural fields located to the east of Horam and south of Laundry Lane. A large eastern portion of the site is covered by Flood Risk Zones 2 and 3, which would preclude residential development in this location. Ancient woodland bounds the site's southeastern boundary. There are two public rights of

way which pass north to south through the eastern and western portions of the site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to highly sensitive to residential development. The site's topography is gently sloping in the south and becomes more steeply sloped in the northeast part of the site, providing views across the High Weald National Landscape to the north of the site, which increases the landscape sensitivity of the area. Development in this location and of scale is considered unsuitable in this location and out of keeping with the general rural character and appearance of the countryside. The site is bounded by a sewage treatment works to the east, which would require odour mitigation measures as part of the design of any scheme. The site has a number of existing vehicular accesses to Laundry Lane; however, these are not suitable for the quantum of development envisioned. A new vehicular access would be required, and this would prove difficult in terms of providing visibility splays given the significant bend on Laundry Lane where the site connects with the highway.

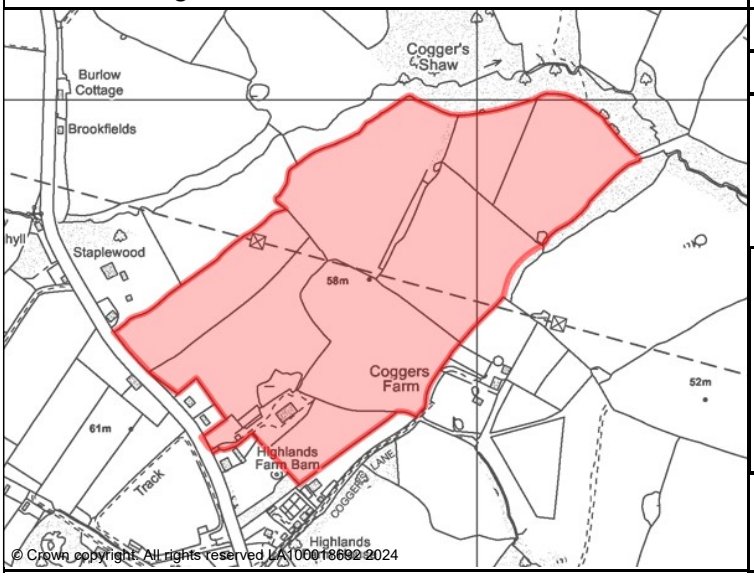
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1063/3030
	Settlement: Horam Parish: Horam Address: Marle Green Farm, Horebeech Lane, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 11.02 Site area (ha) Net: 0

Reasons: The site comprises of a number of agricultural fields located to the southeast of Horam in Marle Green and is split into two separate parcels of land, both of which front onto Marle Green (road). Three Grade II listed buildings lie in close proximity to the site, therefore new housing development could have a detrimental impact on their setting, particularly Marle Green Farmhouse. A small amount of the eastern portion of the site lies within Flood Risk Zones 2 and 3, which precludes residential development in this location. Ancient woodland extends into the centre of the site from the northeastern boundary. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport in Horam. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development in part due to its undulating landform, the rural land uses, Marle Green Farm Shaw ancient woodland in the north and northeast and intact historic field pattern. Therefore, development on this scale would be unsuitable in this location and generally out

of keeping with the rural character and appearance of the countryside in this location. Given the significant separation between the site and the urban boundary of Horam, this site is not considered as a logical extension to the settlement and along with sustainability and landscape reasons is considered unsuitable for development.

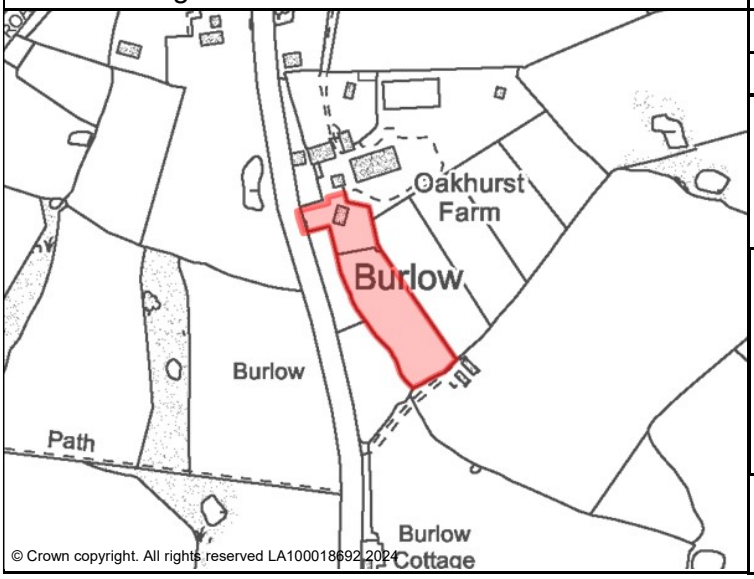
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1120/3030
	Settlement: Horam Parish: Horam Address: Highlands Farm, A267, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 15.31 Site area (ha) Net: 0

Reasons: This is an extensive site comprising of existing farm buildings and a number of large fields separated by belts of trees and hedgerows located in countryside to the south of Horam and to the east of the A267. A pylon line runs east to west through the centre of the site, with a large pylon present just inside the site's western boundary. A public right of way runs through the eastern portion of the site. Ancient woodland bounds the sites to the north and northeast. The site is situated in an isolated location and is therefore remote from public transport, services and facilities, given the distance from Horam. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development due to the fieldscape being relatively complex, ancient and other mature woodland within/adjacent to its boundaries and the occasional open views looking across the wider pastoral landscape. Therefore, development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside. The existing vehicular access to the site would be unsuitable given its agricultural usage and it may be difficult to create one with the land as submitted due to the speed of the highway in this location and visibility splays.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

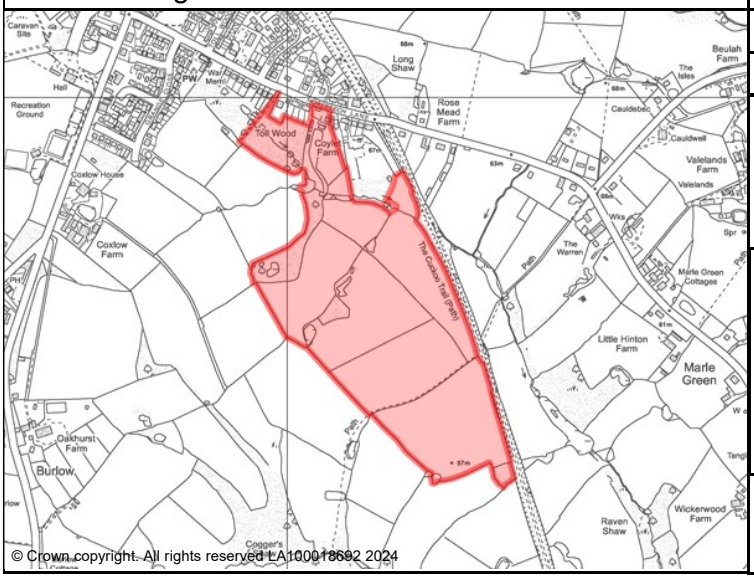
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1171/3030
	Settlement: Horam Parish: Horam Address: Land east of Horam Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.54 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and garden located to the south of Horam and to the east of the A267 and is a narrow site. The development of this site as a single entity for residential development would not be suitable given its isolation and visual separation from the settlement of Horam and the services, public transport it provides, as well as the lack of opportunities to provide a vehicular access to the A267 in this location. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. The site is well screened on its western boundary to the A267, and this would need to be both retained and enhanced if a comprehensive development was to come forward.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

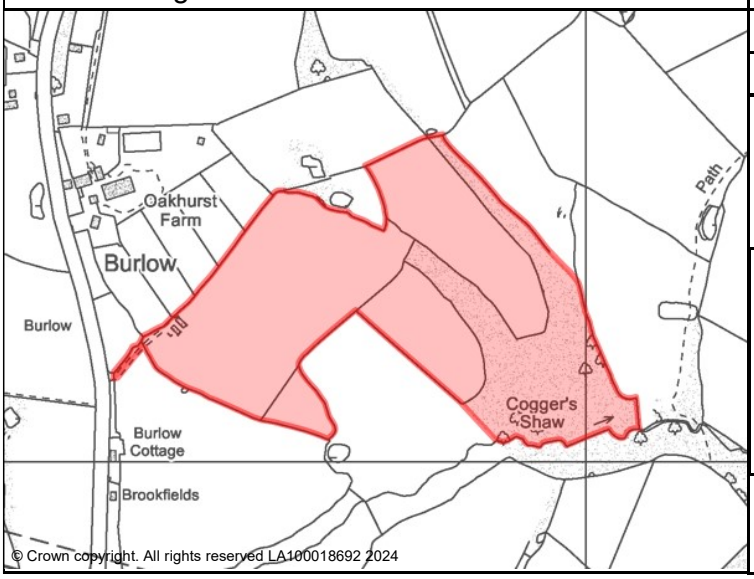
Plan showing whole extent of submitted site	Site Reference: 1172/3030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Horam Parish: Horam Address: Land at Chestnuts Farm, Horebeech Lane, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 20.79 Site area (ha) Net: 0

Reasons: The site comprises of farm buildings, woodland and agricultural land located to the southeast of the centre of Horam and south of Horebeech Lane. The site benefits from close proximity to the centre of Horam and its associated services, facilities and public transport. However, the development of this site as a single entity for residential development would not be suitable, given that any opportunities for a vehicular/pedestrian access to the site would be onto Horebeech Lane and would require the removal/damage of ancient woodland contrary to the NPPF. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure (including access), services and facilities then the site may be suitable for development.

A public right of way crosses through the southern portion from east to west, connecting to the Cuckoo Trail on the sites eastern boundary and would need to be retained and enhanced if comprehensive development was to come forward. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development. Therefore, if development were to come forward, the site would need to provide landscape mitigation to visually contain the site on the eastern boundary specifically. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

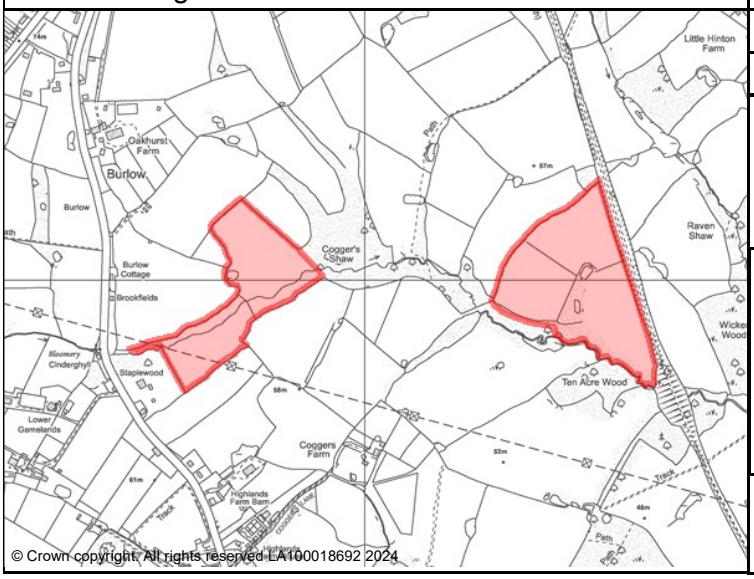
Plan showing whole extent of submitted site	Site Reference: 1173/3030
	Settlement: Horam Parish: Horam Address: Land at Burlow, A267, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.67 Site area (ha) Net: 0

Reasons: The site comprises of farm buildings and agricultural land located to the south of Horam and east of the A267. The development of this site as a single entity for residential development would not be suitable as the site does not have sufficient frontage onto the A267 to create a suitable vehicular/pedestrian access to the site. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development.

The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. Ancient woodland (Coggers Shaw) covers a large section of the eastern portion of the site. Development at the site would need to provide landscape mitigation to visually contain the site on the southern boundary specifically. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

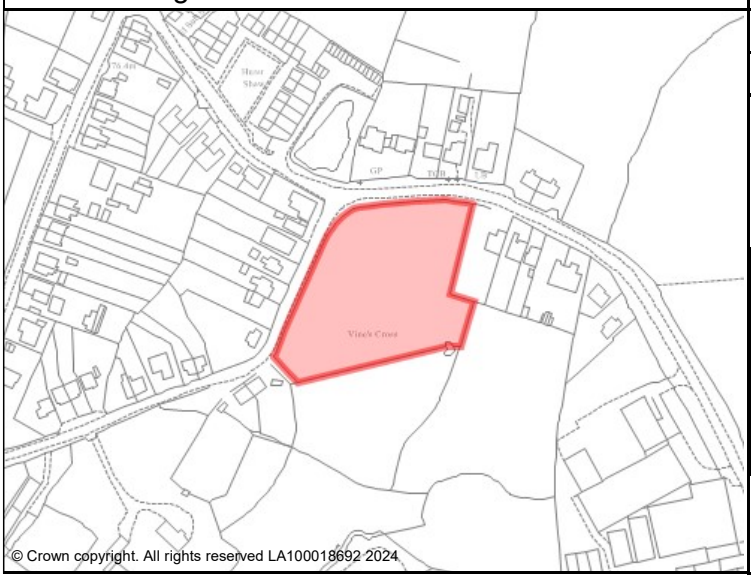
Plan showing whole extent of submitted site	Site Reference: 1203/3030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Horam Parish: Horam Address: Land south of Horam, A267, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 11.3 Site area (ha) Net: 0

Reasons: The site is comprised of two separate parcels of agricultural land located to the southeast of Horam and to the east of the A267. The development of this site as a single entity for residential development would not be suitable as the site does not have sufficient frontage onto a highway to create a suitable vehicular/pedestrian access to the site. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development.

The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development and highly sensitive for commercial/industrial development. The western part of the site, adjacent to the A267, is formed of two agricultural fields and a significant number of trees are located within the centre of this part of the site. This part of the site is bounded on its eastern and western boundaries by ancient woodland and a pond is located within the western part of the site. The eastern part of the site, adjacent the Cuckoo Trail is formed of three agricultural fields and ancient woodland associated with Cogger's Shaw and Ten Acre Wood. Two ponds are located within the ancient woodland present within this part of the site. This site is not suitable for extensive development given the ecological and landscape sensitivities associated with the site. However, the site may be suitable to serve as green infrastructure provision or biodiversity net gain improvements associated with the potential development of SHELAA site 875/3030.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

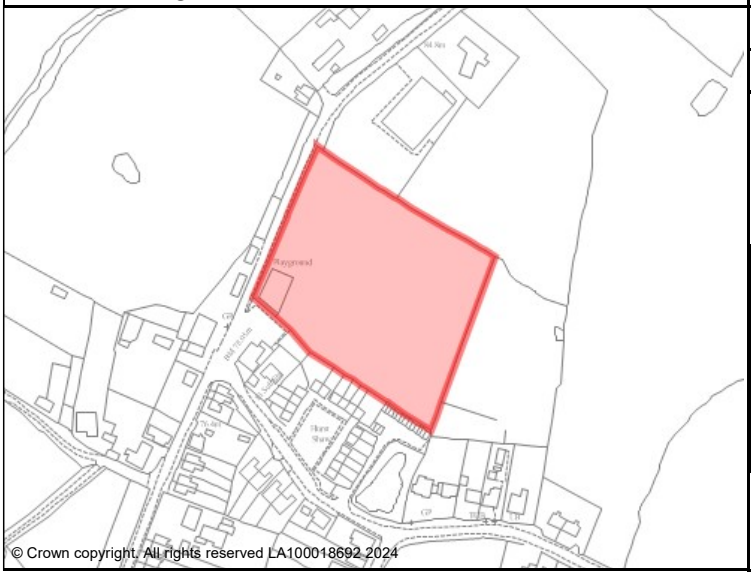
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 196/3320
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Vines Cross Parish: Horam Address: Foords Farm, Foords Lane, Vines Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.67 Site area (ha) Net: 0

Reasons: The site comprises a small field in equestrian use located to the east of Vines Cross and to the south of Foords Lane. The village of Vines Cross has limited amenities, services and access to public transport and is therefore considered remote in sustainability terms. The site is situated within the High Weald National Landscape and the Landscape Sensitivity Assessment 2023 states the site is moderately sensitive to residential development due to the enclosed character of the site with existing hedgerows and tree belts (particularly to the south) and existing housing in Vines Cross restricting any long-distance views. Nonetheless, the strong hedgerows and mature trees on the southern boundary and its rural character increases sensitivity somewhat. The site was refused full planning permission for 15 (net) dwellings under planning reference WD/2022/0257/MAJ. This was due to its unsustainable location and the scheme representing a substantial and unacceptable change of character to the landscape at edge of the village.

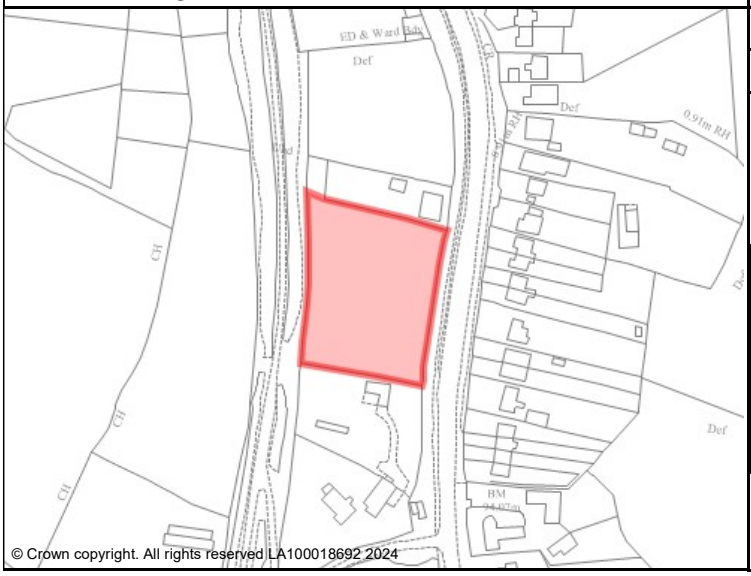
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 239/3320
	Settlement: Vines Cross
	Parish: Horam
	Address: Land adjacent to The Brewers Arms, Netllesworth Lane, Vines Cross
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.38 Site area (ha) Net: 0

Reasons: The site comprises of The Brewers Arms Public House, the associated car park and large green field located at the northern edge of Vines Cross. The site has an existing vehicular access from the C406 (Nettleworths Lane); however, this road is very narrow and provides no scope to improve pedestrian linkages to the centre of the hamlet, which is in any case, remote in terms of nearby services, amenities and public transport. The site lies wholly within the High Weald National Landscape and relatively sloping topography (from north to south) and is prominent within the wider landscape. The development of this site would have an unjustified impact on the character and appearance of the landscape surrounding the settlement.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

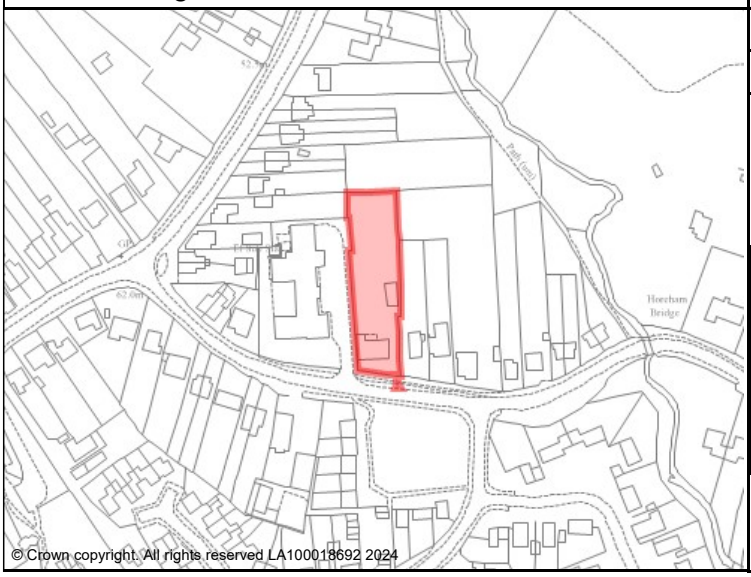
Plan showing whole extent of submitted site	Site Reference: 244/3150
	Settlement: Maynards Green
	Parish: Horam
	Address: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.36 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located between the Cuckoo Trail to the

west (which is a public right of way) and the B2203 to the east. The site is well related to the linear development in Maynards Green, both north and south of the site and development should not have an adverse impact on the character and appearance of the wider High Weald National Landscape. The site was classified as being in a moderately sensitive location within the 2023 Landscape Character Assessment, as the site has a limited expression of the defining components of character of the High Weald National Landscape, in which the site is situated. A number of mature hedgerows are present on site, particularly along the eastern boundary. A new vehicular access would need to be created to serve any development as there is currently only a field gate, but this would appear to be possible directly on to the B2203, where good visibility exists.

However, Maynards Green is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

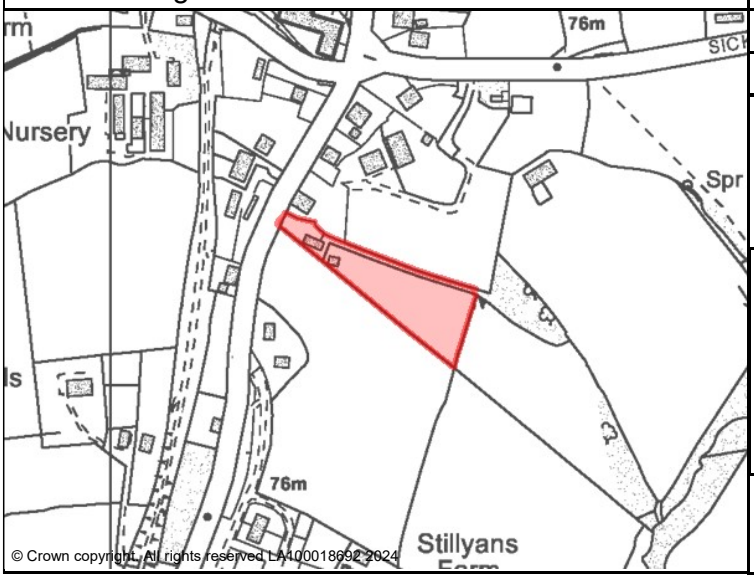
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 302/3030
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Horam Parish: Horam Address: The Old Surgery, Vines Cross Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.2 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and garden near the centre of Horam and to the north of Vines Cross Road. The site is in a sustainable location within Horam's urban area. However, the site is narrow, and further development would be out of character and potentially harmful to the residential amenity of neighbouring properties. The formation of a suitable vehicular access is unlikely to be achieved due to a tree at the sites frontage, which is subject to a Tree Protection Order (TPO).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

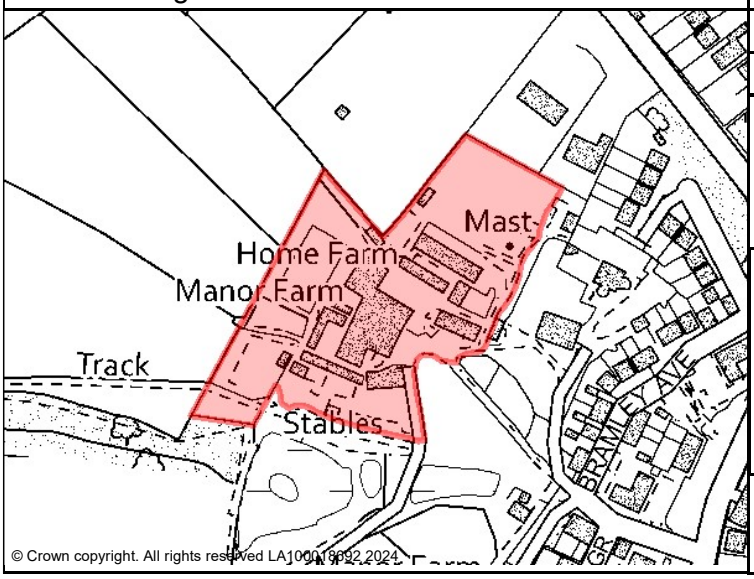
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 351/3150
	Settlement: Maynards Green Parish: Horam Address: Land at South Lodge, B2203, Maynards Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.49 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and garden located to the east of the B2203 near to the centre of Maynards Green. The site is situated within the High Weald National Landscape and is located within the Wider LCA 6E assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. The site, if development were to come forward, would have to be backland development that would be out of character with the existing development that fronts onto the B2203 and would not conform with the development pattern of Maynards Green. The northern boundary of the site is formed of mature trees that are protected by a group Tree Protection Order (TPO). It is therefore considered that new housing development in this location would have a detrimental impact upon the character and appearance of the high-quality landscape that surrounds Maynards Green to the south and would be an illogical expansion of the settlement.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

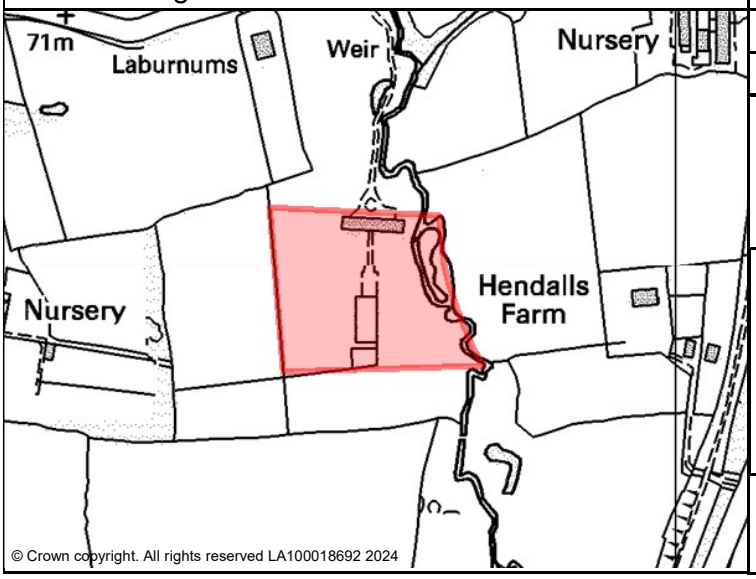
Plan showing whole extent of submitted site	Site Reference: 499/3030
	Settlement: Horam Parish: Horam Address: Land at Horam Manor Estate, A267, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.52 Site area (ha) Net: 0

Reasons: The site lies close to the centre of Horam, set back from the A267 that lies to the north and east, behind an area of modern light industrial units, which have recently been demolished and replaced with a new housing scheme that aligns with the A267 to the east. The site comprises a historic farmstead and associated farm buildings, temporary buildings, a sand school, tracks, yards and some commercial premises. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to new residential development. A Grade II listed building, Manor Farmhouse, lies to the east of the site and would be fully exposed to any new development, which increases sensitivity. Trees and hedgerows surround the site (including ancient woodland), which lies adjacent to a large pond to the south (Horam Manor Fishery) and the gardens of residential properties to the north. The southwest of the site is particularly sensitive as this abuts the small, isolated Coneyburrow Wood Anicent Woodland. A new vehicular access to the site would be required and would need to be accessed through the estate road to the Merrydown development to the east of the site that may not be suitable for residential uses proposed. Notwithstanding this, it is considered that the demolition of this existing, historic farmstead and its uses would be detrimental to the rural character of the area (including ancient woodland), as well as impacting the setting of the adjacent listed building.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site



Site Reference: 555/3030

Settlement: Horam

Parish: Horam

Address:
Woods Place, West Street Lane, Horam

Suitable for housing?: No
Suitable for employment: No
Site available: Yes
Site achievable: Yes
Site Conclusion: Not suitable

Site area (ha) Gross: 1.47
Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and garden in the countryside to the north of Horam and to the west of the B2203. The eastern boundary of the site is within flood zone 3, which precludes residential development on this part of the site. The site is situated in an isolated location, remote from public transport, local services and facilities as well as being visually and functionally separated from Horam. The site is wholly within the High Weald National Landscape and therefore housing development would be out of keeping with and have a detrimental impact upon the character and appearance of the high-quality landscape which surrounds the north of Horam. As submitted, the site also has no suitable vehicular access, as the approach to the existing dwelling from West Street Lane is a narrow, single lane rural road with no pedestrian connectivity to Horam.

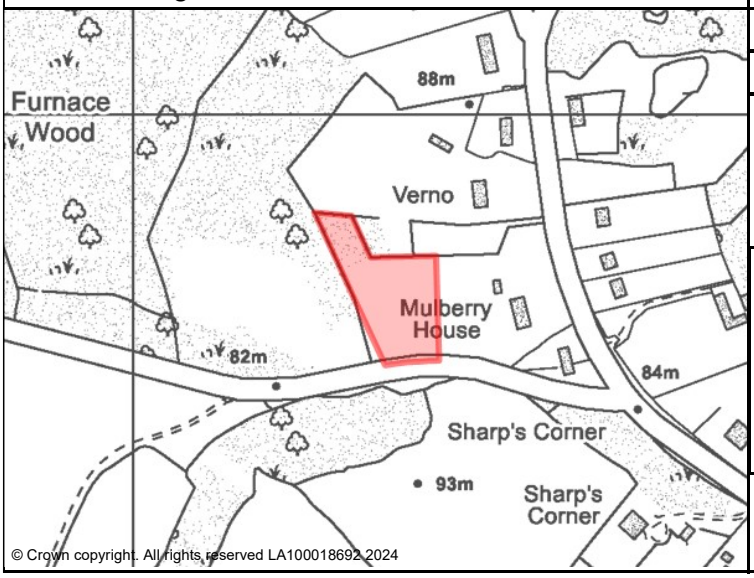
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 612/3030
	Settlement: Horam Parisn: Horam Address: Hazel House, The Avenue, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.27 Site area (ha) Net: 0

Reasons: This site comprises of an existing residential dwelling and garden on Manor Road, Horam. The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development. Development on this site in the form of backland development would be out of character and harmful to neighbouring amenity. In addition, the site slopes steeply northwards towards the Cuckoo Trail and suitable vehicular access could not be achieved to serve development owing to a sharp bend in the road in this location, as well as its topography.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

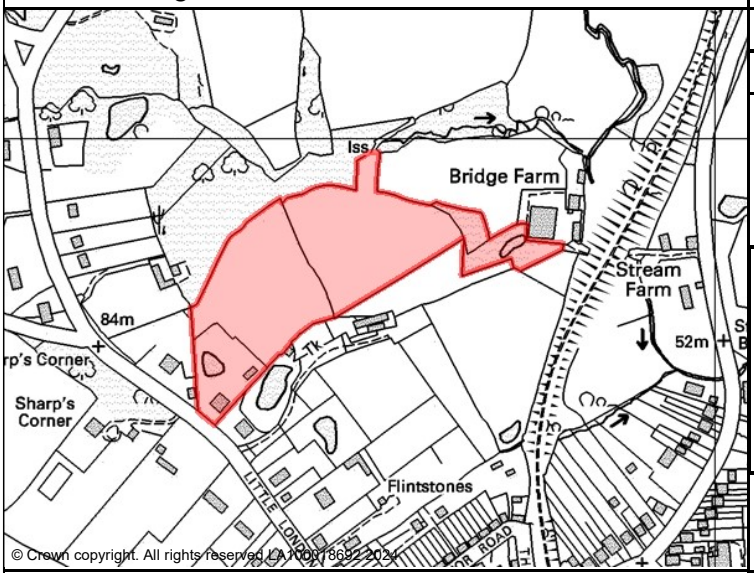
Plan showing whole extent of submitted site	Site Reference: 627/3030
	Settlement: Horam Parisn: Horam Address: Land at Furnace Lane, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.52 Site area (ha) Net: 0

Reasons: The site comprises of vacant shrub land to the northwest of Horam and to the north of Furnace Lane. Ancient woodland bounds the sites western boundary and continues into the northwestern portion of the site. This site is situated in an

Wealden SHELAA Unsuitable Sites Summary

isolated location, remote from public transport, local services and amenities as well as being visually and functionally separated from Horam to the southeast. The site is partially within the High Weald National Landscape and is located in a relatively open area that is adjacent to open countryside. The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development. It is considered that development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape, which surrounds the north of Horam.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

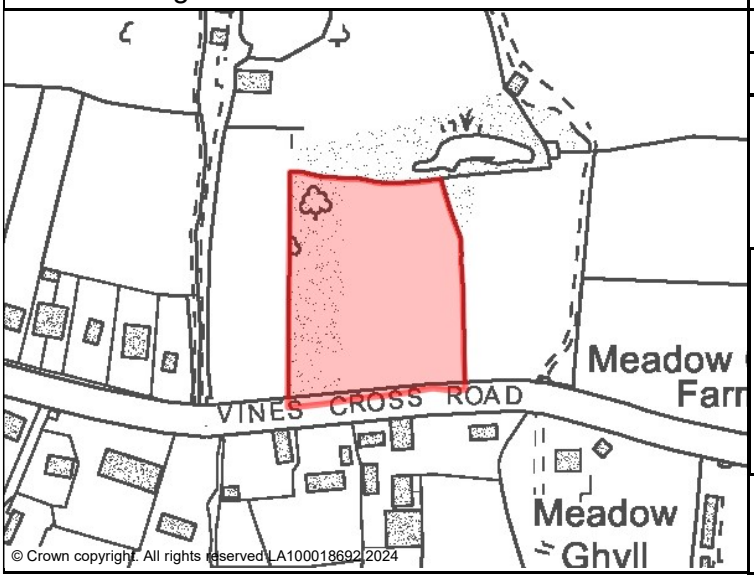
Plan showing whole extent of submitted site	Site Reference: 661/3030
	Settlement: Horam Parish: Horam Address: Land at Linda House, Little London Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.77 Site area (ha) Net: 0

Reasons: The site lies close to existing residential development along the A267 and comprises of two residential properties, a large pond with mature specimen trees and two small fields of grassland, which are bounded by thick shaws/hedgerows. A small amount of ancient woodland covers the far eastern end of the site and also bounds the northern boundary. The site is almost wholly within the High Weald National Landscape. The site has been classified as being of moderate to high sensitivity within the 2023 Landscape and Visual Appraisal, due to the site expressing many of the defining components of character of the High Weald National Landscape and being detached from the existing settlement edge of Horam, particularly towards the east of the site that contains ponds and ancient woodland.

The western part of the site was refused planning permission for 34 (net) dwellings under planning reference WD/2021/2458/MAJ at appeal in August 2023 owing to the impact on the High Weald National Landscape that would result in the loss of open land on site and cause significant harm to the designated area. For this reason, the site is considered unsuitable on landscape grounds.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

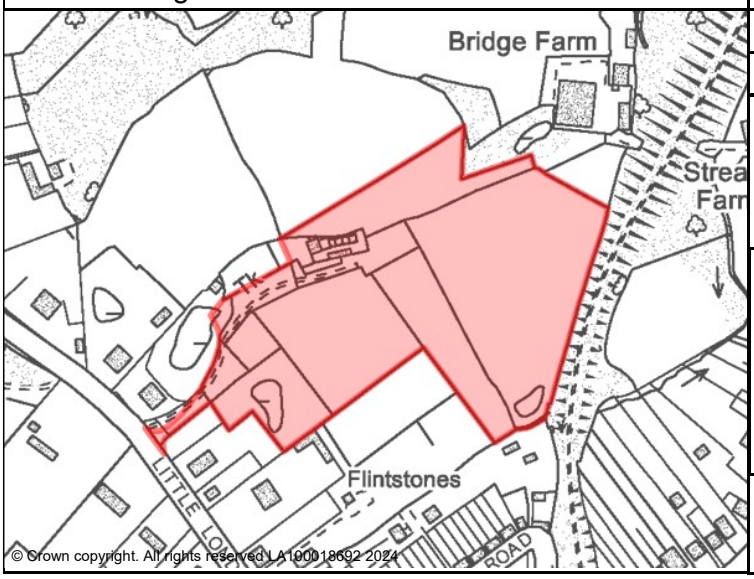
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 670/3030
	Settlement: Horam Parish: Horam Address: Land at Diamonds Field, Vine Cross Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.98 Site area (ha) Net: 0

Reasons: The site comprises of greenfield land to the east of Horam and to the north of Vines Cross Road. This site is situated in an isolated location, remote from public transport, services and amenities, and the site is functionally and visually separated from either Horam or Vines Cross. The site is wholly within the High Weald National Landscape designation and is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development. It is considered that development would have an unjustified impact on the rural character and appearance of the landscape to the northeast of Horam, owing to the extensive mature vegetation on site, including mature hedgerows and listed buildings opposite the site that would be impacted by development. There are no pedestrian links available to Horam, nor sufficient width of highway to provide the potential to locate them. There is also limited capacity on surrounding narrow country lanes to accommodate traffic generated by new housing development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

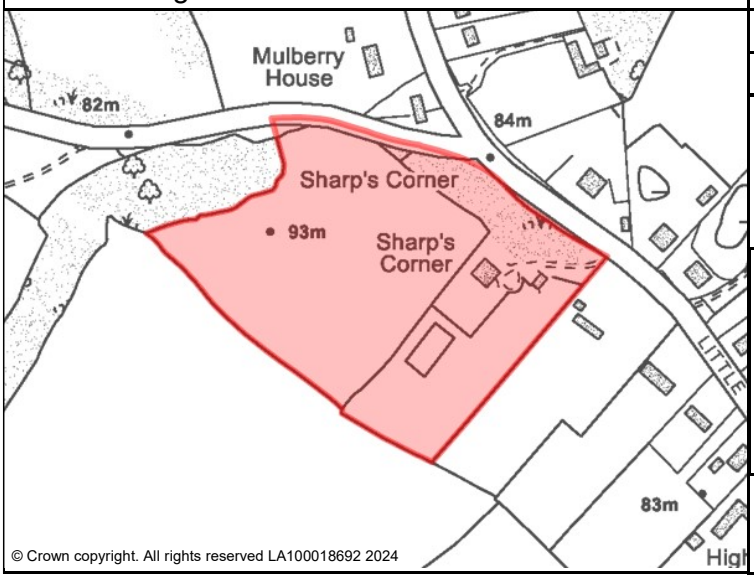
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 686/3030
	Settlement: Horam Parish: Horam Address: Land at Spiers Farm, Little London Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.08 Site area (ha) Net: 0

Reasons: The site is located to the north of Horam, set back behind existing residential properties and accessed via Little London Road to the southwest. The site comprises of a pond and a number of small fields, with one field lying adjacent to the woodland-lined Cuckoo Trail on the site's eastern boundary with both fields bounded by thick shaws/hedgerows. Ancient woodland bounds the sites northern boundary. There are some field barns/buildings within the site, which are currently used for equestrian grazing. The site is largely within the High Weald National Landscape and is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development. Development would have an unjustified impact on the rural character and appearance of the landscape due to the site's openness particularly to the east of the site and its topography that is sloping. The existing vehicular access is also unlikely to be suitable to serve residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

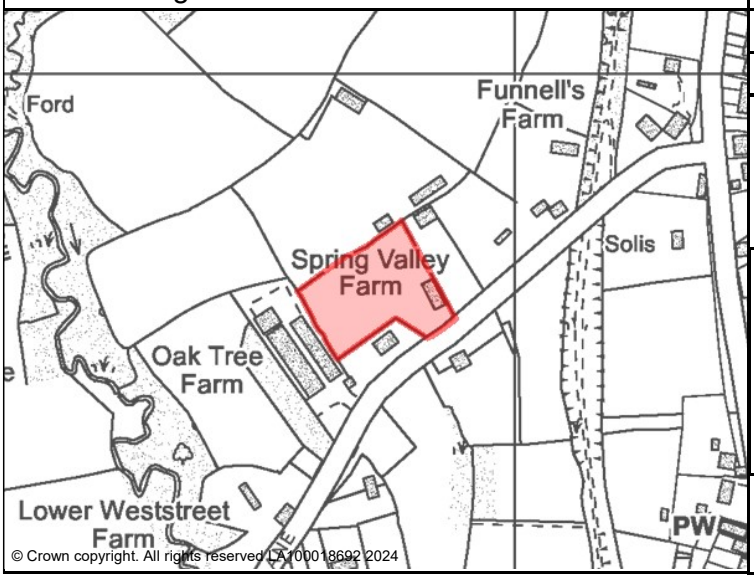
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 758/3030
	Settlement: Horam Parish: Horam Address: Land at Sharps Corner, Little London Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.39 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and agricultural field located in open countryside to the north of Horam, adjacent to Furnace Lane and the A267 (Little London Road). Existing residential properties lie along the A267 adjacent to the site's southeastern boundary. Ancient woodland bounds the site's northwestern boundary. A public right of way crosses through the middle of the site in a north to south direction. The site's current vehicular access is from the A267; however, this would not be suitable to serve an increase in residential development on the site. It is unlikely that a suitable access could be achieved to the site, given the presence of the ancient woodland which severs the site from the A267. Although the site is not in the High Weald National Landscape, the area has been classified as being moderate to highly sensitive within the 2023 Landscape Sensitivity Assessment. The surrounding area has a strongly distinctive sense of place, encompassing ancient woodland, mature native field trees and stream corridors; coupled with high overall landscape value. The site has poor screening on the southern boundary, resulting in far reaching views available over the wider landscape including the wider High Weald National Landscape. Therefore, development would have an unjustified impact on the rural character and appearance of the landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

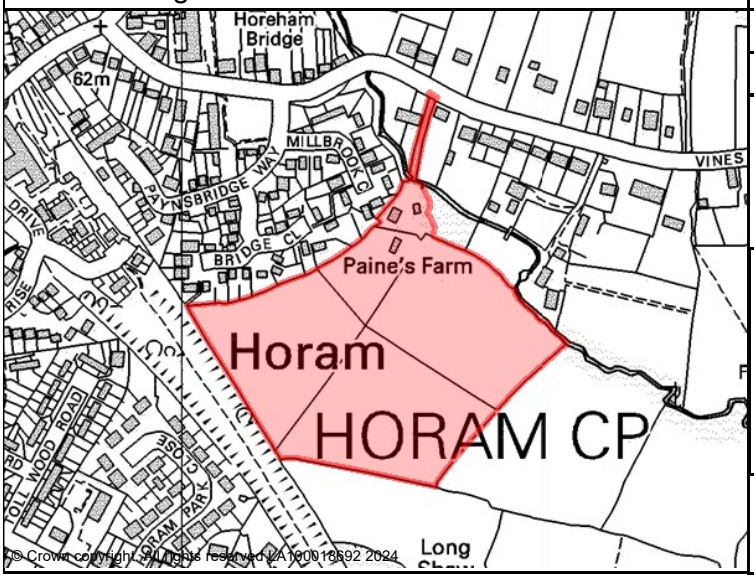
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 763/3150
 © Crown copyright. All rights reserved LA 100018692 2024	Settlement: Maynards Green Parish: Horam Address: Land north of West Street Lane, Maynards Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.59 Site area (ha) Net: 0

Reasons: The site comprises of grazing land located to the north of West Street Lane and to the northwest of Maynards Green. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Maynards Green. The site as submitted cannot also achieve a satisfactory pedestrian linkage along West Street Lane to the limited services and facilities in Maynards Green. The site lies wholly within the High Weald National Landscape and is located within the Wider LCA 6E assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. The site is on steep slope and would be prominent within the landscape, albeit that existing mature hedgerows do enclose the site from the highway. Nonetheless, housing development would be unsuitable and out of keeping with the rural character and appearance of the landscape to the northwest of Maynards Green.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

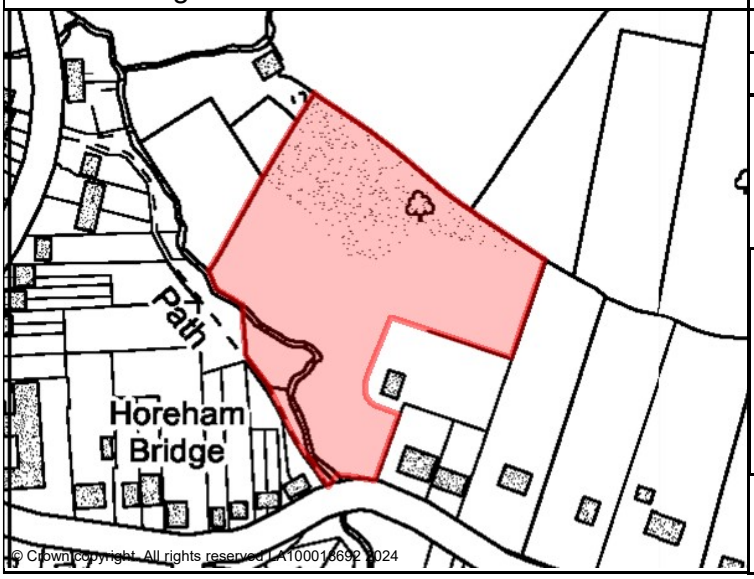
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 832/3030
	Settlement: Horam Parish: Horam Address: Land at Paines Farm, Vines Cross Road, Horam Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.23 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, grazing land and agricultural buildings located to the east of Horam. The site is bounded by existing development to the north, the Cuckoo Trail to the west and the new residential development that is now completed (WD/2017/2651/MRM) to the south. There is a small stream that runs through the northern part of the site (through the existing access road), resulting in this portion of the site being partially covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. The current vehicular access from Vines Cross Road would be unsuitable as this is a narrow farm track which is incapable of being widened to provide a vehicular suitable access point. The site is severely constrained by its topography, as the two southern fields raise significantly southwards leading to a ridge. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development due to the prominent slope. The ridge provides long distance views which extend northwards across the High Weald National Landscape and therefore development would have an unjustified impact on the protected surrounding landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

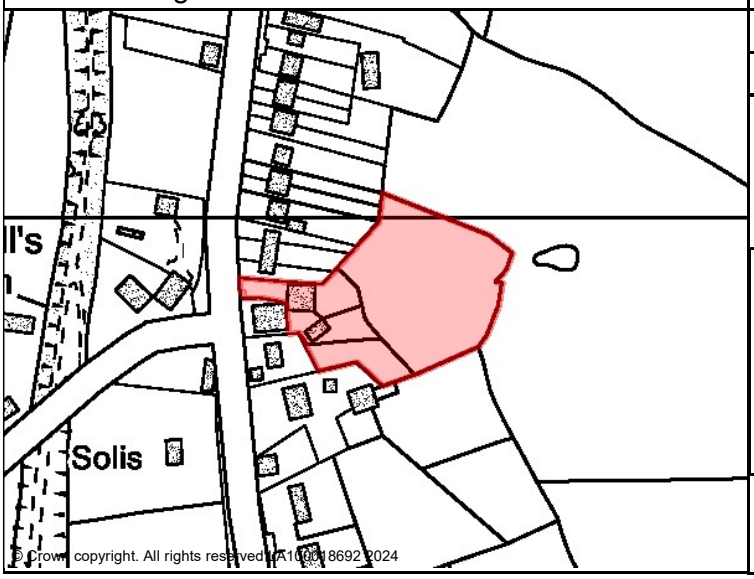
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 925/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at Dewbrook Farm, Vines Cross Road, Horam
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.71 Site area (ha) Net: 0

Reasons: The site comprises a small number of fields located to the east of Horam and to the north of Vines Cross Road. Approximately one third of the site is located within Flood Risk Zones 2 and 3, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. The site is covered by a large amount of mature trees and there is an extensive group Tree Protection Order (TPO) within the site. The site is visible to the north from the High Weald National Landscape being on a relatively prominent slope and housing development would be out of keeping with the general rural character and appearance of the countryside. Owing to both the TPO and Flood Risk Zones 2 and 3 position at the front of the site (at Vines Cross Road), it is not considered that a suitable vehicular access can be achieved for the site either.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

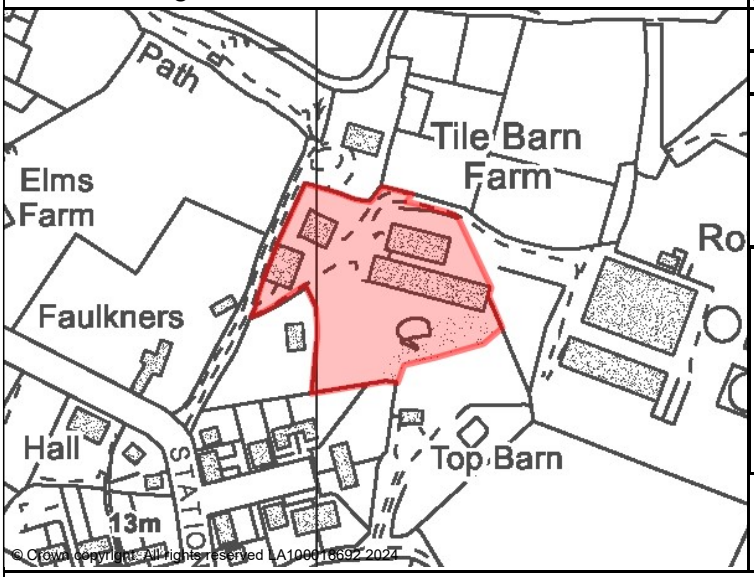
Plan showing whole extent of submitted site	Site Reference: 933/3150
	Settlement: Maynards Green
	Parish: Horam
	Address: Land at Oast Lodge, Maynards Green Road, Maynards Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.72 Site area (ha) Net: 0

Reasons: The site comprises of a single residential dwelling, garden and ancillary land located in Maynard's Green and adjacent to the B2203. Two Grade II listed buildings (Funnell's Farmhouse and West Street Farmhouse) lie in close proximity to the western boundary. The site was classified as being a moderate to highly sensitive location within the 2023 Landscape and Visual Appraisal, albeit the site has limited expression of the defining components of character of the High Weald National Landscape, which wholly covers the site, the exception being the field being used for pasture. The site is well related to the linear development in Maynards Green, and development should not have an adverse impact on the character and appearance of the wider High Weald National Landscape due to its enclosure. Landscape buffering would be required to strengthen the eastern boundary of the site.

However, Maynards Green is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

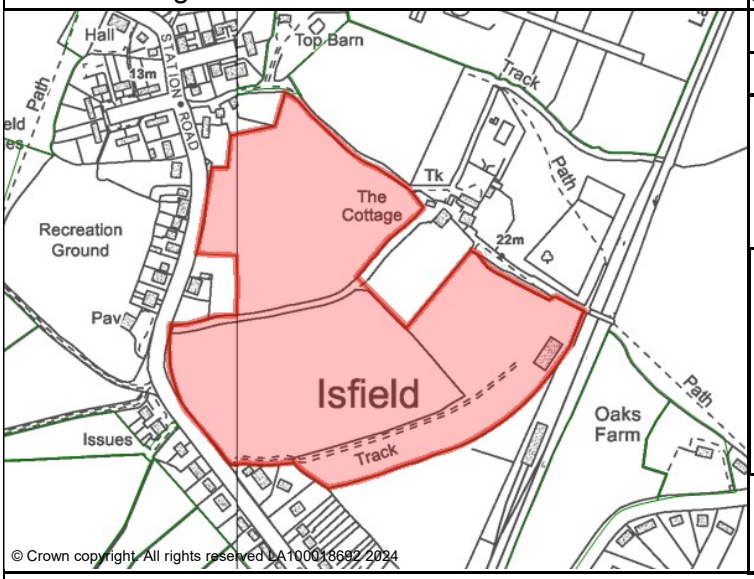
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1143/3040
	Settlement: Isfield Parish: Isfield Address: Land to rear of Sandpit Cottage, Station Road, Isfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.86 Site area (ha) Net: 0.86
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 10

Reasons: The site is comprised a small number of light industrial buildings and agricultural sheds accessed via an unmade track from Station Road in the village of Isfield. A public right of way crosses runs along the sites western and northern boundaries. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development due to the site containing existing development (including existing light industrial buildings) and having a largely enclosed character. The scale of the existing buildings on site are significant and their replacement with residential dwellings could actually provide a benefit in terms of visual impact and would make the best use of brownfield land. Any development should seek to retain and protect existing vegetation to maintain and enhance their contribution to the wider green infrastructure network. In terms of highway impacts, there are existing businesses on site and although a transport assessment would be required, it is anticipated that this type of development would be suitable, albeit that the highway may require upgrading. The Local Highway Authority noted that the access can support the two-way flow of traffic. However, it would be beneficial if the footway to the south continued into the site for a short distance, if development was to proceed. Given the existing commercial uses on site, the potential loss of such employment uses would need to be assessed by the Council against development plan policy and as part of the Local Plan process.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

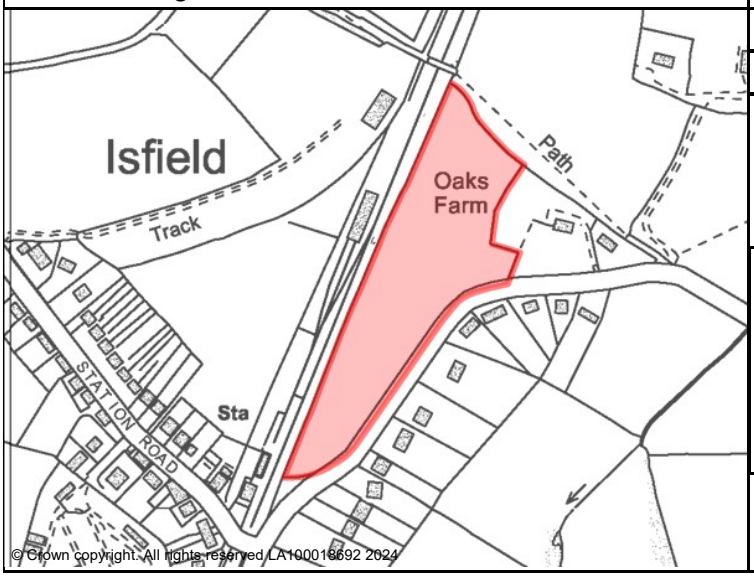
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 413/3040
	Settlement: Isfield Parish: Isfield Address: Holly Gap Farm, Station Road, Isfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 8.49 Site area (ha) Net: 0.42
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 10

Reasons: This is a large site comprising of agricultural fields and a farm shop to the north of Isfield and to the east of Station Road. The development of all of this land would not be suitable due to its prominence within the wider landscape (the north of the site is more elevated above Station Road and there are views to the High Weald National Landscape and SDNP) and would be out of keeping with the generally rural character and appearance of the countryside. However, frontage development could be accommodated to the part of the site adjacent to Station Road, subject to suitable screening to the north east and a suitable vehicular access being established. Two residential dwellings to the north of the site, Elms Cottage and Smugglers Cottage, are Grade II listed buildings and therefore frontage development along Station Road to the north may be detrimental to their setting and would need to be considered. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development in part due to the prominence of part of the site in the landscape. If development were to come forward, it should be located along the Station Road to conform with the linear settlement pattern and a number of mature trees present within the site's boundaries should be enhanced as part of any scheme. Additional screening would be required along Station Road, in order to protect the residential amenity of existing dwellings.

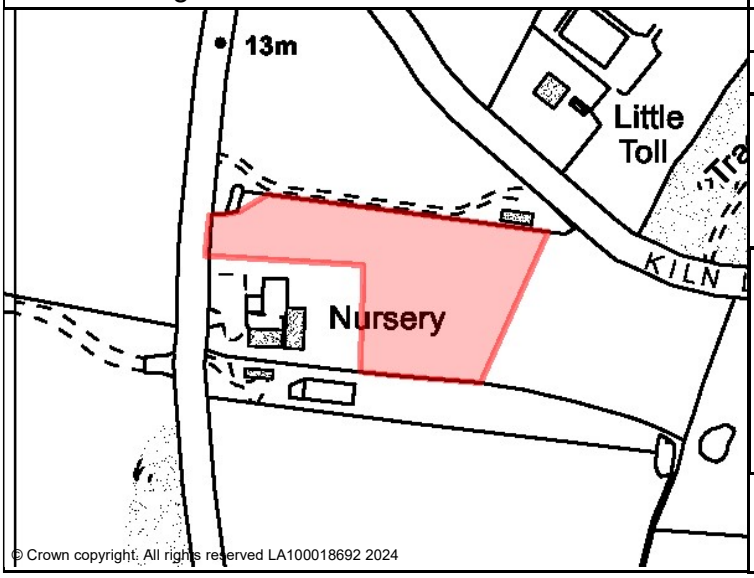
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 057/3040
	Settlement: Isfield Parish: Isfield Address: Land at Horsted Lane, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.31 Site area (ha) Net: 0

Reasons: This site is comprised of agricultural land located to the east of the existing railway line and to the west of Horsted Lane in Isfield. Development on this relatively narrow but prominent site would have an adverse effect on the setting of the village at the approach from the east. However, the 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development, albeit that there are valued natural features on the site that includes mature hedgerows and trees. The sites proximity to residential development on Horsted Lane and views of infrastructure associated with the Lavender Line lower sensitivity. The boundary of the village is marked by the strong linear feature of the existing railway and associated buildings, and housing here would be out of keeping with the general rural character of the countryside.

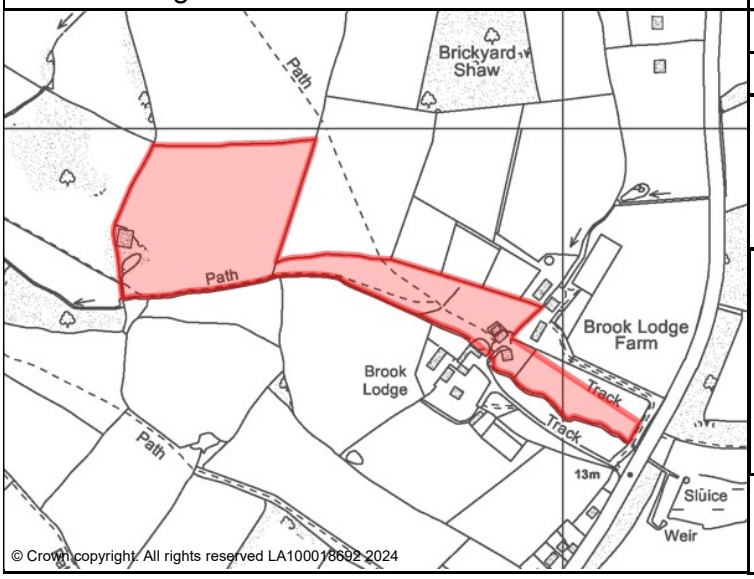
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 104/3040
	Settlement: Isfield Parish: Isfield Address: Honey Pot Nursery, Lewes Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.88 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land located to the south of Isfield and to the east of Isfield Road. This site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Priority habitat deciduous woodland lies to the north of the site, and there are mature trees within the site. The historic field pattern is largely intact, and the site has a rural tranquil character, all of which increase sensitivity. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

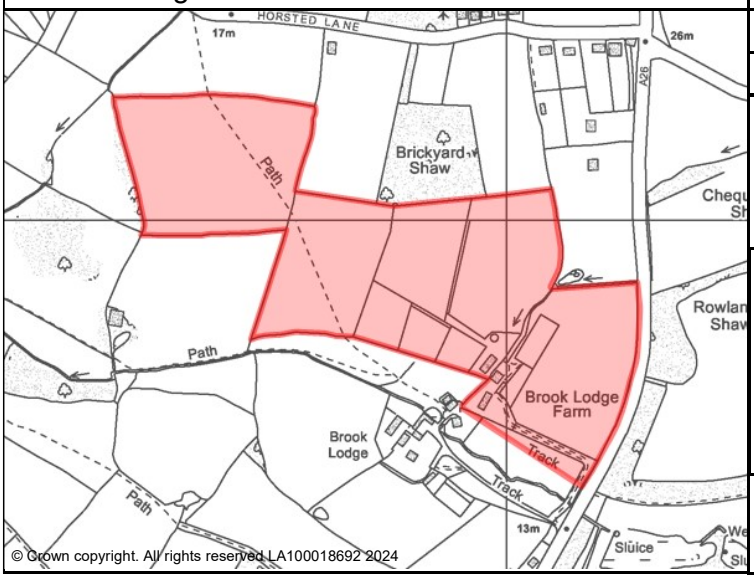
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1105/3040
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Isfield Parish: Isfield Address: Brook Lodge Farm, Rose Hill, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.33 Site area (ha) Net: 0

Reasons: This is an irregular shaped site comprising a number of existing buildings and fields, to the east of Isfield with an existing vehicular access onto the A26 from an unmade track. The site is crossed by a number of public rights of way. The site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, as the site contributes to the rural setting and approach to Isfield from the east, but the site is nonetheless separated from the village and has no functional or visual relationship with Isfield. Therefore, housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

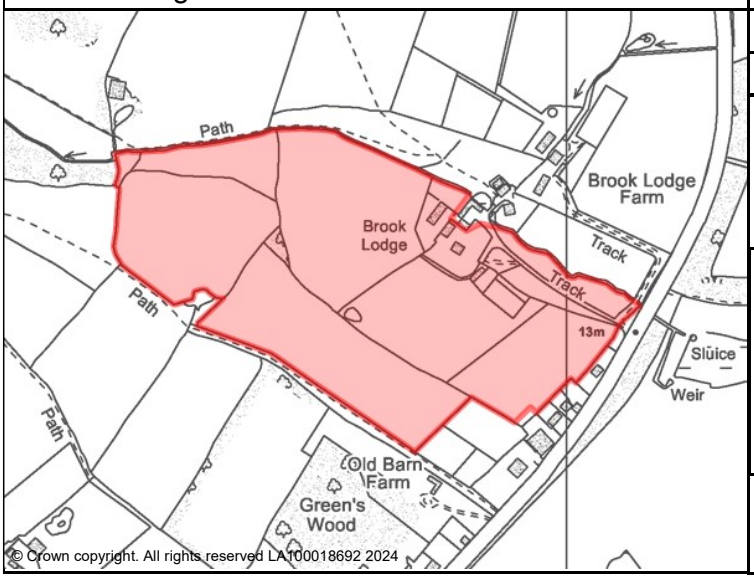
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1118/3040
	Settlement: Isfield Parish: Isfield Address: September Farm, Rose Hill, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 12.23 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, farm/livery buildings and a number of agricultural fields, to the east of Isfield with an existing vehicular access onto the A26 from an unmade track. A public right of way crosses the site from north to south. Ancient woodland sits adjacent to the site on the northern boundary. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, as the site contributes to the rural setting and approach to Isfield from the east, but the site is nonetheless separated from the village and has no functional or visual relationship with Isfield. Therefore, housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside. This site also incorporates SHELAA Site 742/3040 that has been separately assessed.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

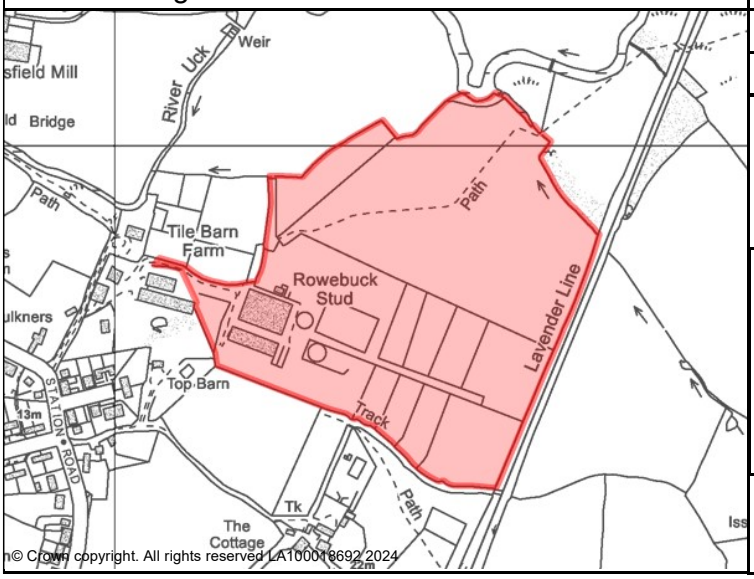
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1119/3040
	Settlement: Isfield Parish: Isfield Address: Brook Lodge, Rose Hill, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 10.3 Site area (ha) Net: 0

Reasons: This site is comprised of a small number of existing buildings and pastoral fields to the east of Isfield and west of the A26. The north eastern portion of the site is crossed by a public right of way. A small portion of the sites north western boundary is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. In addition, ancient woodland sits adjacent to the north western boundary. The site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development, as the site contributes to the rural setting and approach to Isfield from the east, but the site is nonetheless separated from the village and has no functional or visual relationship with Isfield. Therefore, housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

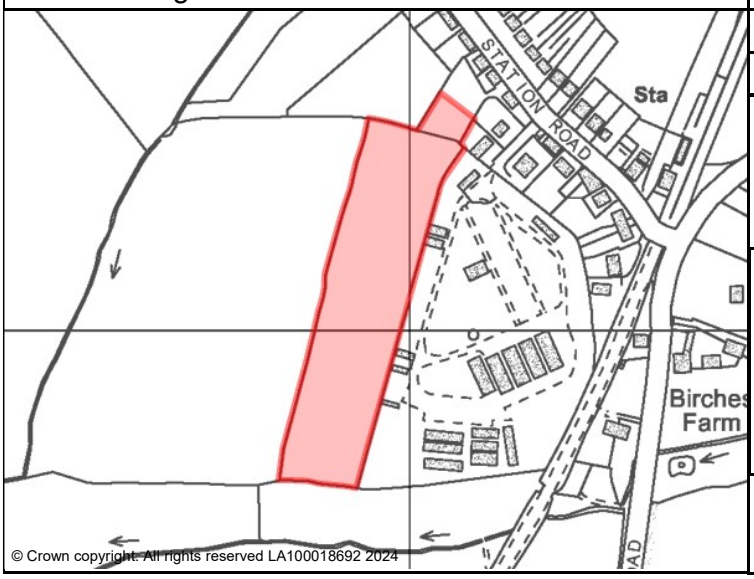
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1123/3040
	Settlement: Isfield Parish: Isfield Address: Rowebuck stud, Station road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 11.46 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, equestrian centre and pastural land located near the centre of Isfield and to the east of Station Road (aligned with Lavender rail line to the east). A public right of way runs along the sites western, northern and southern boundaries. The River Uck runs along the sites northern boundary and therefore a large section of the site's northern area is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, with the mature trees and hedgerows being a key landscape feature that increases the sensitivity of the site, as well as the site's proximity to ancient woodland. The site also has clear views (including from the PRoW) across the site to the High Weald National Landscape and SDNP. The development of the site would not be in keeping with the scale of the village and rural character of the area, including surrounding countryside. In addition, as submitted, there are no opportunities to provide a vehicular access.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

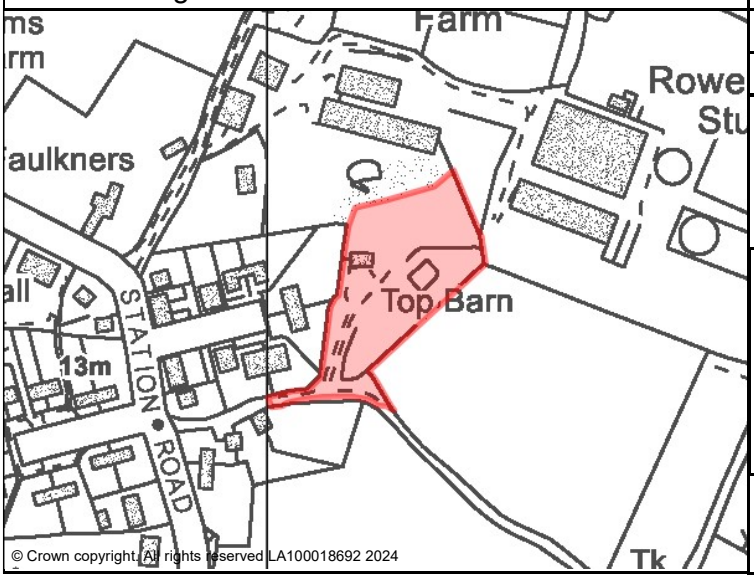
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1133/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land at Boathouse Farm, Station Road, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.95 Site area (ha) Net: 0

Reasons: The site comprises part of a garden and pastural land near the centre of Isfield and to the south of Station Road. The site is bounded to the east by a new residential development of 39 dwellings, which was granted approval under planning reference WD/2015/2207/FA and has now been completed. The southern portion of the site is covered partially by Flood Risk Zones 2 and 3, which precludes residential development in this part of the site. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development in part due to the rural character of the site and its strong hedgerow boundaries. The site, as submitted, cannot be provided with a suitable vehicular access to serve residential development and would likely be reliant upon third party land to deliver the development, including the demolition of existing dwelling(s) along Station Road or Lavender Fields.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

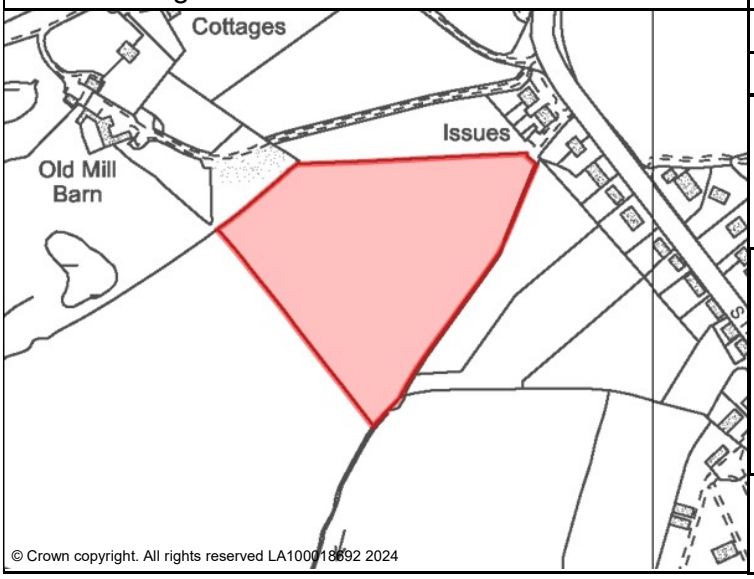
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1138/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Top Barn, Station Road, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.57 Site area (ha) Net: 0

Reasons: The site comprises a field and domestic garden accessed off an unmade track from Station Road (that is also a Public Right of Way) and is visually and functionally separated from the centre of Isfield. A public right of way runs along the sites southern and eastern boundaries. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to residential development as the site already contains small scale development and has a largely enclosed character. However, this site was subject to a planning appeal for the erection of 5 dwellings under planning reference WD/2019/2064/F, but this was dismissed at the appeal as it was found to cause 'significant' harm to setting of the village and character and appearance of the area. The site was also refused outline planning permission for 7 (net) dwellings under planning reference WD/2021/0872/O for similar reasons (amongst other technical issues).

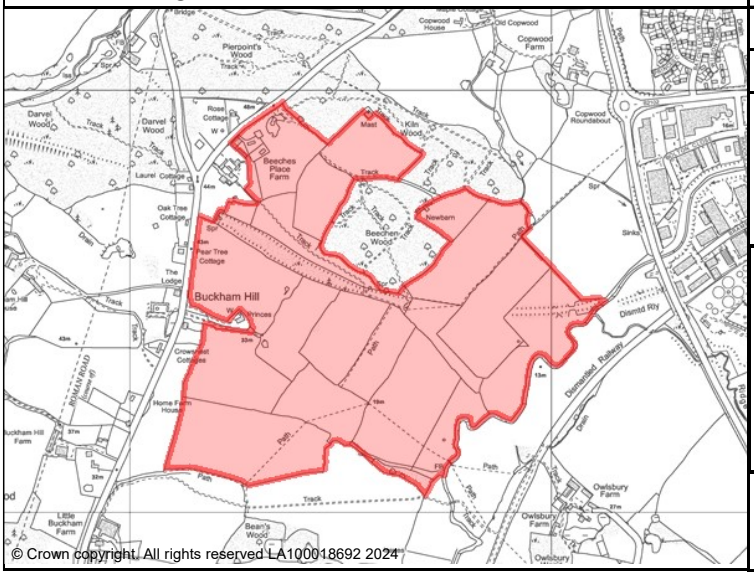
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1140/3040
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Isfield Parish: Isfield Address: Land at Boathouse Farm, Station Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.51 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land near the centre of Isfield and behind Station Road. The site sits adjacent to land which has obtained planning permission (reserved matters) for 10 (net) dwellings under planning reference WD/2020/2058/MRM. Approximately one thirds of the site is covered by Flood Risk 2 and 3, which precludes residential development in this part of the site. The 2023 Landscape Sensitivity Assessments states that the site is moderately sensitive to residential development due to the rural character of the site (pastoral land use) and strong hedgerow boundaries. If development was to come forward, due to the flood risk on site, the form of the development would not conform or be well related the existing settlement pattern.

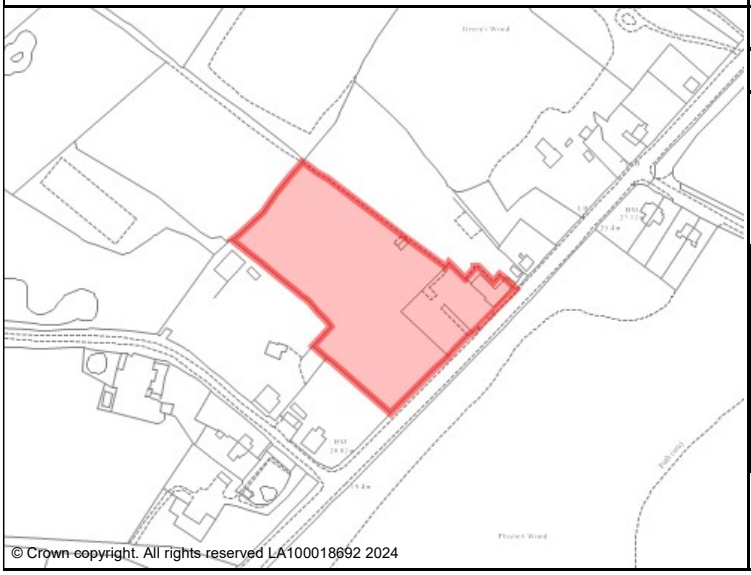
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1205/1410
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Uckfield Parish: Isfield Address: Land at Beeches Place Farm, Beeches Farm Road, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 53.1 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling and associated outbuildings, camp site

and agricultural fields located in the countryside to the west of Uckfield and to the east of Station Road. The site is bounded by ancient woodland on the northern and eastern boundaries. Development would have a detrimental impact upon the Grade II Listed, Beeches Farmhouse that bounds the sites western boundary. The sites eastern boundary lies within Flood Risk 2 and 3, which precludes residential development in this part of the site. The site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from Uckfield or Isfield to the south. Development of the site would not be in keeping with the rural character of the area and surrounding countryside and would result in an isolated development divorced from any settlement.

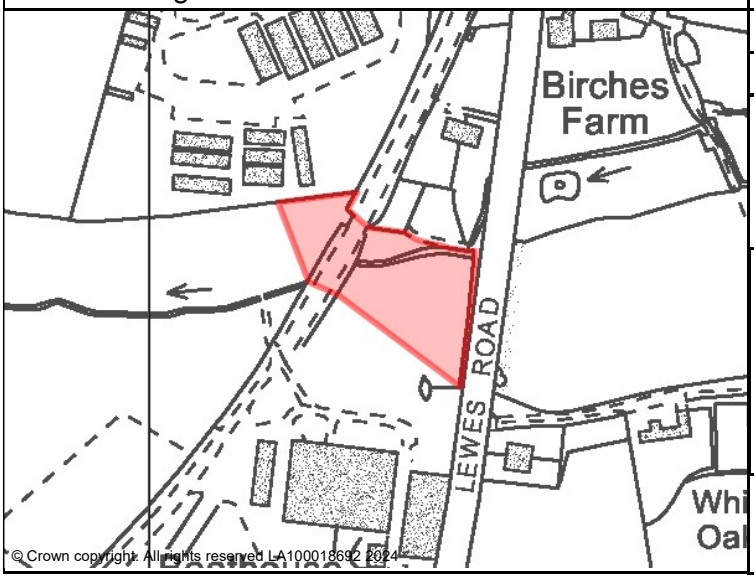
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 185/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land at the Halfway House, A26, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.18 Site area (ha) Net: 0

Reasons: The site comprises of a public house, garden, car park and adjoining open greenfield land located to the south east of Isfield and to the west of the A26. This site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development. The site has open character, and the historic field pattern is largely intact, only disrupted by the building of the adjacent pub. The site also lies adjacent to the ancient woodland and SSSI, which increases sensitivity to development. Therefore, housing development would be unsustainable in this location, and out of keeping with the generally rural character and appearance of the countryside. The site is located adjacent to a busy main road and would provide an unattractive environment for new housing development. The public house is a Grade II listed building and the impact of new housing development in this location is likely to harm this designated heritage asset as there are considered to be limited options to mitigate any impact.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

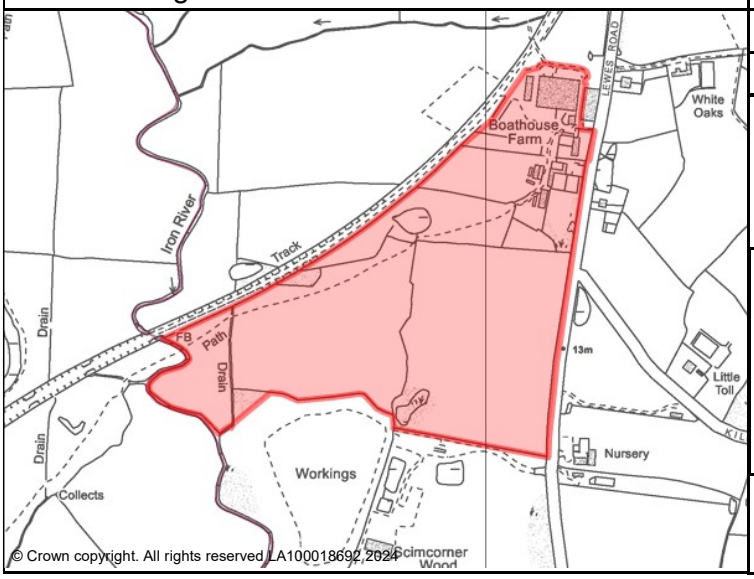
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 314/3040
	Settlement: Isfield Parish: Isfield Address: Land north of Boathouse Farm, Station Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.49 Site area (ha) Net: 0

Reasons: The site comprises of an agricultural field located to the south of Isfield and to the west of Lewes Road. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from Isfield. Approximately half of the site is within Flood Risk Zone 3 (the western portion), which would preclude residential development on this part of the site. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, in part due to the land being in pasture use, mature landscape features including trees and hedgerows, which increases sensitivity. Therefore, housing development would be unsuitable in this location and would be out of keeping with the rural character and appearance of the countryside and detrimental to the wider landscape. The eastern portion of this site was refused full planning permission for two dwellings under planning reference WD/2020/0486/F and was also dismissed at planning appeal.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

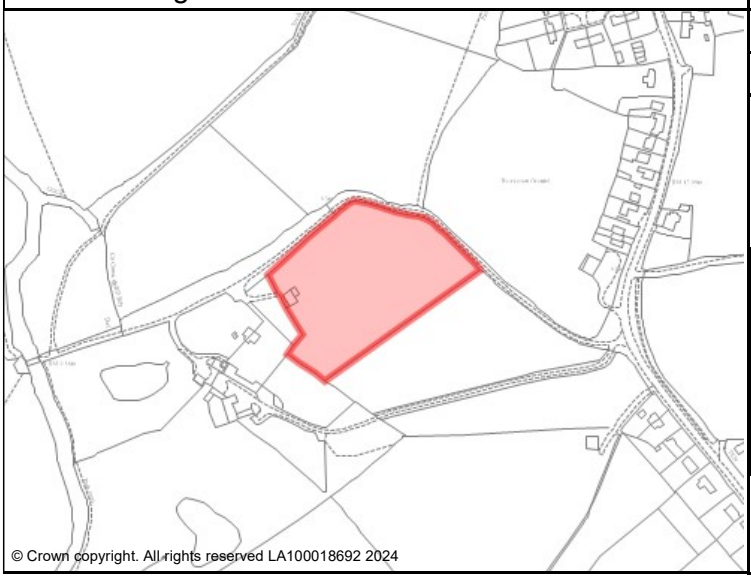
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 355/3040
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Isfield Parish: Isfield Address: Boathouse Farm, Station Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 15.45 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, farm buildings and agricultural land to the west of Lewes Road and to the south of Isfield. The dwelling on site, Boathouse Farmhouse, is Grade II listed and therefore housing development may be detrimental to its setting. A public right of way runs through the centre of the site from east to west. The western portion of the site is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. The site is likely to be of high ecological value given the presence of ponds, hedgerows and trees within the site's boundaries. A small parcel of ancient woodland is located within the southern part of the site. This large rural site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to residential development, in part due to the ancient woodland, setting of the adjacent listed building and the intact historic regular piecemeal field pattern. Housing development would be unsuitable in this location, and out of keeping with the rural character and appearance of the countryside.

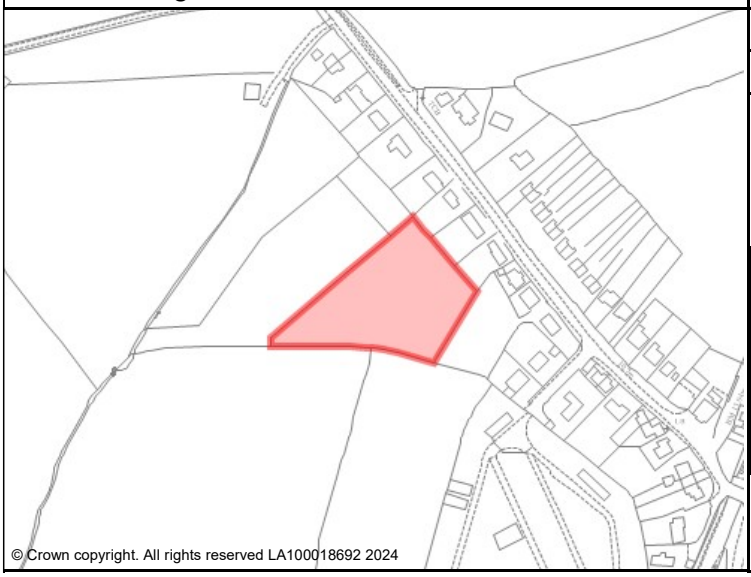
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 404/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Field adjoining 1 Old Mill Cottage, Station Road, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.37 Site area (ha) Net: 0

Reasons: The site forms part of an open field to the southwest of Isfield Cricket Club and to west of Station Road. The southern portion of the site also lies within Flood Risk Zones 2 and 3, which precludes residential development in this location. The site is situated in a rural location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield and does not provide a means for vehicular access. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to residential development. The site's rural character, use for grazing, historic regular piecemeal enclosure field pattern, and mature hedgerows increase sensitivity. Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside

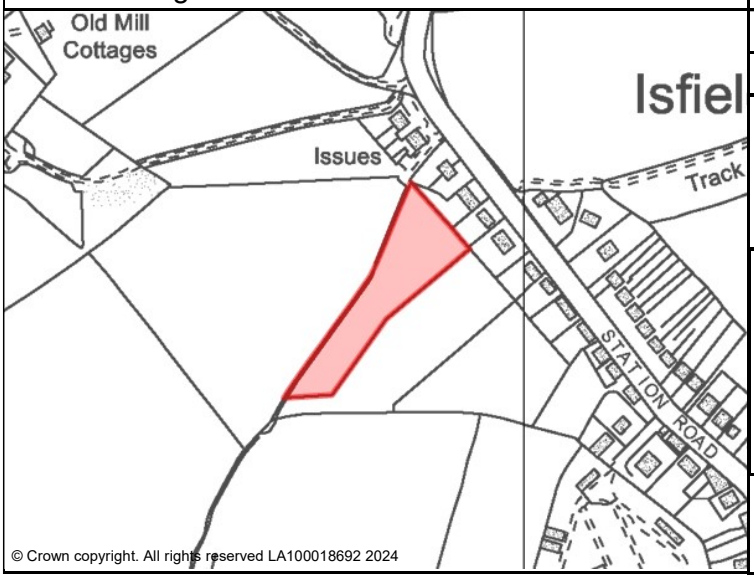
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 406/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land to the rear of Netherbury, Station Road, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.6 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is comprised of agricultural land located behind linear residential development that fronts onto Station Road in the centre of Isfield. The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve development. The south western portion of the site is covered partially by Flood Risk Zone 2, which precludes residential development in this location.

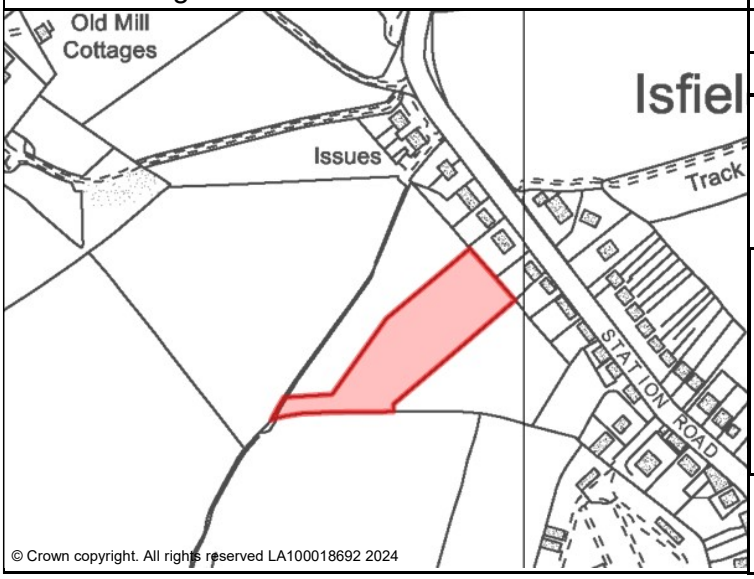
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 407/3040
	Settlement: Isfield Parish: Isfield Address: Land rear of Homelea, Station Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.58 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located behind linear residential development that fronts onto Station Road in the centre of Isfield. The southern portion of the site is largely covered by Flood Risk Zone 2, with a small parcel of the southern boundary covered by Flood Risk Zone 3, which precludes residential development in this area. The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve housing development.

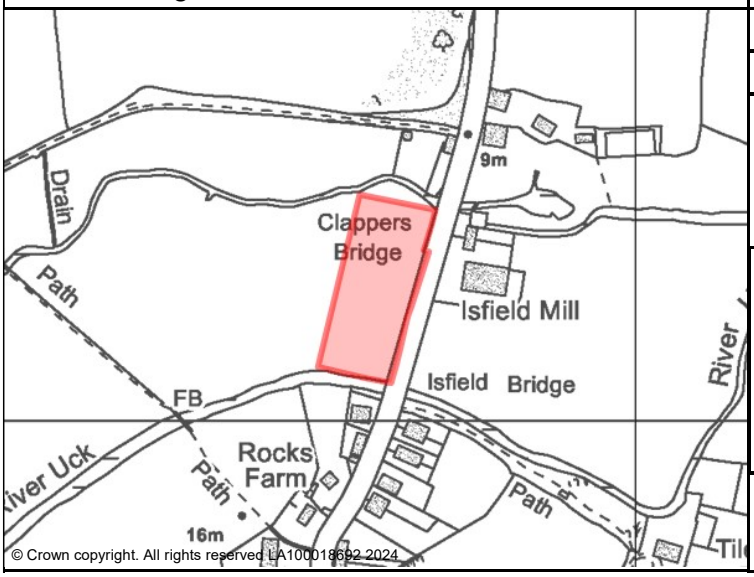
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 408/3040
	Settlement: Isfield Parish: Isfield Address: Land rear of Robins Post, Station Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.72 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located behind linear residential development that fronts onto Station Road in the centre of Isfield. The southern and western portion of the site is largely covered by Flood Risk Zone 2, with a small element of Flood Risk Zone 3 along the southern boundary, which precludes residential development in this area. The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve housing development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

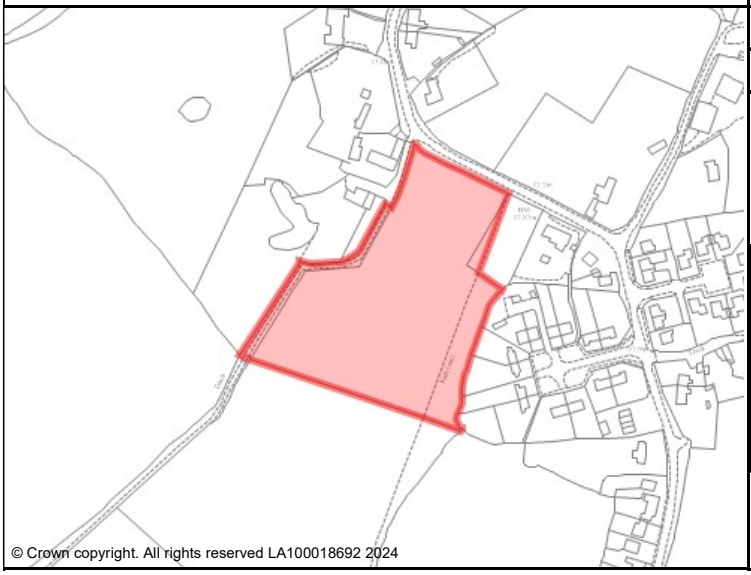
Plan showing whole extent of submitted site	Site Reference: 414/3040
	Settlement: Isfield Parish: Isfield Address: Court Mead, Station Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.72 Site area (ha) Net: 0

Reasons: The site is comprised of an agricultural field to the north of Isfield and to the west of Station Road. The site is situated in a relatively isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The site is located wholly within Flood Risk Zone 3, which

Wealden SHELAA Unsuitable Sites Summary

precludes residential development in this location.

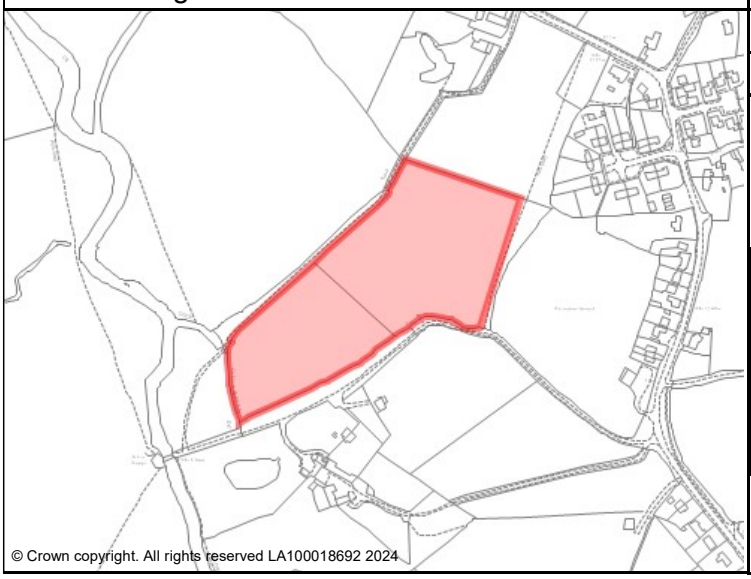
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 420/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Elms Farm, Station Road, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.81 Site area (ha) Net: 0

Reasons: This site comprises of agricultural land, located close to the centre of the village to the south of Station Road. A public right of way crosses the site north to south along the site's eastern boundary. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to residential development in part due to the site's rural character, use for grazing, historic regular piecemeal enclosure field pattern and mature hedgerows. The development of this site would not be suitable due to an unacceptable impact on the rural character and appearance of the countryside to the south. A residential dwelling and barn to the northwest of the site are Grade II listed buildings and therefore, new housing development, could, without appropriate consideration, have a detrimental impact on their setting.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

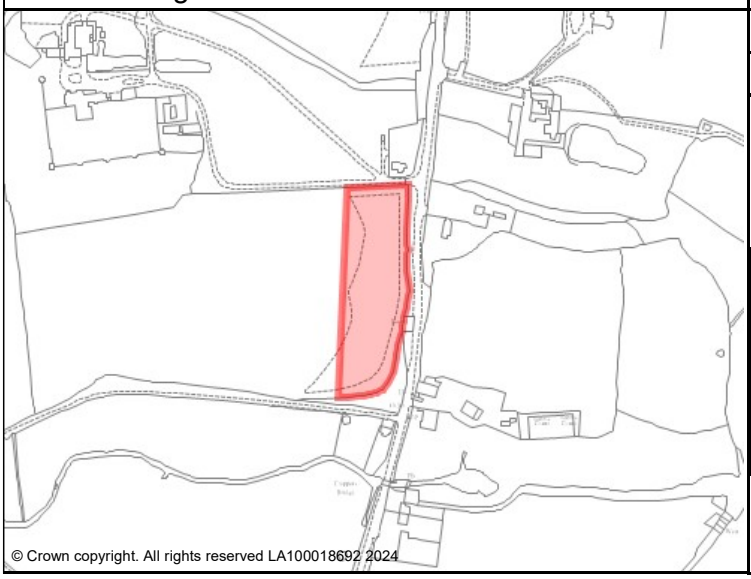
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 422/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Recreation, White Bridge Lane, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.41 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land situated in a rural location and is currently visually and functionally separated from Isfield. It is situated within an area of attractive landscape and a substantial part of the southern portion of the site is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development in part due to the site's rural character, use for grazing, historic regular piecemeal enclosure field pattern and mature hedgerows. Development on the site would not form a sustainable extension to the village and would conflict with the character and appearance of the countryside, as well as not relating well to the existing settlement edge of Isfield. Lastly, the site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve housing development.

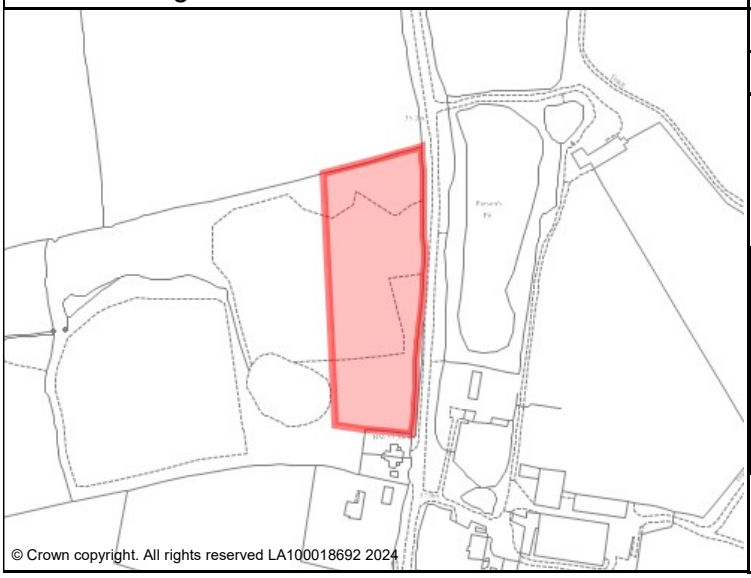
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 423/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Hop Field, Station Road, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.79 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land situated in an isolated location along Station Road, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development as the site is covered by mature trees that add to the character of this rural lane and approach to Isfield. Development would be unsustainable in this location, and out of keeping with the generally rural character and appearance of the countryside. The development would also have a detrimental impact on the listed Scheduled Ancient Monument on the eastern side of the site.

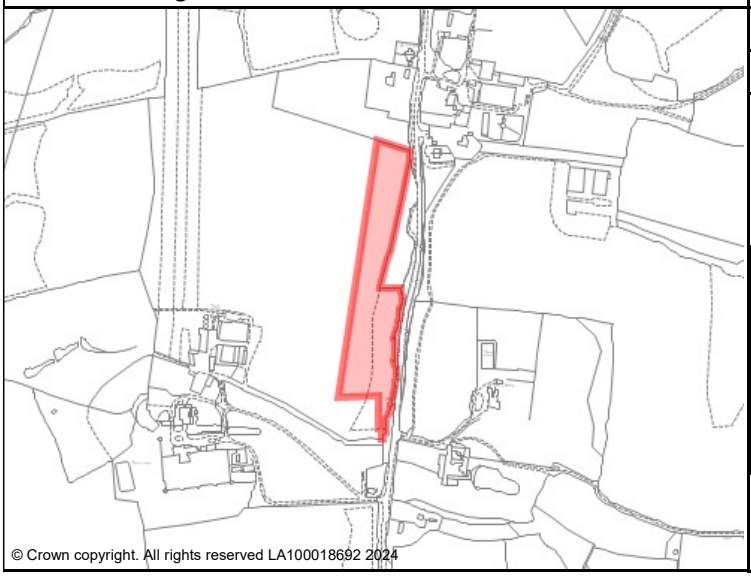
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 424/3040
	Settlement: Isfield
	Parish: Isfield
	Address: The Pit, Buckham Hill, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.04 Site area (ha) Net: 0

Reasons: The site is comprised of a field contains a large number of mature trees to the north of Isfield and to the west of Station Road. The site is situated in an isolated

location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately to highly sensitive to residential development due to its rural and tranquil nature, mature trees and strong hedgerow boundary to Station Road. Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside. Development would have a detrimental impact on the landscape given its elevated position and openness.

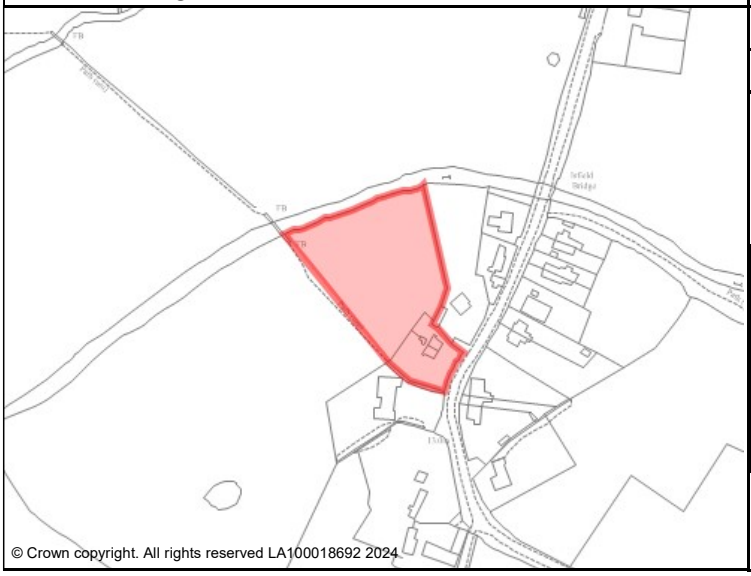
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 425/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Upper Limes, Buckham Hill, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.82 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land and woodland located to the north of Isfield and west of Station Road. The site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to residential development due to its rural and tranquil nature, as well as containing priority deciduous woodland in the west of the site. Ancient woodland bounds the site on the northeastern boundary and the whole site is extensively covered by existing mature trees. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Due to the very steep bank up from Buckham Hill, the site is only accessible via the access track to Isfield Place Farm.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

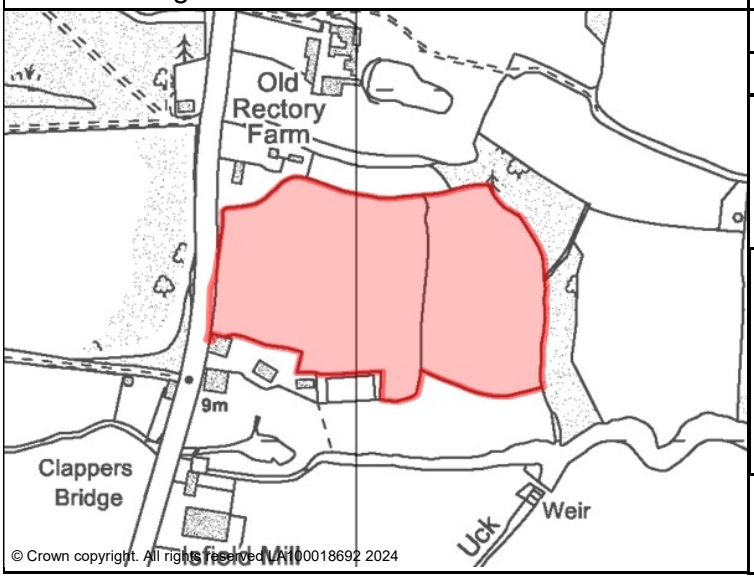
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 426/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Rocks Cottages, Station Road, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.64 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling, garden and agricultural land located to the north of Isfield and west of Station Road. The northern boundary of the site lies within Flood Risk 2 and 3, which precludes residential development in this part of the site. A dwelling, named Rocks Farm, is a Grade II listed building and is located to the east of the site and therefore development on this site could have a detrimental impact on its setting. A public right of way runs along the site's southern boundary. The site is situated in a rural location, remote from public transport, local services and amenities and is visually and functionally separated from the centre of Isfield. Poor visibility on Station Road (particularly to the north) means that it is unlikely to be possible to create a satisfactory vehicular access. The site at the rear is higher than road level, and is visible in longer views, including to the High Weald National Landscape and SDNP. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately to highly sensitive to development, in part due to its openness and intervisibility with the Grade I listed St Margaret's Church. Development would have an adverse impact on the wider landscape and on properties along Station Road, due to the site's topography.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

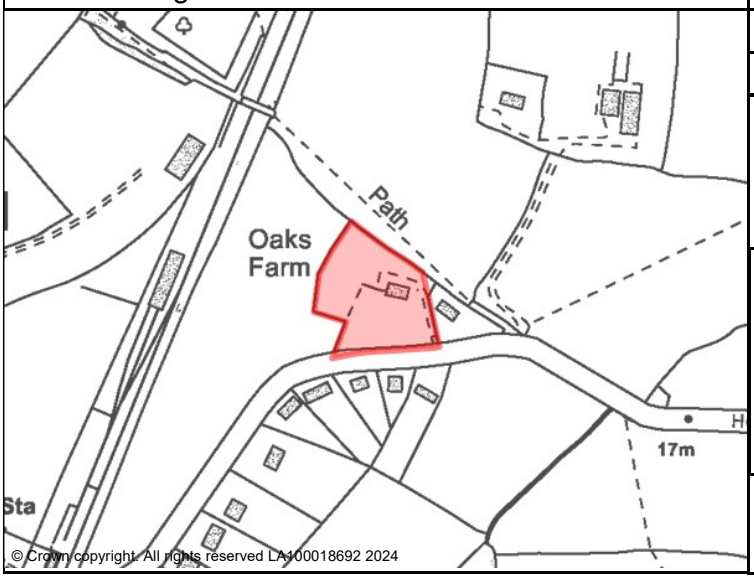
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 503/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land adjacent to The Mill House, Buckham Hill, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.06 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the north of Isfield and east of Station Road. Four Grade II listed buildings are located to the west/southwest of the site and therefore development is likely to have a detrimental impact on their setting given their proximity. Flood Risk Zones 2 and 3 extends slightly into the site along the southern boundary, which precludes residential development in this part of the site. The site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately to highly sensitive to residential development as the site lies adjacent to priority habitat deciduous woodland to the north, east and south and provides the setting to the aforementioned listed building and Scheduled Monument. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

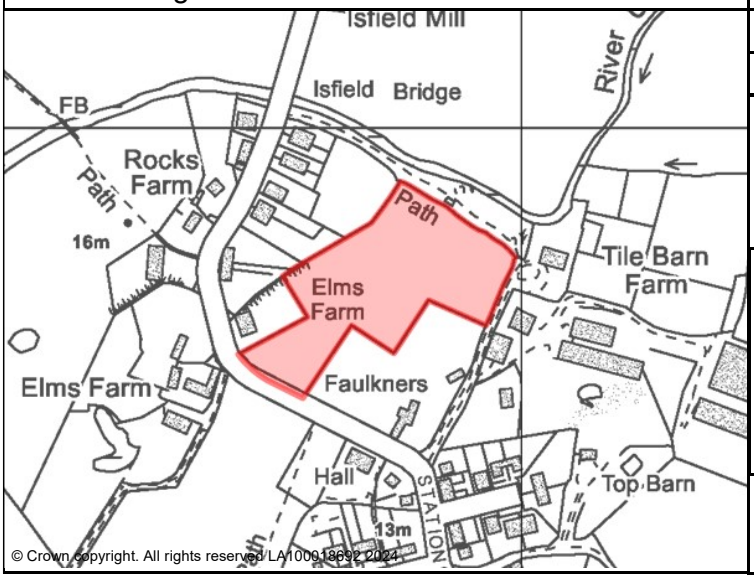
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 648/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land at Oaks Farm, Horstead Lane, Isfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.57 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling and garden located to the north east of Isfield and north of Horsted Lane. A public right of way runs along the site's northern boundary. The 2023 Landscape Sensitivity Assessment states that the site's landscape is low to moderately sensitive to residential development, in part due to the site's semi-enclosed character, existing development on site, proximity to residential development on Horsted Lane and views of infrastructure associated with the Lavender Line. Nonetheless, development on this site would have an adverse effect on the landscape setting of the village. The boundary of the village is marked by the strong linear feature of the existing railway line and associated buildings and new housing development here would be out of keeping with the general rural character of the countryside. The site is a significant distance from local facilities and amenities and there is no existing public footpath along Horsted Lane. The site (excluding the existing dwelling) is subject to an ongoing outline planning application for 3 (net) dwellings under planning reference WD/2023/1644/O.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

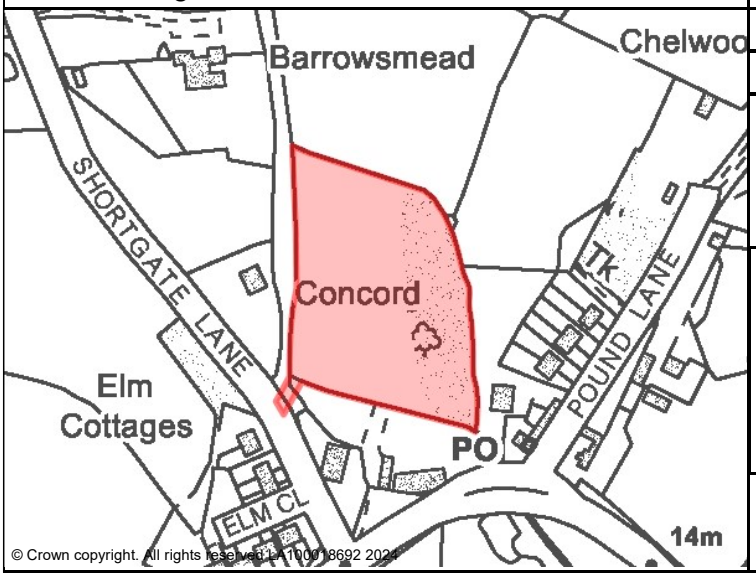
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 777/3040
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Isfield Parish: Isfield Address: Land adjacent to The Faulkners, Station Road, Isfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.35 Site area (ha) Net: 0

Reasons: The site comprises of a paddock located near to the centre of Isfield and fronts onto Station Road. Approximately one third of the site is within Flood Risk Zone 2, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, in part due to the mature hedgerow trees and hedgerow boundaries, which are key landscape features that increase sensitivity to the site. The site also sits adjacent a number of listed buildings to the east and southwest and new residential development in this location is likely to harm the setting of those listed buildings. In addition, the creation of a new vehicular access to the site along Station Road is likely to be difficult given visibility in this location and would also detract from the rural setting of the road with the necessary removal of hedgerow.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

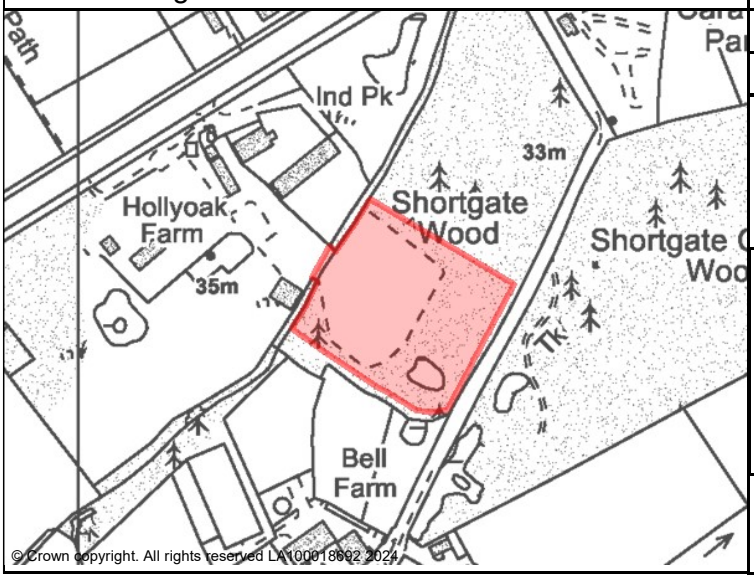
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1095/3060
	Settlement: Laughton
	Parish: Laughton
	Address: Land to the north of The Roebuck Inn, Lewes Road, Laughton
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.04 Site area (ha) Net: 0

Reasons: The site is situated in an isolated location to the north of Roebuck Inn in Laughton and to the east of Shortgate Lane. The site is comprised of mature trees on the eastern portion (some subject to a TPO) and a field to the west. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development, as the site is located within an area of woodland which forms a soft boundary and part of the interconnected habitat to the north of Laughton. The site also forms part of wider historic assart field pattern, which increases sensitivity. This is an isolated rural site, remote from public transport, local services and facilities and generally housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the area. A suitable vehicular access into the site may be difficult given the number and breadth of mature trees on the sites entrance at Shortgate Lane and would likely require third party land.

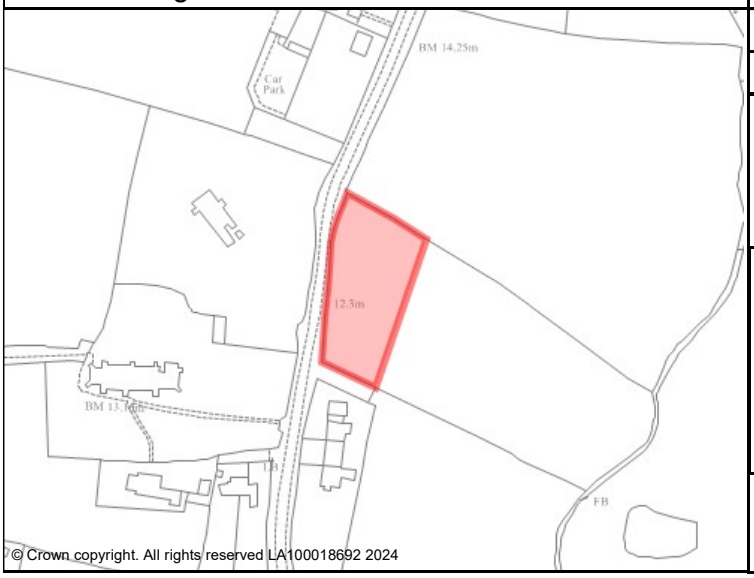
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1189/1630
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Shortgate Parish: Laughton Address: Land adjacent Shortgate Industrial Estate, The Broyle, Shortgate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.05 Site area (ha) Net: 0

Reasons: The site comprises of a storage area for materials and containers associated with an existing industrial estate that is located to the south of Shortgate and to the east of the B2192. A small pond is present within the southeast corner of the site. A public right of way runs north to south along the site's western boundary. The site is enclosed by ancient woodland on each of its boundaries, with ancient woodland also forming all of the sites overall area (albeit that part of the site is now cleared of woodland), therefore precluding all development in this location. The ancient woodland that bounds the site is also subject to a group Tree Protection Order (TPO).

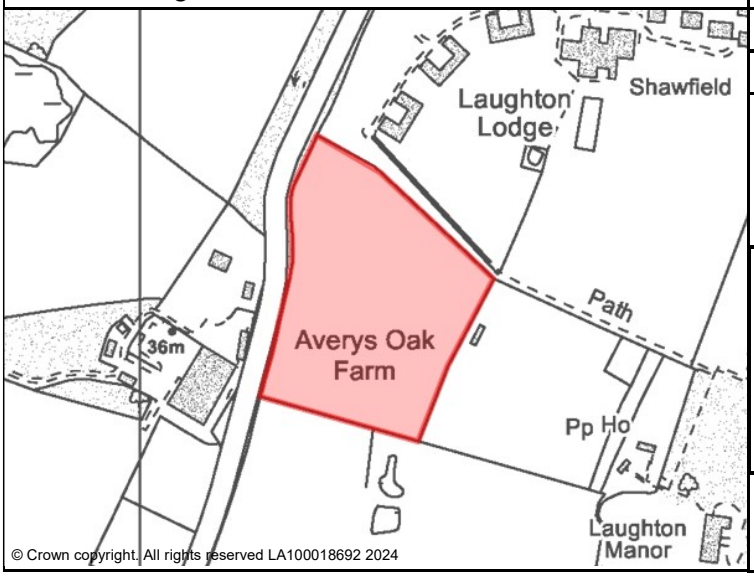
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 170/3060
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Laughton Parish: Laughton Address: Land at Church Lane, Laughton Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.22 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the south of Laughton and to the east of Church Lane. This site is situated in an isolated location, remote from

public transport, local services and facilities, and is visually and functionally separated from Laughton's centre. Housing development would be unsuitable in this location given its unsustainable location and would also be out of keeping with the generally rural character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment indicates that the site is of moderate sensitivity to residential development in part due to the field pattern that comprises small to medium scale piecemeal enclosure with mature and occasionally wooded field boundaries and the occasional glimpsed view towards the SDNP. A public right of way passes to the south of the site, with glimpsed views into the site afforded from the path. These factors increase the sensitivity of the site to development. Two Grade II Listed Buildings and a single Grade I Listed Building lie in close proximity to the site and any development on site would likely be detrimental to their setting.

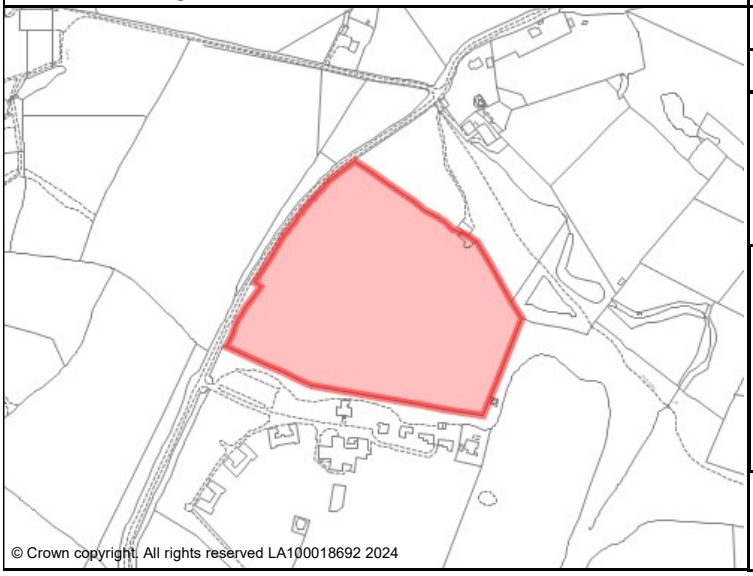
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 442/3060
	Settlement: Laughton
	Parish: Laughton
	Address: Land to the south of Laughton Lodge Hospital Site, Common Lane, Laughton
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.26 Site area (ha) Net: 0

Reasons: The site is comprised of an agricultural field to the west of Laughton and to the east of Common Lane. This is an isolated rural site, remote from public transport, local services and facilities, and is visually and functionally separated from nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to new residential development as the field pattern is derived from piece meal enclosure and assarts with mature field boundaries, which increase sensitivity. Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside.

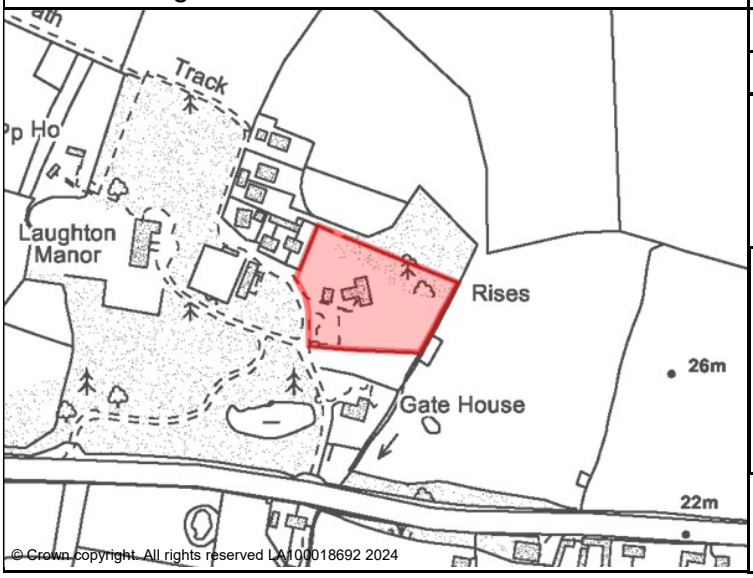
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 498/3060
	Settlement: Laughton
	Parish: Laughton
	Address: Land to the east of Common Lane, Laughton
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 5.38 Site area (ha) Net: 0

Reasons: The site is comprised of an agricultural field to the north west of Laughton and to the east of Common Lane. This is a large isolated rural site, remote from local services and facilities, and is visually and functionally separated from nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to new residential development as the field pattern is derived from piece meal enclosure and assarts with mature field boundaries, which increase sensitivity. Ancient woodland also bounds the site on the eastern boundary. Housing development would be unsuitable in this location, and out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

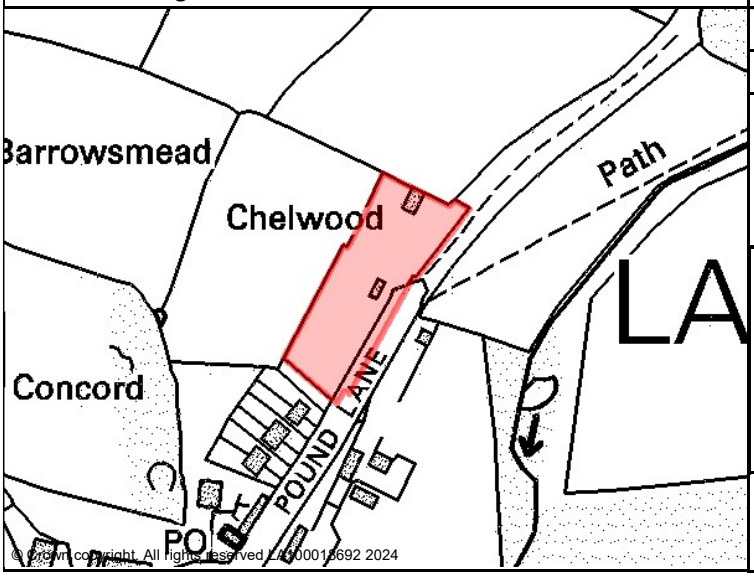
Plan showing whole extent of submitted site	Site Reference: 636/3060
	Settlement: Laughton
	Parish: Laughton
	Address: Land at Duke House, Laughton Lodge, Lewes Road, Laughton
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.71 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling and garden to the west of Laughton, to the north of Laughton Road (B2124). This is an isolated rural site,

Wealden SHELAA Unsuitable Sites Summary

remote from public transport, local services and facilities, and is visually and functionally separated from nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to new residential development as the site is located within an unregistered informal parkland associated with Laughton Manor and has a sloping topography that increases landscape sensitivity of the site. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

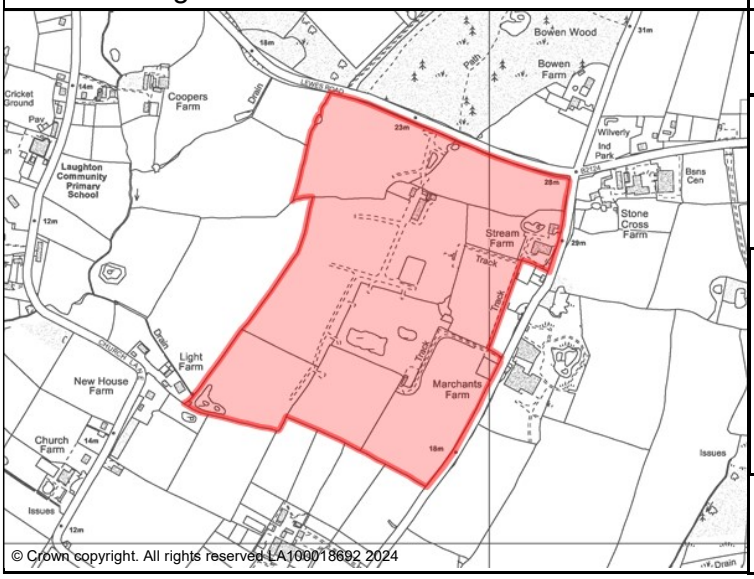
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 810/3060
	Settlement: Laughton Parish: Laughton Address: Chelwood, Pound Lane, Laughton Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.45 Site area (ha) Net: 0

Reasons: The site is comprised of a residential property and garden located to the northern edge of Laughton village at the end of Pound Lane, a no-through road. Development would be unsuitable in this location, given the access constraints and the Tree Preservation Order (TPO) affecting the site. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development as the site is located within an area of woodland which forms a soft boundary and part of the interconnected habitat to the north of Laughton. Additionally, the dwelling itself, Chelwood, is Grade II listed, therefore housing development would have a detrimental impact on its setting. In addition, it is understood that the site is archaeologically sensitive. The southern part of the site (excluding the existing dwelling) was refused planning permission for 2 (net) dwellings under planning reference WD/2023/1925/F.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

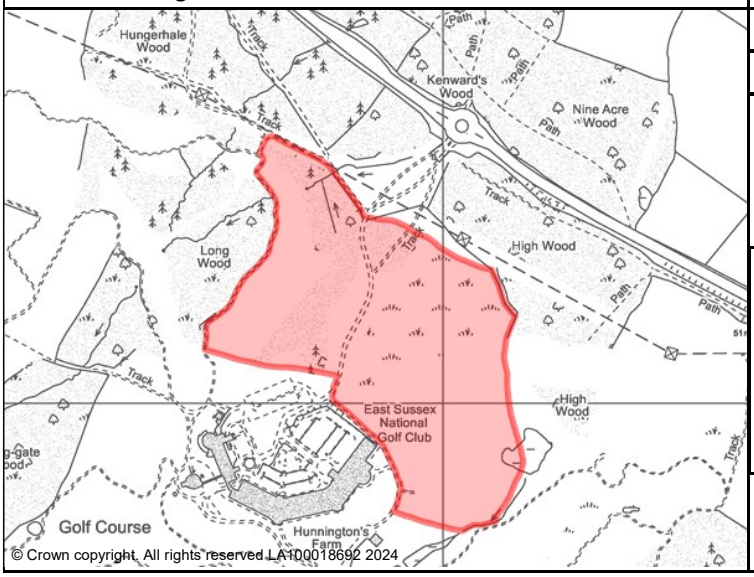
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 840/3060
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Laughton
	Parish: Laughton
	Address: Stream Farm, Mill Lane, Laughton
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 28.36 Site area (ha) Net: 0

Reasons: This is an extensive site that is located to the southeast of Laughton and to the south of Lewes Road (B2124). The site is comprised of fields, ponds, tracks and a small cluster of buildings. The northeast corner of the site is adjacent to a Grade II Listed Building named Stone Cross Farmhouse to the south of the B2124. A number of public rights of way cross the site also. The site is in an isolated location, remote from local services and facilities and is visually and functionally separated from any nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development in part due to relatively open views available from public footpaths throughout the site and some distant views south-west towards the SDNP, which increases sensitivity. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

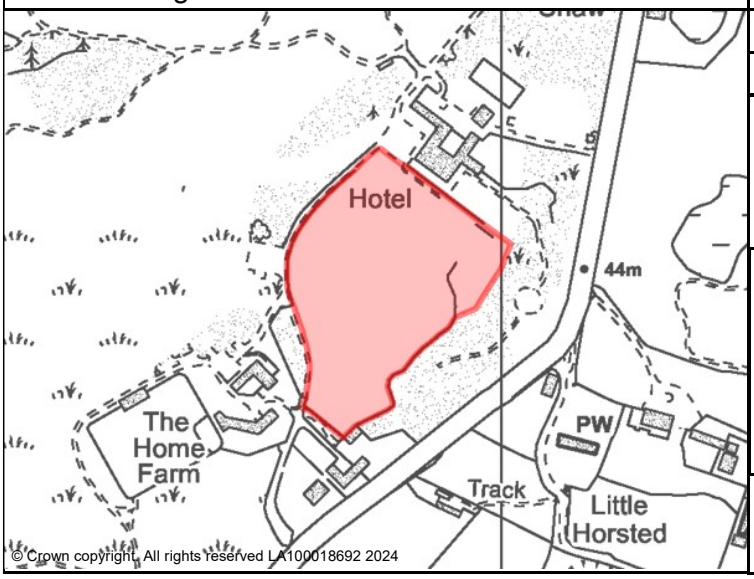
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 032/3070
	Settlement: Little Horsted
	Parish: Little Horsted
	Address: Land north of East Sussex National Golf Course, A22, Little Horsted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 14.52 Site area (ha) Net: 0

Reasons: The site comprises part of a golf course, which is located to the south and west of the A22, between Uckfield and Halland. The site is surrounded by land in use by the golf course, including the main hotel/conference buildings, which are located to the south of the site. Ancient woodland partially bounds the site's northern, western and eastern boundaries and a smaller portion is present within the northern section of the site. The site is located within an area that has limited public transport options and it is remote from local services and facilities. The site is visually and functionally separated from Uckfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development in part due to the lack of relationship with the existing settlement edge at Uckfield or Little Horsted, as well as the considerable ancient woodland on, or in close proximity to the site. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside The site does benefit from an existing vehicular access from the A22 for the East Sussex National Hotel, but this would need to be improved and/or altered as the existing access route through to the site is narrow.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

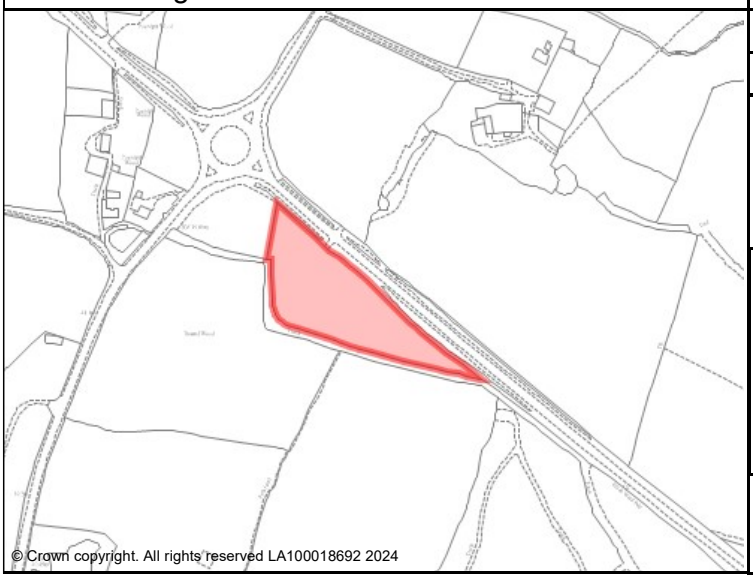
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 033/3070
	Settlement: Little Horsted Parish: Little Horsted Address: Horsted Place, A26, Little Horsted Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.93 Site area (ha) Net: 0

Reasons: The site comprises a number of fields forming the grounds to the adjacent Horsted Place. This is an isolated rural site, remote from public transport and local services and facilities (with the exception of Little Horsted Primary School located to the east of the site), and is visually and functionally separated from nearby settlements, including Uckfield. Housing development in this location is considered to have a detrimental impact on the generally rural character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development as the whole site sits within the Grade II Listed Park and Garden known as Horsted Place and is directly adjacent to the Grade II listed Horsted Place. Therefore, development would likely have a detrimental impact on its setting. Located on a low ridge, the site also occupies a place of some visual prominence within the Uck river valley and affords occasional long-distance views to the north of the High Weald National Landscape. The site is therefore not considered suitable for housing development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

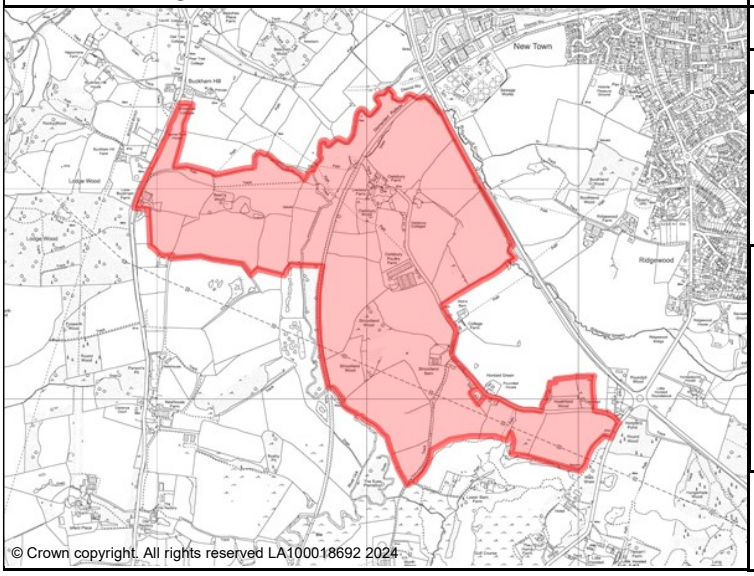
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 034/3070
	Settlement: Little Horsted
	Parish: Little Horsted
	Address: Land south east of A26/A22 roundabout, Little Horsted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.09 Site area (ha) Net: 0

Reasons: The site is comprised of a triangular parcel of agricultural land between Uckfield and Little Horsted to the southwest of the Little Horsted roundabout that links the A22, A26 and Lewes Road. Several public rights of way cross the site. Ancient woodland bounds the site on the western and part of the southern boundaries. The site is situated in a relatively remote location and has limited access to public transport and local services and facilities, as well as being visually and functionally separated from any nearby development. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development in part due to the public rights of way across the site, the proximity of ancient woodland and lack of relationship with existing settlement edge of Uckfield. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. In addition, the creation of a suitable vehicular access would not be possible and the A22 would have serious noise implications for any housing development on this parcel of land.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1061/1410
	Settlement: Uckfield
	Parish: Little Horsted
	Address: Land at Owlsbury Farm, Lewes Road, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 167.22 Site area (ha) Net: 0

Reasons: This site is comprised of both arable and pastoral farmland to the west of Uckfield, to the north of the A26 and to the west of the A22, known as Owlsbury Farm. The land is extensive and incorporates land to the east of the River Uck with a parcel of land extending towards Little Buckham Farm to the west. The land is largely undeveloped, with only sporadic agricultural buildings and residential homes aligned with Horsted Pond Lane that runs from southeast to northwest through the proposed developable part of the site. The existing Horsted Green SANGs sits to the north-east of Horsted Pond Lane. The dismantled railway for the Lewes to Uckfield rail link also sits on the western boundary aligned with the River Uck. A Biodiversity Opportunity Area (River Uck and its headwaters) runs north to south through the centre of the site.

In terms of constraints, the site contains pockets of Ancient Woodland, a Grade II Listed Building (Owlsbury Farmhouse) to the north of site, flood risk along the River Uck (Flood Zones 2 and 3), as well to the eastern and northern boundaries along the A22. There is also a significant pylon line to the south of the site that runs diagonally (southeast to northwest). The site is crossed by a number of public rights of way. These constraints would need to be addressed through the careful design of the site and master planning.

Although functionally the site is separated from Uckfield by the A22, the northern part of the site is near to both Uckfield Rail Station and its Town Centre and the creation of safe and legible pedestrian footpaths (that transverse the A22) to these facilities will need to be incorporated as part of any design. At this stage, this has not been adequately demonstrated as possible through the current submissions to the Council and significant concerns remain regarding matters relating to highways capacity and wider sustainability issues such as connectivity over the A22 to Uckfield Town Centre. Significant connections would need to be provided to ensure connectivity for non-car modes otherwise the development would be car dependant. Direct routes via Ridgewood Farm to the east could be provided, but pedestrian connections in/through that site are not of a high quality. The site is currently accessed by a single vehicular access at Horsted Pond Lane. New accesses via the A22 and A26 to the site would therefore be required. In

view of the potential scale of development, a full transport assessment and modelling work will be required to evaluate any highways impacts, ensure good connectivity to the town centre and identify options for highways infrastructure improvements as relevant. Early high-level transport modelling has been undertaken by the Council and at this time there are significant concerns relating to highways capacity (relating to the capacity along the A22 close to the site). Further modelling will be required to determine whether mitigation can negate any highways capacity impacts.

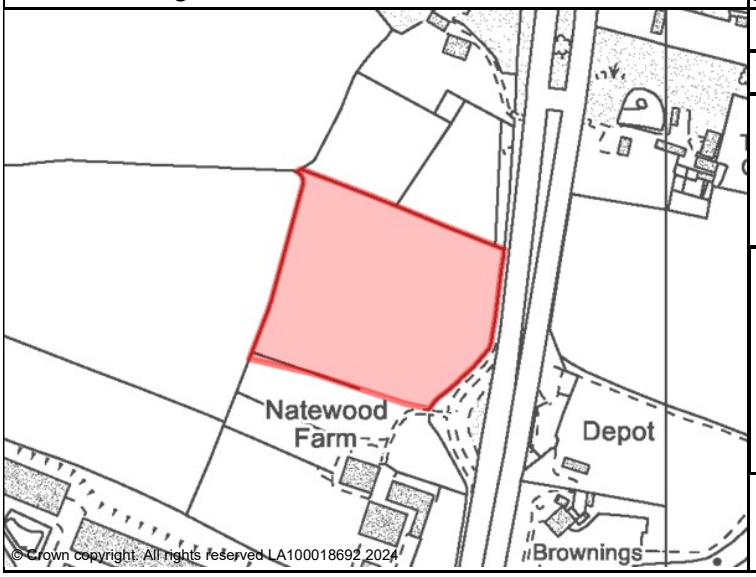
In landscape terms, the 2023 Landscape Sensitivity Assessment has considered that the site is of moderate sensitivity to residential development as it shares some of the characteristics of the wider assessment area, including the undulating landscape crossed by the narrow valley of the River Uck. Nearby, the development of the Ridgewood site for 1,000 (net) dwellings on the other side of the A22 (see SHELAA reference 346/1410) and the accompanying SANGs has taken place. Landscape protection and noise mitigation will need to be incorporated in the design of any scheme to minimise the noise impact of the adjacent A22 and A26 traffic. Additionally, any development on the site should retain the rural character of the rights of way through the site. Even with measures and mitigation in place, the scale of the development is still likely to be visible in views to / from the wider landscape (including the National Park).

The development of this scale would require the provision of additional appropriate infrastructure. At the time of writing, this would likely include a SANGs, primary school, community centre, playing pitches, open space, improvements to the Biodiversity Opportunity Area and other infrastructure to internalise local trips where possible and to create a sustainable community.

Whilst the draft proposals from the site promoters show how these issues may be addressed in part (e.g. no development within flood zones), significant concerns remain regarding other matters, in particular highways capacity and wider sustainability issues such as connectivity over the A22 to Uckfield Town Centre. Despite the sites size, it is not considered sufficient, in isolation, or combined with other adjacent land, to deliver a genuinely sustainable garden settlement/urban extension at this stage.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

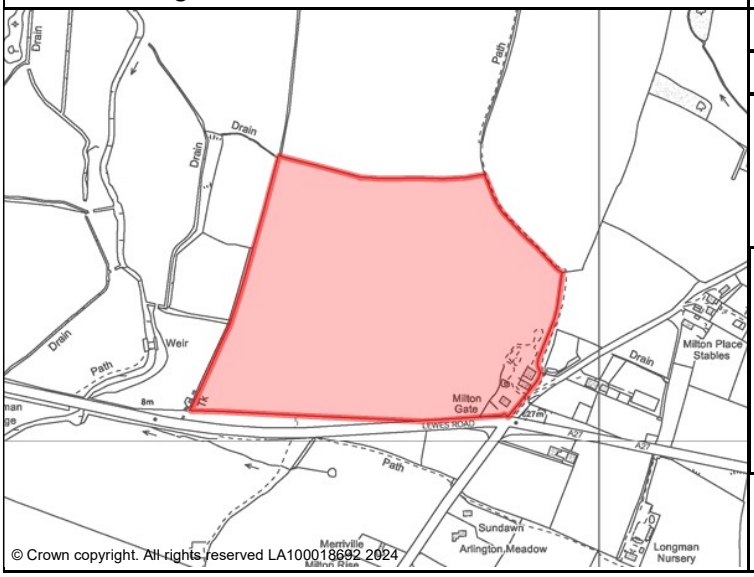
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1029/1310
	Settlement: Hailsham
	Parish: Long Man
	Address: Natewood Farm, Polegate Road, Hailsham
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 2.06 Site area (ha) Net: 1.8

Reasons: The site is comprised of agricultural land accessed via the A22 on the sites eastern boundary. The site is well enclosed by existing vegetation alongside the A22 meaning that development would have a limited impact on the wider landscape. Therefore, the 2023 Landscape Sensitivity Assessment has considered that the site is of low to moderate sensitivity. Resulting in any development of the site needing mitigation methods to be implemented. These would include efforts to ensure the protection of vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to retain the enclosed character and historic field pattern of the site. The site is in an isolated location, remote from public transport, services and amenities, and is visually and functionally separated from Hailsham and any other rural settlement, meaning that the site would be unsuitable for housing development. However, the site is considered suitable for employment uses subject to a suitable access being established from the A22. The land directly adjacent to the site's southern boundary gained full planning permission for the demolition of existing farm buildings and the construction of a number of commercial and storage and distribution units under planning reference WD/2017/2261/MAJ, whilst to the west of the site exists a solar farm. To the north of the site is a residential dwelling and therefore the development of the site for employment uses will need to consider this and should also retain and enhance the existing landscape buffering on the sites boundaries.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

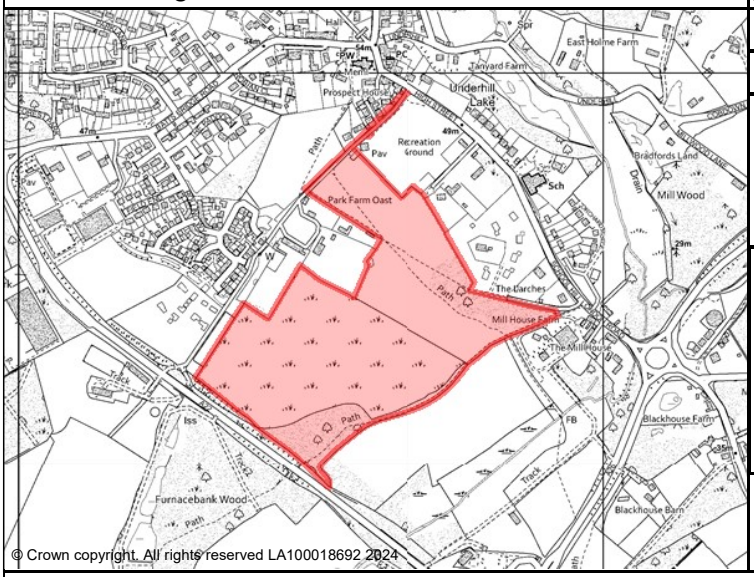
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1073/1510
	Settlement: Polegate Parish: Long Man Address: Land at Milton Gate Farm, Milton Gate, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 17.66 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located in an isolated location, remote from public transport, services and amenities and is visually and functionally separated from the villages of Wilmington and Milton Street that are both located in the South Downs National Park to the south/south east of the site. Due to the site's openness and exposure to views, including the South Downs National Park, housing development would have a detrimental impact on the landscape and on the character of the countryside. Therefore, the 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. The site is located to the north of the A27 and does not have an existing vehicular access to it and the existing footpath on the A27 near to the site, is on the other side of the highway.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 212/3120
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Maresfield Parish: Maresfield Address: Land south of Maresfield, A22, Maresfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 14.06 Site area (ha) Net: 7.5
Delivery Yr 1-5: 100 Delivery Yr 6-10: 50 Delivery Yr 11+: Total Capacity: 150	

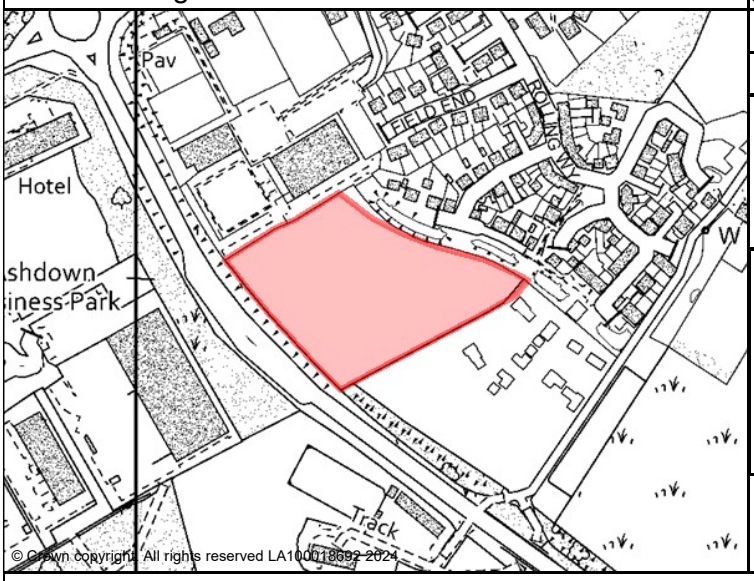
Reasons: This site is comprised of several fields used for grazing and agriculture on south facing slopes at the southern fringe of Maresfield village. To the west is new residential development (Rolling Mill) that has recently been completed alongside approved housing development that is under construction (SHELAA Site 338/3120). The area of the site immediately adjacent to the recreation ground is located within the Maresfield Conservation Area and is not considered suitable for residential development, due to the impact on designated historic assets and landscape harm in this location The site is more open on land adjacent to the recreation ground, which has the potential for higher landscape impact. There are also three Grade II listed buildings located in close proximity to the site, which include Park Farm House, Barn and Oasthouse. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. As a result of this, any development on the site should avoid urbanising the public rights of way through the site and be located away from ancient and priority habitat woodland in the southeastern corner of the site and provide, suitable and appropriate buffers to the woodland. Existing access to the site is poor consisting of a single track serving the recreation ground off the High Street. A new vehicular access would need to be provided to the site and a transport assessment would be required, particularly as the potential quantum of development is likely to have a significant impact on the wider local highway network. Highways mitigation may be required, including significant offsite infrastructure should access be located from the A22 to the south.

There would need to be careful consideration as to how this site can be successfully integrated within the existing fabric of the village with appropriate pedestrian and cycle links to the north of the site at the High Street to allow access to local amenities for future occupants. There is an area of ancient woodland located at the southern boundary and appropriate landscape buffers would have to be strengthen to the north and west of the site. Otherwise, the site

Wealden SHELAA Suitable Sites Summary

is well screening by mature vegetation close to the public rights of way at the southern boundary of the site and along the A22 at the western boundary. Subject to addressing the constraints outlined including landscape, ancient woodland, heritage and access issues, there is potential for a comprehensive residential development to come forward on this site, alongside SHELAA site 440/3120 that would require a vehicular access from this site (as well as pedestrian connectivity).

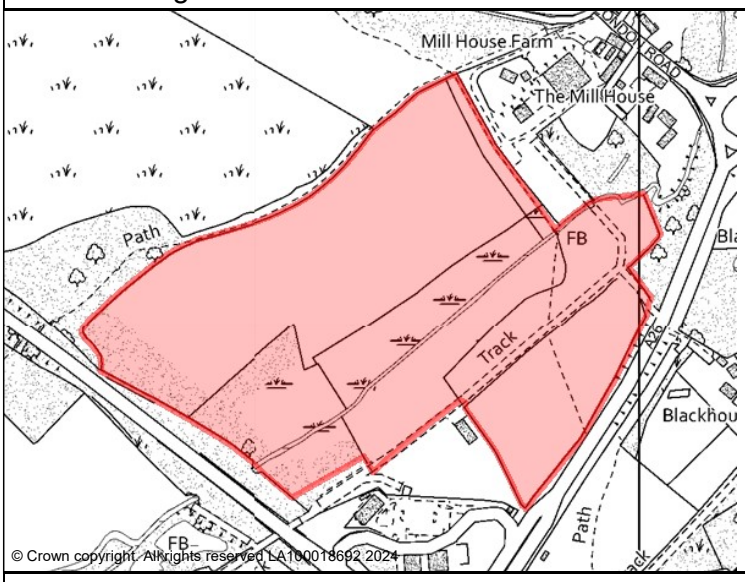
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 421/3120
	Settlement: Maresfield Parish: Maresfield Address: Land south west of Park Farm, A22, Maresfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.56 Site area (ha) Net: 1.38
Delivery Yr 1-5: 25 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 25	

Reasons: The site comprises a single agricultural field located to the south west of Maresfield. The A22 runs to the south and west of the site, a bowling club is located to the north and residential development to the northeast and to the southeast, where planning permission has been granted for 25 houses and work has commenced (WD/2015/2432/MEA). The site is therefore well contained within the wider landscape. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development. For this reason, any development on the site should take opportunities to mitigate these impacts either by screening the development and limit impacts from the existing large-scale development and the A22/A26 corridors whilst avoiding development within the Flood Zone 3 and along the Shortbridge Stream. Access would need to be assessed from Limestone Way. It is envisaged that construction traffic may need to route through the estate road as there is no provision to access from A22 as the adjacent site has done. A transport assessment would be required to assess whether a new access could be achieved to the site either from the site to the east or via the estate road in the development to the north east. Subject to access being established, the site would be suitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 440/3120
	Settlement: Maresfield Parish: Maresfield Address: Land at Mill House Farm, London Road, Maresfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 10.23 Site area (ha) Net: 3.5
Delivery Yr 1-5: 60 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 60	

Reasons: The site includes Mill House Farm and associated agricultural fields to the south west that adjoins SHELAA site 212/3120. A Grade II listed barn is located within the site at the eastern end fronting onto London Road. Two other listed buildings (Mill House and Mill Cottage) are located nearby to the entrance to the site. The existing access to the site is from School Hill. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development because of its semi-rural nature and public rights of way along the entire north (northwest and east (northeast) boundaries). The levels become steeper either side of Shortbridge Stream, which also raises flooding issues with a significant proportion of land close to the watercourse being located in flood risk zones 2 and 3. There is an area of ancient woodland located adjacent to the south-west boundary of the site, which would also reduce the developable area of the site due to the requirement to protect the Ancient woodland with an appropriate buffer. Therefore, mitigation methods would need to be implemented if the site was to be developed. These would include setting the development back from the ancient woodland within and adjacent to the site, reduce the impact of the A22/A26 to the south and east and finally ensure the setting of the listed barn within the site and listed buildings in close proximity to the site is not adversely affected by any potential development.

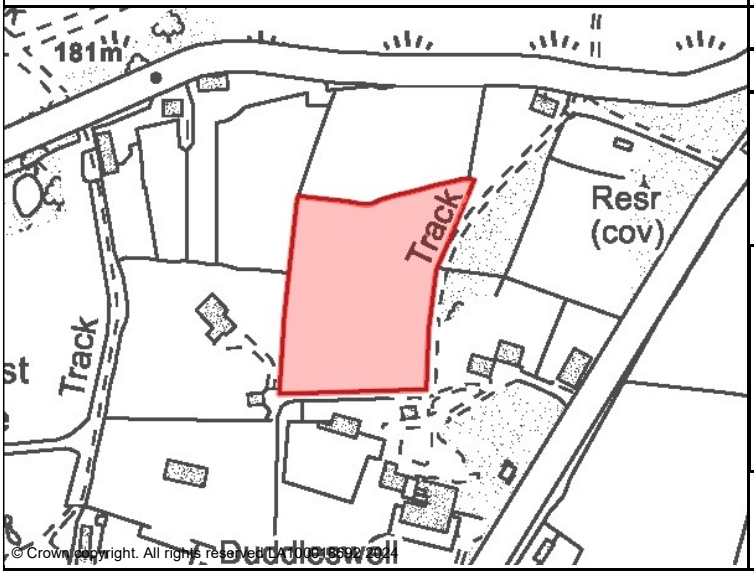
The development of this site by itself would not be suitable as it is detached from the main part of the village, and it has not been proven that a vehicular access serving the development could be created from High Street. In addition, the land to the south and east of Shortbridge Stream is not considered suitable for residential development due to flood risk concerns, its separation from the remainder of the site and its proximity to the A26. However, it is considered that this site could deliver a housing scheme comprehensively with land adjacent to it to the west (i.e. SHELAA site reference 212/3120). It is noted that outline planning permission for 49 (net) dwellings was refused on the site under planning reference WD/2021/1068/MAO in part due to access constraints for vehicular and non-vehicular traffic, as well as surface water drainage. This was also dismissed

Wealden SHELAA Suitable Sites Summary

on appeal in November 2022.

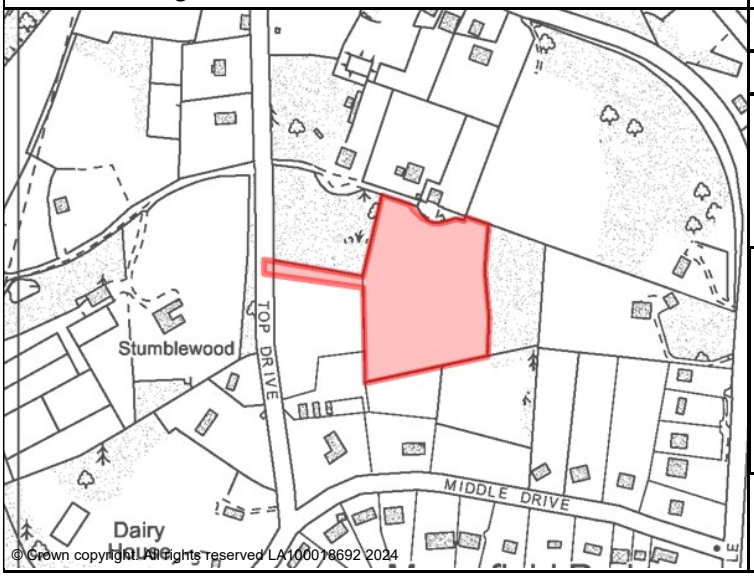
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 022/1935
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Duddleswell Parish: Maresfield Address: Land adjacent to Pippins, north of Duddleswell House, Duddleswell Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.79 Site area (ha) Net: 0

Reasons: The site comprises a single field used for grazing surrounded by scattered agricultural uses. The site is in an isolated rural location, remote from local services and facilities, and disconnected from any settlement. The site is wholly within the High Weald National Landscape. Housing development on the site would be unsuitable and have a detrimental impact on the rural landscape. Vehicular access to the site is not possible without the acquisition of additional land in third party ownership, as inadequate road width is not currently available. This site is within the 400 metre zone of the Ashdown Forest Special Protection Area (SPA) where a net increase in residential development is precluded to protect the integrity of the SPA.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

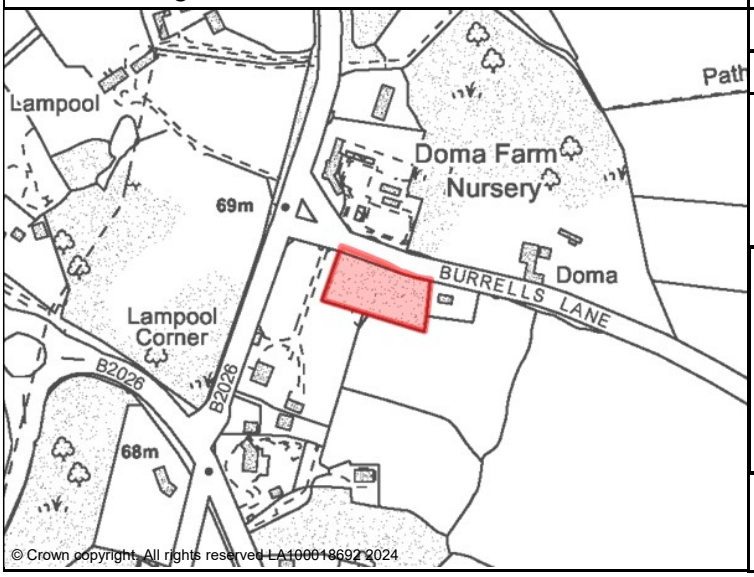
Plan showing whole extent of submitted site	Site Reference: 1000/3120
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Maresfield Parish: Maresfield Address: Land east of Top Drive, Maresfield Park, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.59 Site area (ha) Net: 0

Reasons: This relatively flat site located to the north of Maresfield is used as a paddock.

Wealden SHELAA Unsuitable Sites Summary

The 2023 Landscape Sensitivity Assessment states that the site landscape is only moderately sensitive to residential development as it located within the dispersed, low density settlement pattern north of Maresfield, so would not be at odds with the existing settlement pattern. The immediate surrounding area is characterised by loose knit low density residential development consisting of detached properties set in large garden plots interspersed with paddocks or small fields. The site itself is well contained in the landscape with good screening to the east. However, there is no existing vehicular access to the site, which is set back from Top Drive by approximately 80-100m, although the site submission provides land for the creation of a new access. Notwithstanding this, Top drive is a single lane estate road with no scope to be upgraded and there is limited capacity for additional traffic generation. Therefore, residential development is not supported in this location.

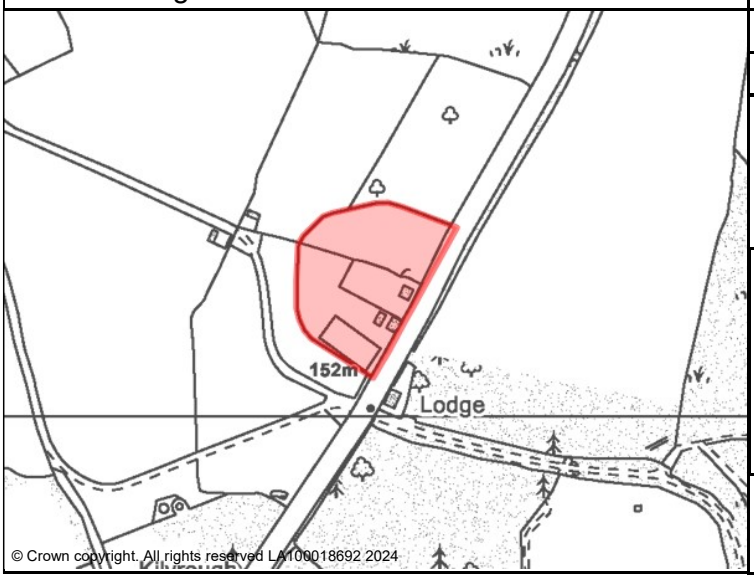
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1001/3120
	Settlement: Maresfield Parish: Maresfield Address: Land opposite Doma Farm Nursery, Burrells Lane, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.28 Site area (ha) Net: 0

Reasons: The site comprises of a paddocks located to the north of Maresfield and to the south of Burrells Lane. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to residential development, as it currently sits between existing residential development along the road and development would not be at odds with the existing dispersed pattern of residential development. However, this is a relatively isolated rural site, remote from local services and facilities and visually and functionally separated from the village of Maresfield. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside.

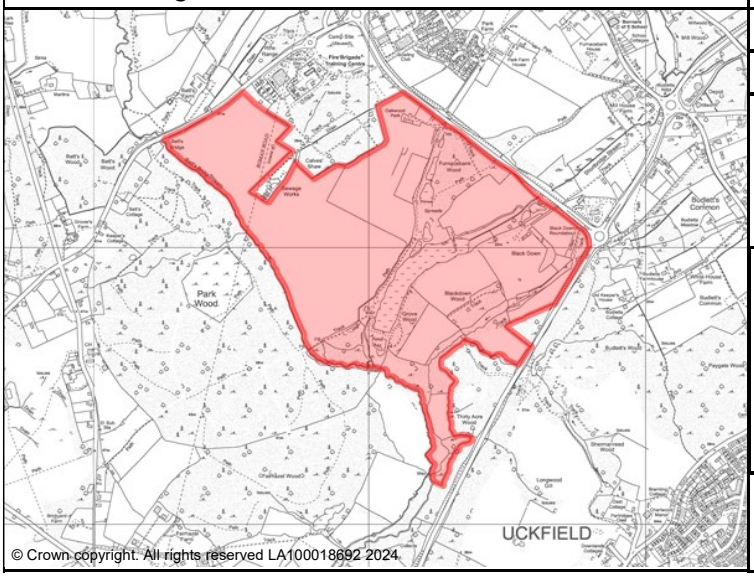
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1009/1840
	Settlement: Heron's Ghyll
	Parish: Maresfield
	Address: Old Barnsgate Cottage, Uckfield Road, Heron's Ghyll
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 0.94 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling and garden located to the north of Heron's Ghyll on the A26. The site is wholly within the High Weald National Landscape and the development would have detrimental impact on the high-quality landscape to the north of Heron's Ghyll. This site is also within the 400 metre zone of the Ashdown Forest Special Protection Area (SPA) where a net increase in residential development is precluded to protect the integrity of the SPA.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

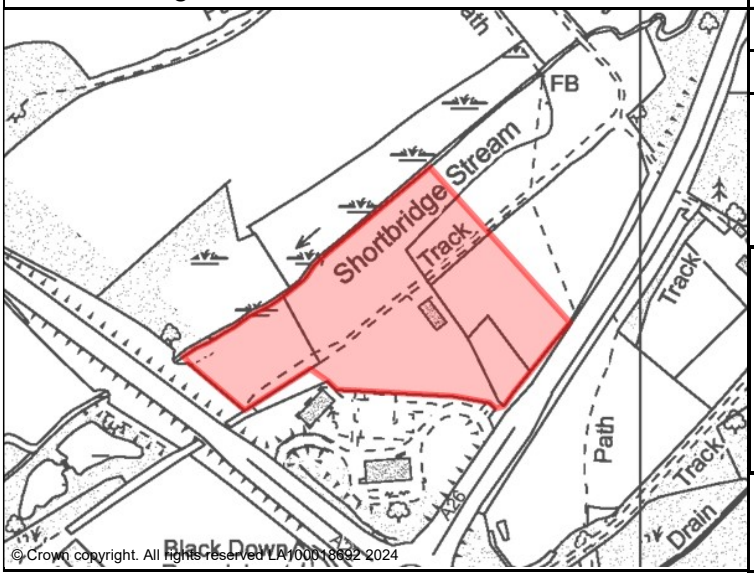
Plan showing whole extent of submitted site	Site Reference: 1110/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Land adjacent to the Maresfield Bypass, Maresfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 90.45 Site area (ha) Net: 0

Reasons: This site comprises of a number of residential dwellings, agricultural land, woodland, lakes and a polo ground located to the south west of Maresfield, to the west of the A22 and east of A272. The site incorporates SHELAA sites 720/3120, 980/3120 and 918/3120 that have been considered separately.

Wealden SHELAA Unsuitable Sites Summary

The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity, due to the site being relatively isolated, remote from local services and facilities and visually and functionally separated from the village of Maresfield. Housing development would therefore be unsuitable in this location. As noted above, SHELAA sites 720/3120, 918/3120 and 980/3120 are not considered suitable for employment uses at this stage. The remaining land submitted (to east of SHELAA site 980/3120) is located to the east of the public right of way running through the centre of the site that links a residential dwelling named Powdermill with the A22. This part of the site contains significant ancient woodland (Furnacebank Wood, Grove Wood and Blackdown Wood), as well as significant areas of Flood Risk (Zones 2 and 3) and is more rural in character with small fields, pockets of woodland and ponds. There is currently no existing vehicular access to this part of the site, and it is difficult to envisage the creation of a suitable vehicular access to the site given the constraints and the existing highway alignment. Given the above, it is considered that this part of the site is also considered unsuitable for both residential and employment development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

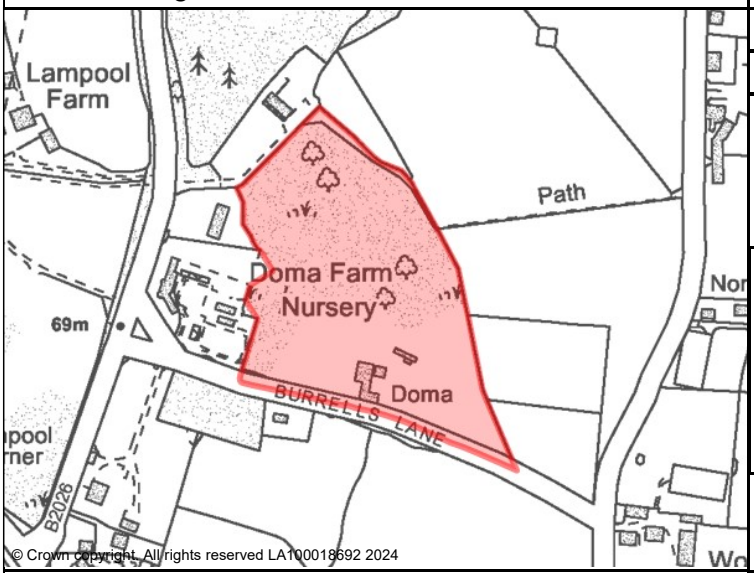
Plan showing whole extent of submitted site	Site Reference: 1111/3120
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Maresfield Parish: Maresfield Address: Land at Mill House Farm, Maresfield Bypass, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.55 Site area (ha) Net: 0

Reasons: This site is located immediately adjacent to a commercial site that accommodates McDonalds, Waitrose and a petrol filling station along with associated car parking to the west of the A26. The northern section of the site, closest to Shortbridge Stream is in Flood Risk Zones 2 and 3 and would therefore be unsuitable for residential development. This is a relatively isolated rural site, remote from local services and facilities and visually and functionally separated from the village of Maresfield. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity due to the existing uses that are close to the site. However, housing development would be unsuitable in this location that is some distance away from Maresfield village and would be considered separated from it. Any extension to retail / restaurant uses at this site is likely to be car dependent and could draw shoppers away from existing centres, including at Maresfield and

Wealden SHELAA Unsuitable Sites Summary

Uckfield.

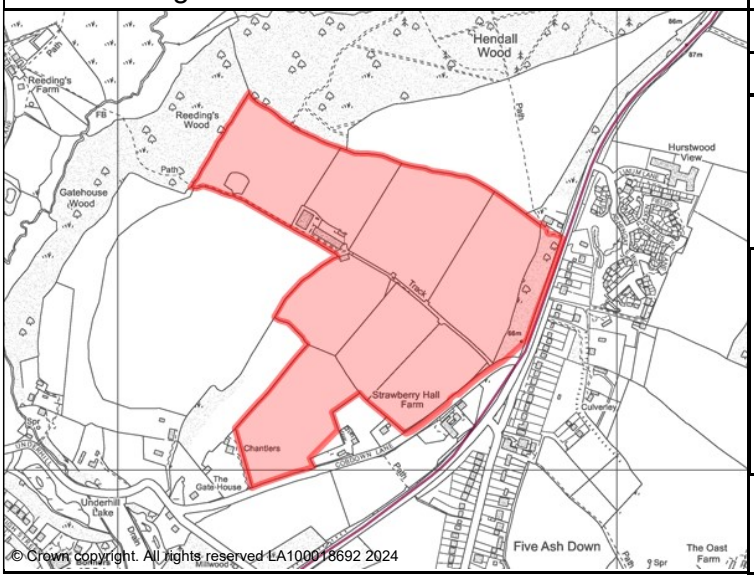
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1127/3120
	Settlement: Maresfield Parish: Maresfield Address: Land at Doma, Burrells Lane, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.92 Site area (ha) Net: 0

Reasons: The site is formed of an existing residential dwelling, garden and woodland located to the north of Maresfield along Burrells Lane. A Grade II listed building, Lampool Cottages, is located to the north of the site. A public right of way runs along the site's northern boundary from east to west. The site is wholly located within a Biodiversity Opportunity Area. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. This is a relatively isolated rural site, remote from local services and facilities and visually and functionally separated from the village of Maresfield. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

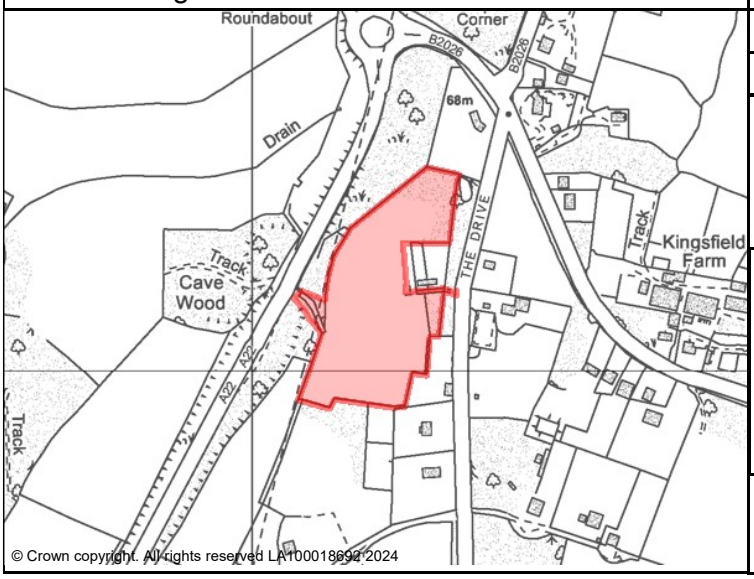
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1176/1990
	Settlement: Five Ash Down Parish: Maresfield Address: Land at Cob Down Farm, Cobdown Lane, Five Ash Down Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 28.01 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land and farm buildings located to the west of Five Ash Down and to the east of Maresfield, to the north of Cobdown Lane. A public right of way crosses through the centre of the site from east to west. The site is in an isolated location, remote from local services and facilities and is visually and functionally separated from the villages of Maresfield and Five Ash Down. Ancient woodland bounds the site's north western boundary. Four Grade II listed buildings lie to the south of the site and new development would adversely impact their setting. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside. A new vehicular access from the A26 to the west of Five Ash Down would require the significant removal of mature trees, some land cutting and the existing speed limit of 50mph in this location would cause significant issues in terms of highway safety.

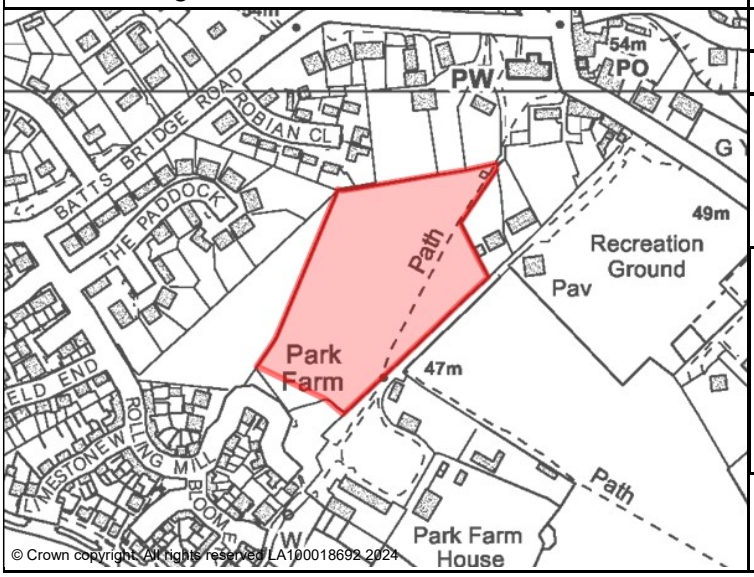
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1210/3120
	Settlement: Maresfield Parish: Maresfield Address: Land at Marshalls, The Drive, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.38 Site area (ha) Net: 0

Reasons:

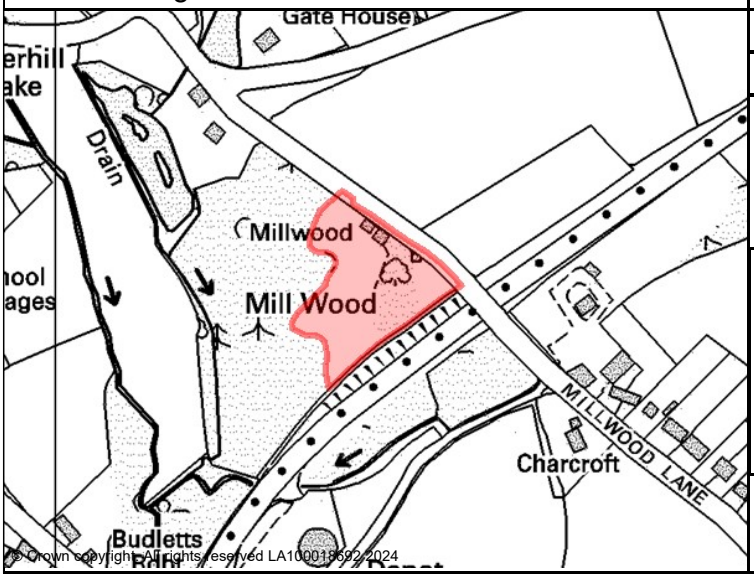
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 403/3120
	Settlement: Maresfield Parish: Maresfield Address: Land north of Rolling Mill, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.7 Site area (ha) Net: 0

Reasons: This site had been granted planning permission for use as a public open space, a small parking area and allotments as part of a wider scheme that brought forward 25 new homes on nearby site under reference WD/2015/2432/MEA (SHELAA reference 338/3120). The site itself is almost entirely located within the Maresfield Conservation Area and acts as the setting for listed buildings located to the north of the site, including the church. As such, it is considered unsuitable for residential development.

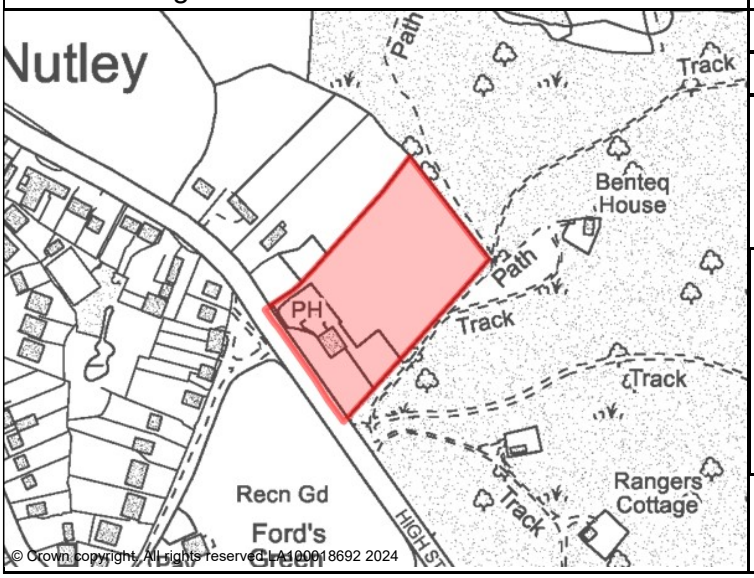
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 550/3120
	Settlement: Maresfield Parish: Maresfield Address: Land at Millwood, Millwood Lane, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.81 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling, large garden and woodland located between the settlements of Maresfield and Five Ash Down and to the south of Millwood Lane. Ancient woodland bounds the sites western boundary. The north eastern corner of the site has achieved Technical Details planning consent for 1 dwelling under planning reference WD/2021/1368/TD. The site is in an isolated rural location, remote from local services and facilities, and disconnected from any settlement. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Housing development would be unsuitable in this location and out of keeping with the general rural character of the area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

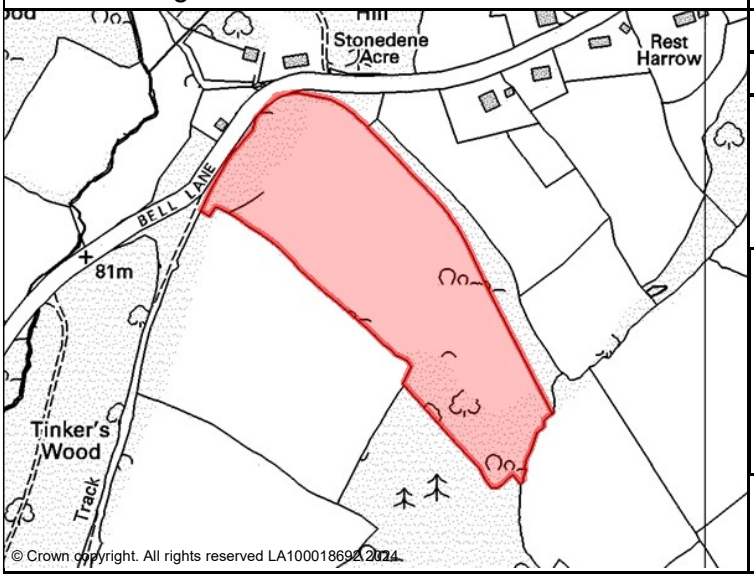
Plan showing whole extent of submitted site	Site Reference: 607/3180
	Settlement: Nutley Parish: Maresfield Address: Land at Nutley Arms, London Road, Nutley Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.42 Site area (ha) Net: 0

Reasons: The site is formed of a pub, car park and garden located to the south east of

Wealden SHELAA Unsuitable Sites Summary

Nutley and to the east of the High Street (A22). The site is wholly within the High Weald National Landscape and development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape which surrounds Nutley. This site is within the 400 metre zone of the Ashdown Forest Special Protection Area (SPA) where a net increase in residential development is precluded to protect the integrity of the SPA.

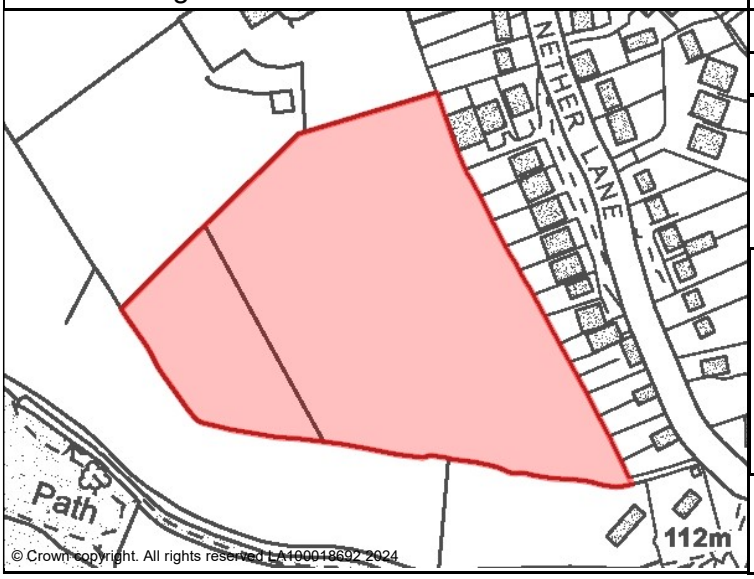
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 638/3180
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Nutley
	Parish: Maresfield
	Address: Land at Bunters Field, Bell Lane, Nutley
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.63 Site area (ha) Net: 0

Reasons: This site comprises of a field that was previously used as campsite located in the countryside to the west of Nutley and to the south of Bell Lane. Ancient woodland is present within the south west corner of the site and also bounds the north west corner of the site along Bell Lane. The frontage of the site to Bell Lane also contains substantial mature trees that are of amenity value and the entire site is within a Biodiversity Opportunity Area. This is a substantial site which is isolated and remote from local services and facilities, as well as being visually and functionally disconnected from Nutley. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Nutley.

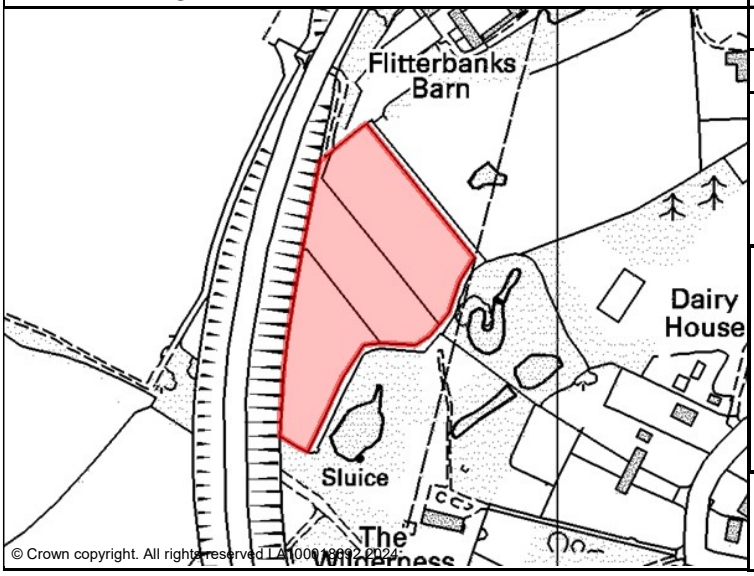
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 650/3180
	Settlement: Nutley Parish: Maresfield Address: Land adjacent to Nether Lane, Nutley Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.98 Site area (ha) Net: 0

Reasons: The site comprises of grazing land located at the south western fringe of Nutley. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside and the linear development that characterises the immediate area. The site as submitted cannot be provided with a suitable vehicular access to serve housing development onto Nether Lane. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Nutley. Part of the site is within the 400m zone of the Ashdown Forest SPA where a net increase in residential development is precluded to protect the integrity of the SPA.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

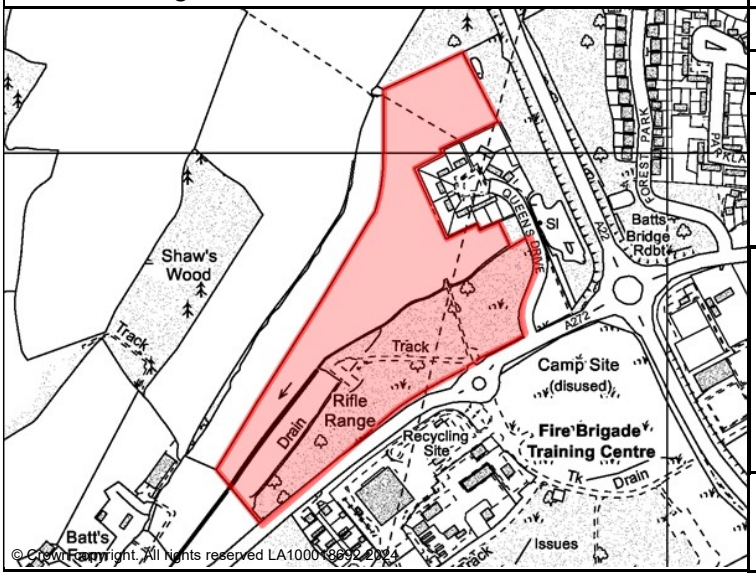
Plan showing whole extent of submitted site	Site Reference: 656/3120
	Settlement: Maresfield Parish: Maresfield Address: Land at Flitterbanks Barn, A22, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.71 Site area (ha) Net: 0

Reasons: The site is comprised of grazing land located to the north western edge of

Wealden SHELAA Unsuitable Sites Summary

Maresfield, to the east of the A22. The site is situated in a semi-rural location, remote from local services, facilities and public transport. Housing development would be unsuitable in this location and out of keeping with the general rural character of the area. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity The site as submitted cannot be provided with a suitable vehicular access to serve housing development. This is due to the restricted capacity of the local road network and the inability to upgrade the existing estate road. The majority of the site was subject to an outline planning application for 4 (net) dwellings under planning reference WD/2023/1633/O and this was refused in part due to the site being divorced from Maresfield itself and the reliance of future residents upon the private car to access the majority of facilities and services.

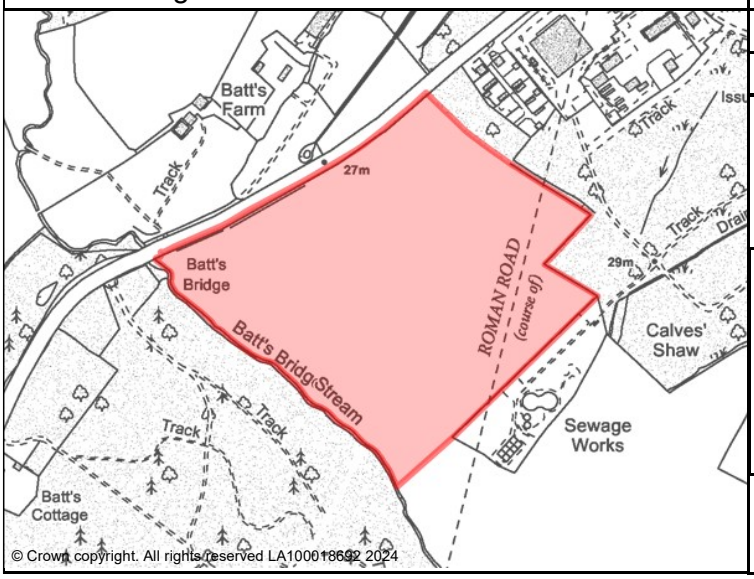
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 713/3120
 © Crown Copyright. All rights reserved LA100018692 2024	Settlement: Maresfield Parish: Maresfield Address: Land north of Batts Bridge Road, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.15 Site area (ha) Net: 0

Reasons: The site comprises of scrubland and woodland located to the north of the A272 close to the roundabout with the A22. The newly constructed Ashdown Business Park is located to the south of the site. The 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to development, because the site is in a relatively isolated location and visually and functionally separated from the village of Maresfield by the A22/A272. Priority habitat deciduous woodland covers the southern half of the site and provides a wide buffer to the A272 that indicates higher sensitivity. Housing development would be unsuitable in this location and would be out of keeping with the attractive rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

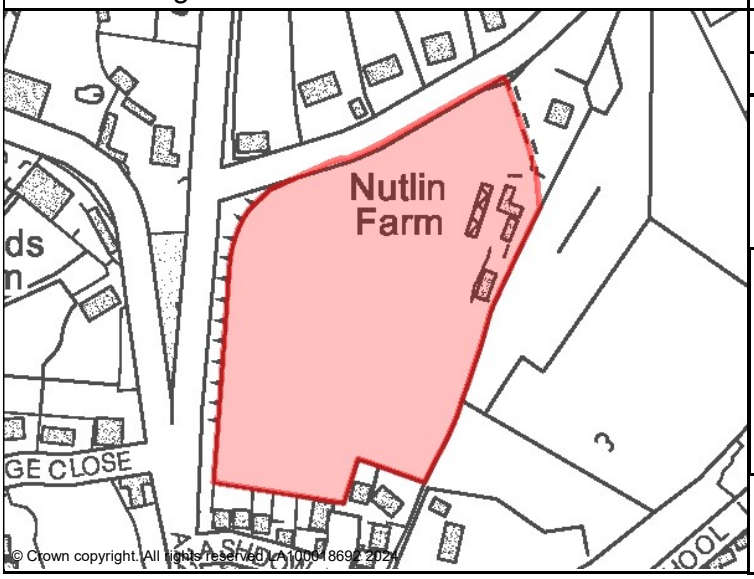
Plan showing whole extent of submitted site	Site Reference: 720/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Land at Batts Bridge Field, Batts Bridge Road, Maresfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 9.88 Site area (ha) Net: 0

Reasons: The site is in agricultural use and located to the south of the A22 and the east of the A272, to the south of Maresfield. A small part of the site is within Flood Zones 2 to 3 to the southwest of the site. This is a relatively isolated rural site, remote from public transport and from local services and facilities and visually and functionally separated from the village of Maresfield. Housing development would be unsustainable in this location. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development as the site has an open visual character, with intermittent clear views in from both the A272 and A22 and PROWs. In addition, an appropriate vehicular access from the A272, or from the adjoining Ashdown Business Park would be required. In addition, appropriate buffers would be required from the sewage works to the south of Calves Shaw, as well from residential occupiers to the north of site.

The site (alongside other land) is subject to an ongoing outline application for the extension of the Ashdown Business Park under planning reference WD/2022/3319/MAO. For this planning application, further consideration of matters is needed relating to highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. Given the above, the site is not considered suitable for further employment uses at this stage.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

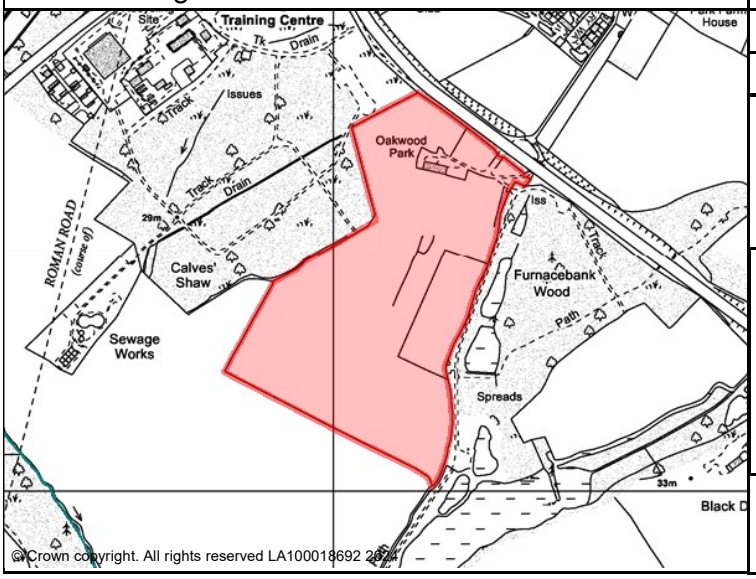
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 811/3180
	Settlement: Nutley Parish: Maresfield Address: Land at Nutlin Nursery, Crowborough Road, Nutley Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.38 Site area (ha) Net: 0

Reasons: The site comprises of a number former fruit farm buildings and overgrown land associated with a former horticultural nursery located at the northern outskirts of Nutley and to the east of the A22. A public right of way extends north to south along the eastern boundary of the site. Approximately two thirds of the site (eastern and northern part) is located within the 400m zone of the Ashdown Forest SPA, where residential development is precluded to protect the integrity of the SPA. The site as submitted cannot be provided with a suitable vehicular access to serve housing development onto the A22 due to the steep embankment that forms the site's western boundary and the close proximity of the A22 and Chelwood Gate Road junction. The site is wholly within the High Weald National Landscape. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside to the north of Nutley.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

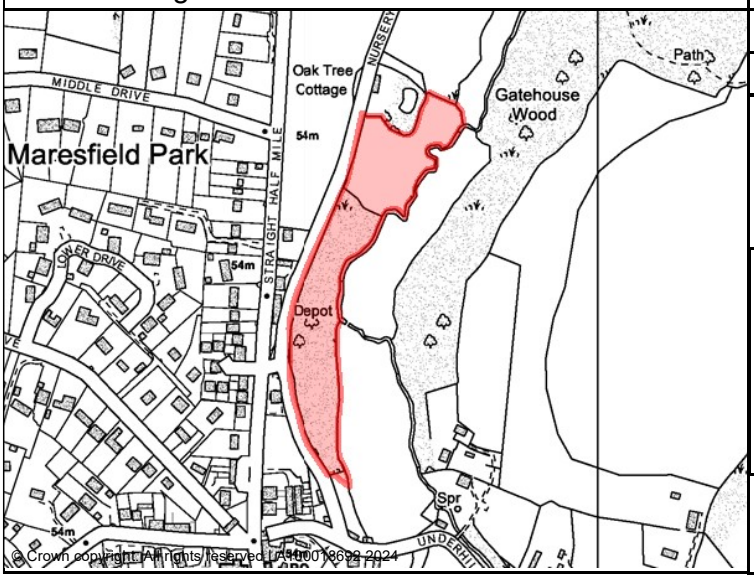
Plan showing whole extent of submitted site	Site Reference: 918/3120
	Settlement: Maresfield Parish: Maresfield Address: Land at Oakwood Park, Maresfield Bypass, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 11.34 Site area (ha) Net: 0

Reasons: The site is comprised of commercial properties and agricultural uses located to the south of the A22 and to the south of Maresfield. This is a relatively isolated rural site, remote from public transport and from local services and facilities and visually and functionally separated from the village of Maresfield. Housing development would be unsustainable in this location. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development to development as the site has an open visual character, with intermittent clear views in from both the A26 and A22 and PROWs. Suitable buffers would be required to protect and enhance the ancient woodland located adjacent to the eastern and western boundaries of the site. In addition, an appropriate vehicular access from the A22 would be required.

The site has been found unsuitable for employment development at this time, due to the need for further consideration of the site is required for matters relating to highways, including sustainable transport options. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. Part of this site has been assessed as part of SHELAA reference 980/3120.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

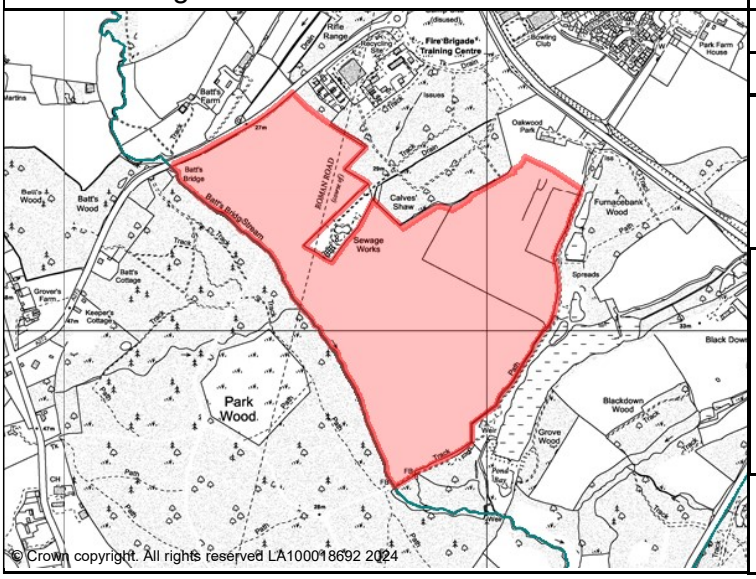
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 958/3120
	Settlement: Maresfield Parish: Maresfield Address: Land at Nursery Lane, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.52 Site area (ha) Net: 0

Reasons: The site comprises of an overgrown field that features a number of mature trees located at the eastern edge of Maresfield and to the east of Nursery Lane. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside. The site is open to extensive views to the east and suitable vehicular and pedestrian access would not be achievable from Nursery Lane. A small part of the northeast corner of the site is ancient woodland and is located within Flood Risk Zones 2 and 3, which would restrict development in this part of the site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development because the site is bounded by the Maresfield Conservation Area to the south, which contains a number of listed buildings and new development would impact heritage in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 980/3120
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Maresfield Parish: Maresfield Address: Land south of Ashdown Business Park, Michael Way, Maresfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 38.95 Site area (ha) Net: 0

Reasons: This is a large site that comprises agricultural land to the south of Maresfield, to the east of the A272 and to the south of the A22. To the northwest of the site is the Ashdown Business Park that contains employment land, a hotel and coffee shop/drive thru. The site is also split (west to east) by Calves Shaw (ancient woodland) and the sewage works that are located to the south and east of the existing business park. A small part of the site (at Batts Stream) is within Flood Zones 2 to 3. This is a relatively isolated rural site, remote from local services and facilities and visually and functionally separated from the village of Maresfield. Housing development would be unsuitable in this location. The Ashdown Business Park has already delivered a suitable vehicular access from the A272 for employment uses and this will need to be used for the further development of this site, with the south-western portion of the site to be phased first. The expansion of the Ashdown Business Park would be subject to detailed transport modelling work coming forward and supporting the growth of the site and/or the provision of a new vehicular access from the A22/A272 to support new employment development in this location. At this stage, this has not been proven.

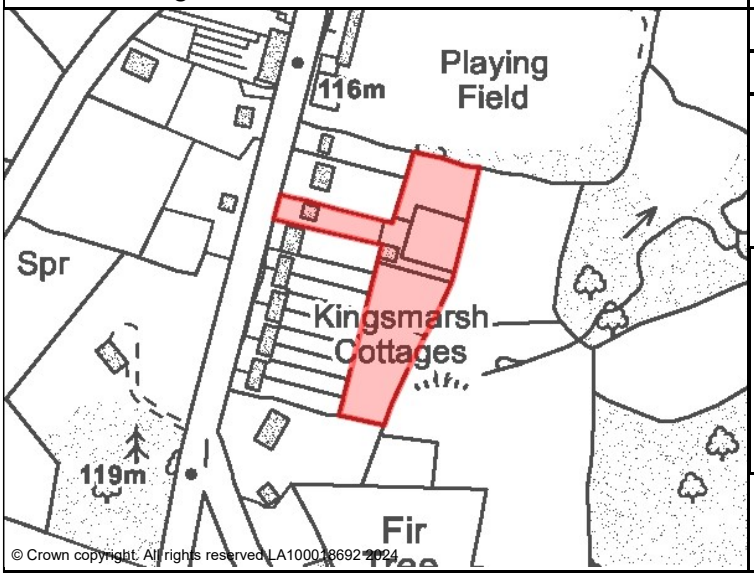
The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive, because the southwestern boundary of the site is in Flood Zone 3 (associated with Batts Bridge Stream) and there is ancient woodland located adjacent to the site (Park Wood and Calves Shaw). Levels fall towards the south of the site. A sewage works is located close to the boundary of the site and the impact of potential odours on the amenity of future uses would need to be assessed and mitigated if necessary. Consideration would also need to be given to the protection of the living conditions of occupants of the Gypsy and Traveller site located close to the boundary of the site. The site was previously used as an army camp and investigation / survey will be required to assess whether there is any unexploded ordnance.

The site is subject to an ongoing outline application for the extension of the Ashdown Business Park under planning reference WD/2022/3319/MAO. For this planning application, further consideration of matters is needed relating to

highways, including sustainable transport options, as well as flood risk given that the site is located adjacent to the western boundary of the Batts Bridge Stream, with parts of the site being within Flood Risk Zone 3 (high risk) for fluvial flooding. It is also understood that PFAS may be present on the site. Further work will need to be undertaken to assess any pollution risk and to identify whether potential mitigation is possible. Given the above, the site is not considered suitable for further employment uses at this stage.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

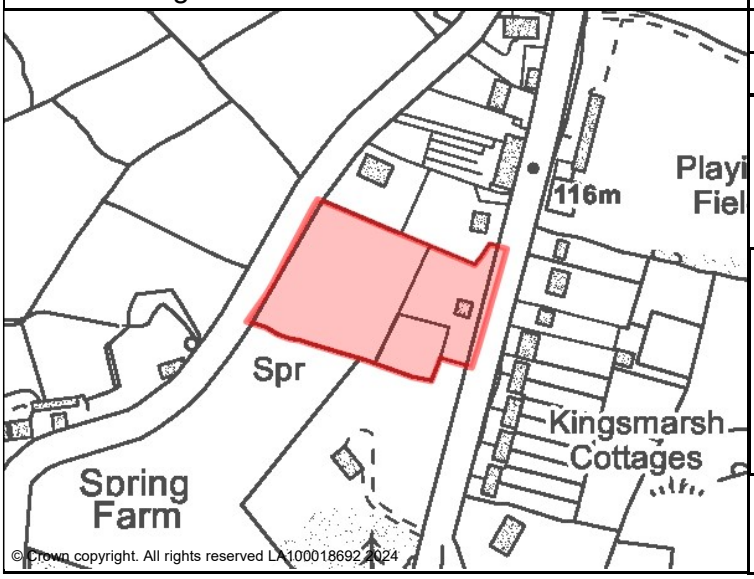
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1121/1980
	Settlement: Five Ashes Parish: Mayfield and Five Ashes Address: Ashlea, Mayfield Road, Five Ashes Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.54 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and paddock in Five Ashes. The site lies behind an existing linear residential development (of semi-detached dwellings) on the eastern side of the A267. It is considered that new residential development has the potential to have an unjustified impact on the residential amenity of these existing dwellings. The site as submitted cannot be provided with a suitable vehicular access to serve housing development without the demolition of an existing residential property and this still may be inappropriate given the narrow nature of the potential access road. The development of backland housing is not considered to align with the character of Five Ashes, which is predominately linear development along the A267 and of a low density. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape, particularly with views to the east of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

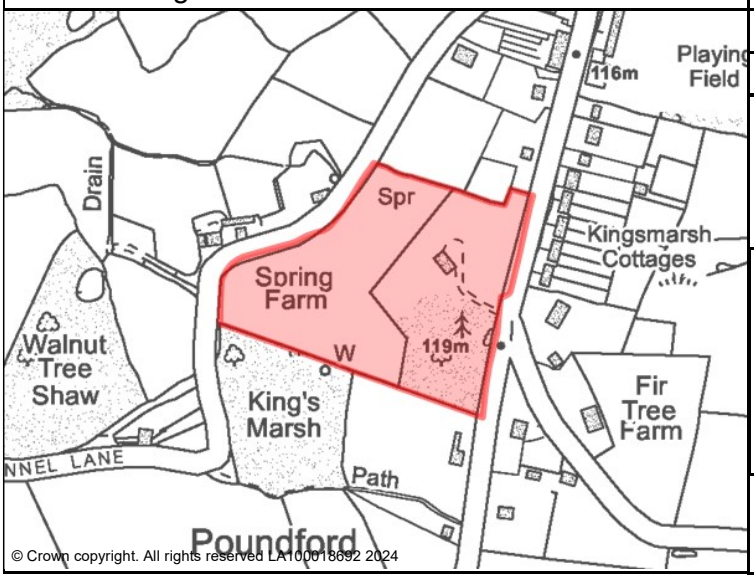
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1124/1980
	Settlement: Five Ashes
	Parish: Mayfield and Five Ashes
	Address: Yew Tree Cottage, Mayfield Road, Five Ashes
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.72 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling, garden and small field (aligned with Spring Lane) to the south of Five Ashes and west of the A267. The dwelling forms part of the existing linear development on the western side of the A267. The site slopes down westwards, meaning that far reaching views are offered over the wider landscape, all of which is within the High Weald National Landscape (including the site). Development in this location would have an unjustified impact on the attractive and high-quality landscape, which surrounds Five Ashes. Housing development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The Five Ashes Conservation Area lies in close proximity to the north of the site and contains a number of Grade II listed buildings, therefore housing development, particularly on the field could have a detrimental impact on this historic setting.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

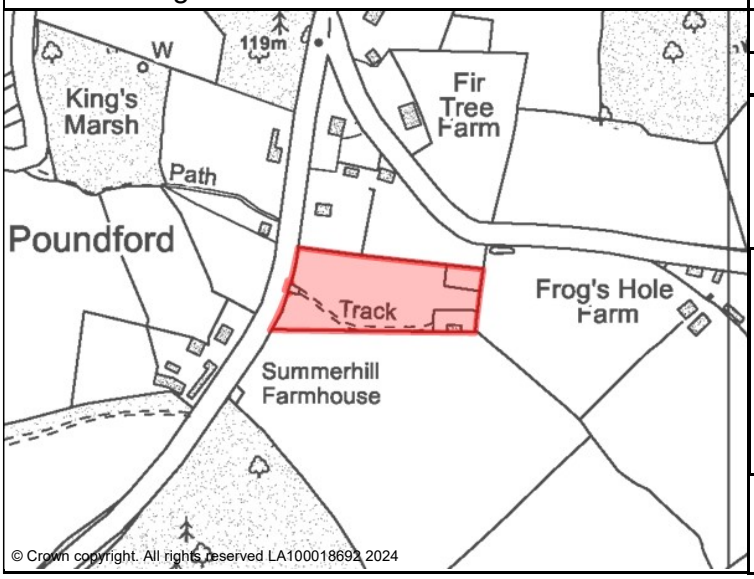
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1125/1980
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Five Ashes Parish: Mayfield and Five Ashes Address: Land at Kings Marsh House, Mayfield Road, Five Ashes Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.44 Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling, garden and a field (aligned with Spring Lane) to the south of Five Ashes and west of the A267. The dwelling forms part of the existing linear development on the A267. The site slopes down westwards meaning that far reaching views are offered over the wider landscape, all of which is within the High Weald National Landscape (including the site). Two Grade II listed buildings lie in close proximity to the site's western (Spring Farmhouse) and southeastern boundaries (Poundford) and development would have a detrimental impact on their setting. Development of the site would have a detrimental impact upon a large number of mature trees which form the southeastern corner of the site. Ancient Woodland bounds the site's southwestern boundary also. The current vehicular access to the site is likely to be unsuitable for the quantum of residential development envisioned due to its close proximity to the junction of Mayfield Road (A267) and Frog Hole Lane that lies in the centre of the site's eastern boundary.

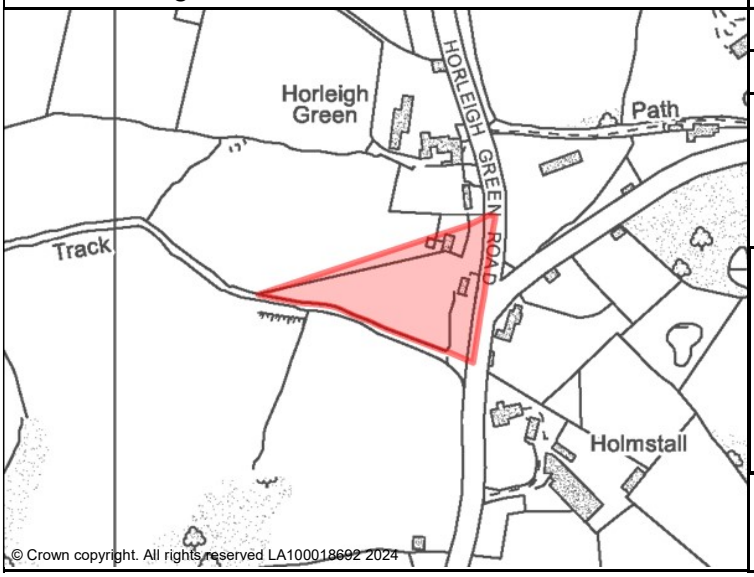
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1130/1980
	Settlement: Five Ashes Parish: Mayfield and Five Ashes Address: Land east of Mayfield Road, Five Ashes Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.74 Site area (ha) Net: 0

Reasons: The site is comprised of a small open field used for car storage purposes to the south of Five Ashes and to the east of the A267. The site is in a semi-rural location to the south of Five Ashes, remote from local services and facilities, and is visually and functionally separated from Five Ashes. Housing development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. Given its remote location, it is unlikely that suitable pedestrian connectivity could be achieved to Five Ashes without third party land. The site is located wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Five Ashes.

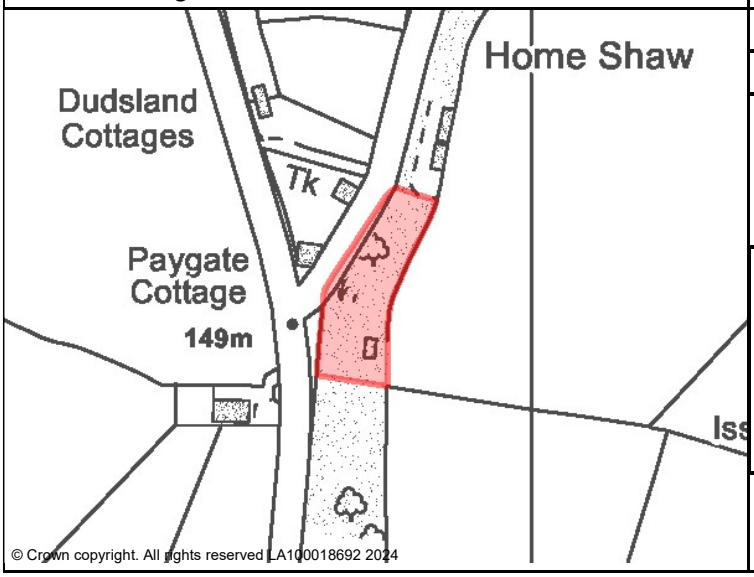
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1181/1980
	Settlement: Five Ashes Parish: Mayfield and Five Ashes Address: Land west of Horleigh Green Road, Five Ashes Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.81 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is comprised of dilapidated stables and garages and a vacant field in the open countryside to the west of Mayfield and to the north of Five Ashes. The site is in an isolated location and is therefore remote from local facilities, services and public transport. Housing development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and development would have a detrimental impact on the high-quality surrounding landscape. The site also faces onto the junction of Horleigh Green Road and Fir Toll Road and therefore a separate, safe vehicular access for residential development would be difficult to achieve. Two Grade II listed buildings are located in close proximity to the site's eastern boundary (Holmstall and Twitts Ghyll).

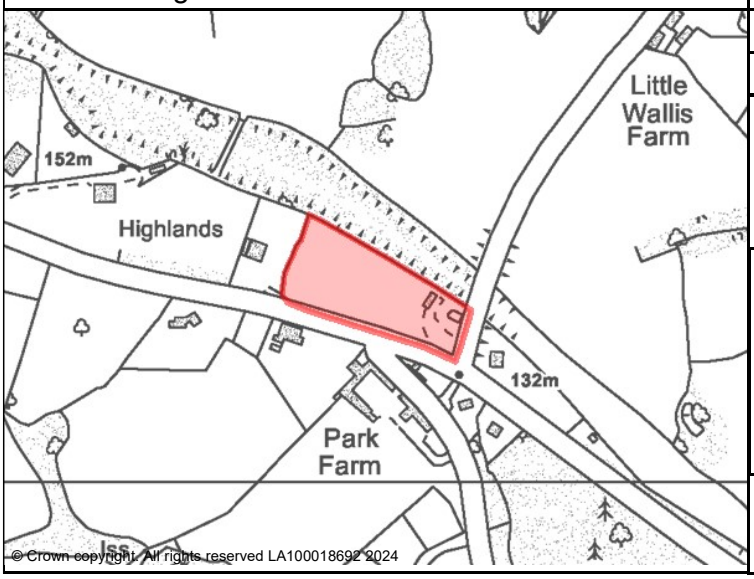
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1191/1920
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Cross In Hand Parish: Mayfield and Five Ashes Address: Land east of Meres Lane, Cross in Hand Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.32 Site area (ha) Net: 0

Reasons: The site is comprised of woodland located in the countryside to the southeast of Five Ashes and to the east of Meres Lane. The site is wholly covered by ancient woodland, which precludes development in this location. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Five Ashes. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon this attractive and high-quality landscape.

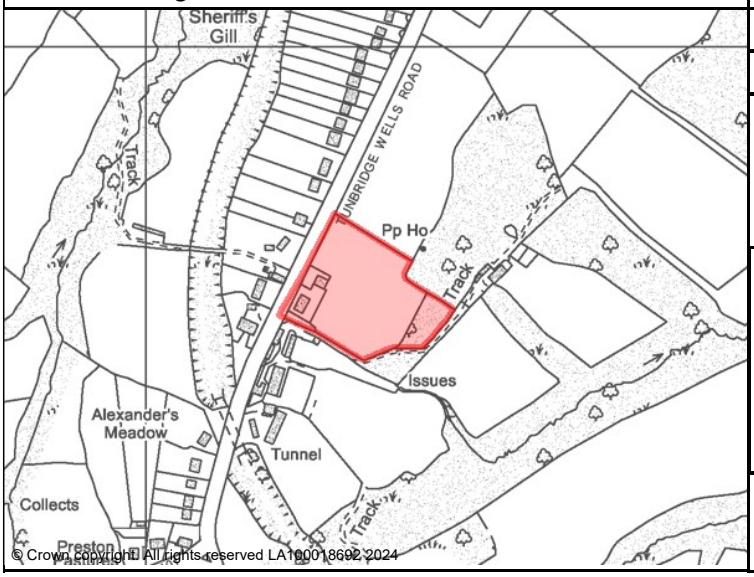
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1194/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land west of Brummels, Bassetts Lane, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.71 Site area (ha) Net: 0

Reasons: The site is comprised of a stables, workshop and grazing land located to the east of Argos Hill and to the north of the A267. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Argos Hill and Five Ashes. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Argos Hill.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

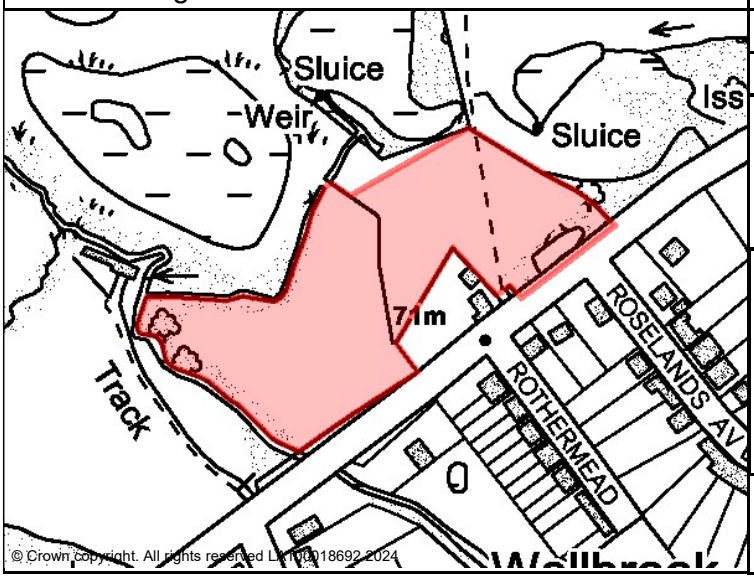
Plan showing whole extent of submitted site	Site Reference: 1206/1630
	Settlement: Argos Hill Parish: Mayfield and Five Ashes Address: Land at Gables Farmhouse, Tunbridge Wells Road, Argos Hill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.45 Site area (ha) Net: 0

Reasons: The site comprises of an existing dwelling and associated outbuilding located in Argos Hill and to the east of the A267. The site is situated in an isolated location, remote from existing services and amenities that are provided nearby in the larger Mayfield settlement. The site is wholly located within the High Weald National

Wealden SHELAA Unsuitable Sites Summary

Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Argos Hill to the east. Ancient woodland bounds the sites northeastern boundary.

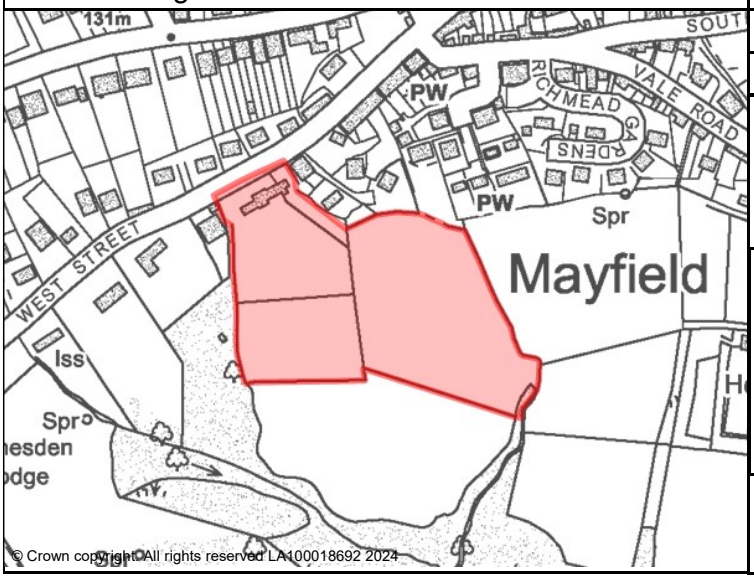
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 133/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land at Wellbrook Hill, A267, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.63 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the southwest of Mayfield and to the north of the A267. A public right of way crosses north to south through the eastern portion of the site. The site is in an isolated location, remote from public transport, local services and facilities, and visually and functionally separated from Mayfield. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape. The existing access would be inadequate to serve a residential scheme and it appears highly likely that the trees either side of the access would require significant works in order to provide necessary visibility. Trees on the northern boundary of the site are protected by a Tree Protection Order (TPO). The western portion of the site is covered by Flood Risk Zones 2 and 3 associated with the River Rother that runs along the edge of the site, which precludes development in this location. Housing development would be unsustainable in this location and appear out of keeping with the attractive rural character and appearance of the high-quality landscape of this area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

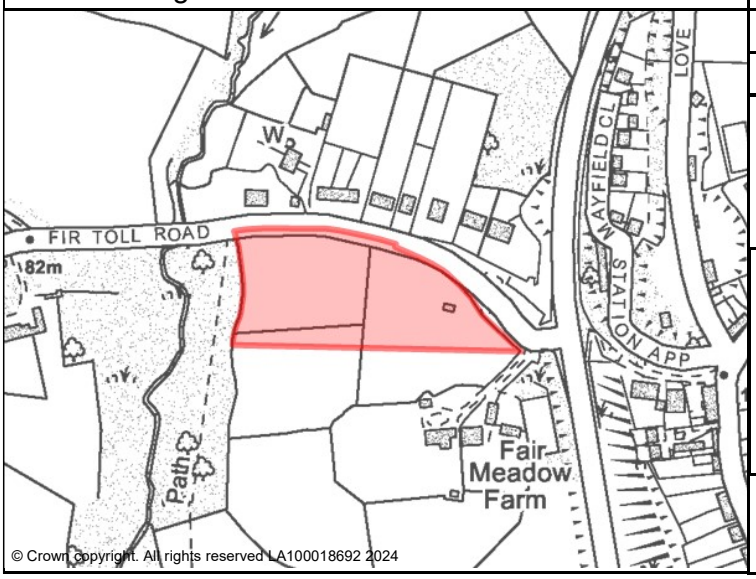
Plan showing whole extent of submitted site	Site Reference: 606/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land at Erleigh, West Street, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.57 Site area (ha) Net: 0

Reasons: The site is comprised of grasslands associated with a residential property located along West Street to the southwest of the centre of Mayfield. The site lies wholly in the High Weald National Landscape and is in a highly elevated position at the southern slope of the village, where there are long panoramic views across the wider landscape. The existing built form in the village runs west - east along the ridge just below the High Street. Development here would puncture that, allowing development to project southwards below the ridge from Mayfield. Development would therefore have an unacceptable impact on the high-quality landscape of this area.

A part of the site to the north lies within the Mayfield Conservation Area and development could have a detrimental impact on the setting of a number of listed buildings located near the site. Ancient woodland covers the sites southeastern corner. The northern portion of this site was refused full planning permission for ten dwellings under planning reference WD/2020/2131/MAJ. The northern part of the site was also more recently refused planning permission for 4 (net) dwellings under planning reference WD/2022/2684/F owing its detrimental impacts on the High Weald National Landscape and Conservation Area.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

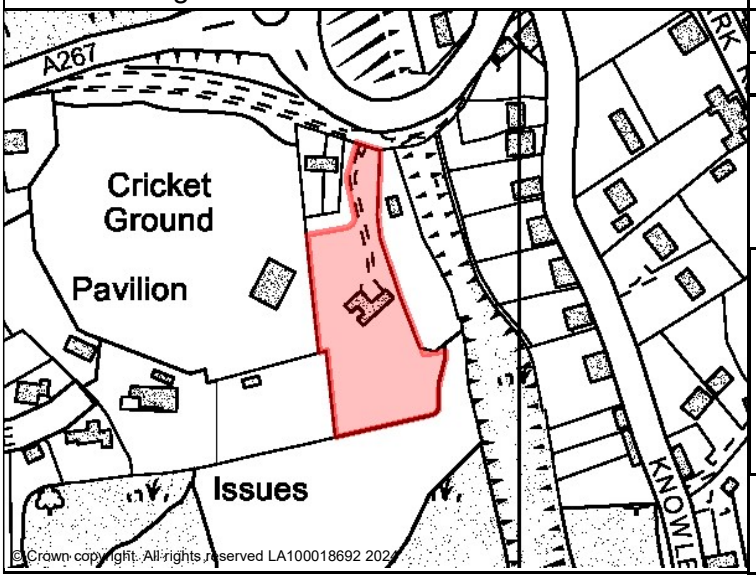
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 657/3140
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land at Fairmeadow Farm, Fir Toll Road, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.33 Site area (ha) Net: 0

Reasons: The site is located adjacent to existing residential properties, beyond the bypass on the far western side of Mayfield and comprises parts of two small fields of grass, enclosed on two sides, by a hedgerow and woodland. The southern edges of the site are open to the rest of the field remaining. Fir Toll Road, which is also part of the National Cycle Network (NCN), lies adjacent to the site's northern boundary. The A267 to the east serves as a significant functional and visual barrier to further development and the site is therefore remote from the services and facilities available in Mayfield. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Mayfield. Ancient woodland bounds the site's western boundary. A dwelling, named Rotherdale Cottage is Grade II listed and lies in close proximity to the site's northern boundary, therefore housing development could have a detrimental impact on its setting.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

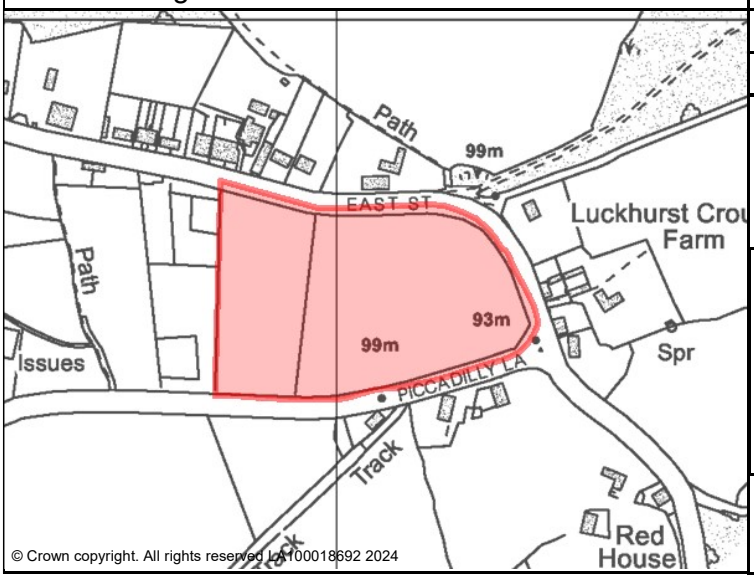
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 783/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Criss Cross, Wellbrook, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.55 Site area (ha) Net: 0

Reasons: The site comprises of a house, garden and large curtilage located to the southwest edge of Mayfield, which is located 800m to the northeast of the site. Singularly, this site is considered unsuitable for residential development, although, if it came forward as part of a comprehensive development with neighbouring SHELAA sites 827/3140 and 965/3140 it may be considered suitable. At this stage, it is considered that this site is unsuitable for development, given concerns regarding the relocation of Mayfield Cricket Club noted in the assessment of SHELAA site 965/3140. The site is wholly within the High Weald National Landscape therefore any development would be required to demonstrate the tests set out in paragraph 183 of the NPPF. Should this site come forward as part of a comprehensive development in the future, suitable buffering to the south of the site would be required where it is more exposed. The remainder of the site is contained by a cricket pitch to the west and residential development to the east. Additional transport assessments would be required to assess the suitability of any vehicular access to serve development in this location. The site was refused full planning permission for 5 (net) dwellings under planning reference WD/2022/3248/F and is the subject of a planning appeal.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

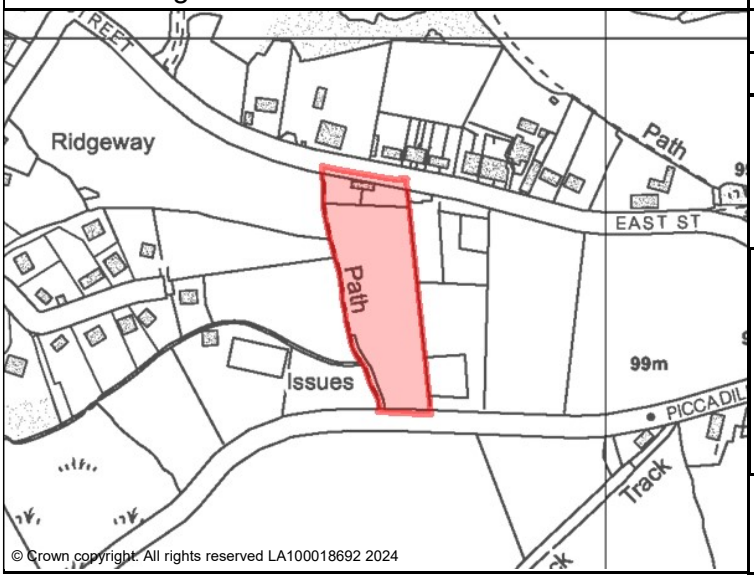
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 812/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land west of Scotsford Hill, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.86 Site area (ha) Net: 0

Reasons: The site comprises of grazing land located in the countryside to the east of Mayfield and to the south of East Street. A Grade II listed building (Five Gables) lies adjacent to the site's northern boundary. The site would not be able to achieve suitable pedestrian connectivity to Mayfield and the site is therefore isolated from existing services, amenities and public transport. The site lies wholly within the High Weald National Landscape and there are long ranging views to the south over this high-quality landscape. Development would have an unjustified impact on the attractive rural character and appearance of the high-quality landscape to the east of Mayfield. Development of this site would be out of character with the existing built form of the surrounding area, which is predominantly formed of frontage development on the north side of East Street only. The site is constrained by its topography as the site slopes considerably towards the south.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

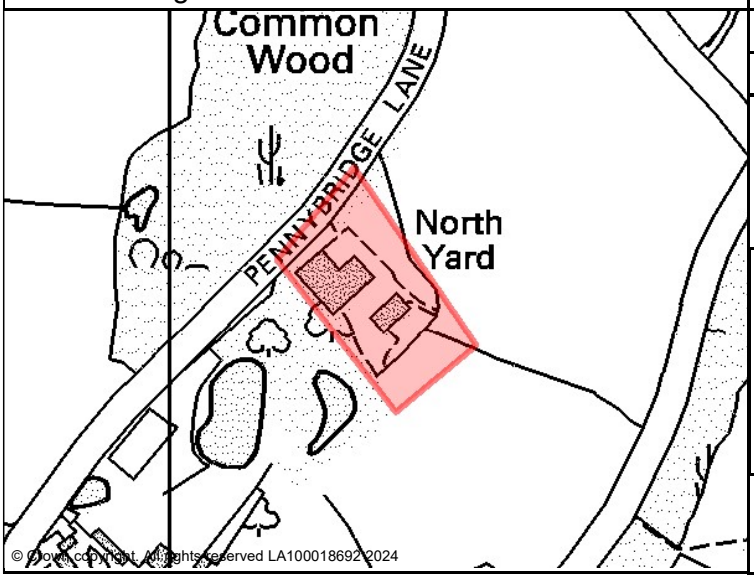
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 819/3140
	Settlement: Mayfield
	Parish: Mayfield and Five Ashes
	Address: Land south of East Street, Mayfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.93 Site area (ha) Net: 0

Reasons: The site is located in the countryside to the east of Mayfield and to the south of East Street. A public right of way extends north to south along the site's western boundary. The northern part of the site comprises of an agricultural building approved under WD/2012/2372/F and the southern part of the site is formed of grazing land. The site would not be able to achieve suitable pedestrian connectivity to Mayfield and the site is therefore isolated from existing services, amenities and public transport. The site lies wholly within the High Weald National Landscape and there are long ranging views to the south over this high-quality landscape. Development would have an unjustified impact on the attractive rural character and appearance of the high-quality landscape to the east of Mayfield. Development of this site would be out of character with the existing built form of the surrounding area, which is predominantly formed of frontage development on the north side of East Street only.

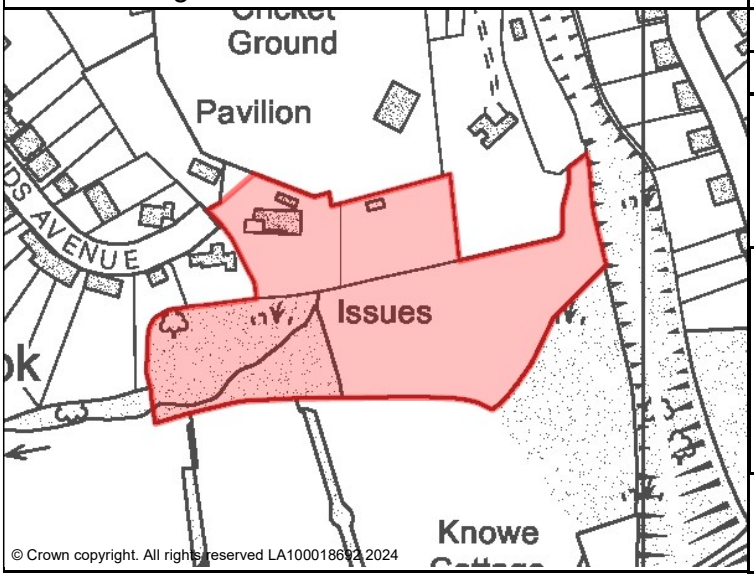
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 826/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land at North Yard Industrial Estate, Pennybridge Lane, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.59 Site area (ha) Net: 0

Reasons: The site is comprised of buildings used for light industrial use and is in an isolated location, remote from public transport, services and amenities, and is visually and functionally separated from any settlement. The site is located wholly within the High Weald National Landscape and the redevelopment of this site would have an unjustified impact on the character and appearance of the landscape. Ancient woodland partially bounds the site's western boundary. In addition, the loss of employment land in this location would also need to be given careful consideration, as would any mitigation/remediation works that may be required to deal with contaminated land.

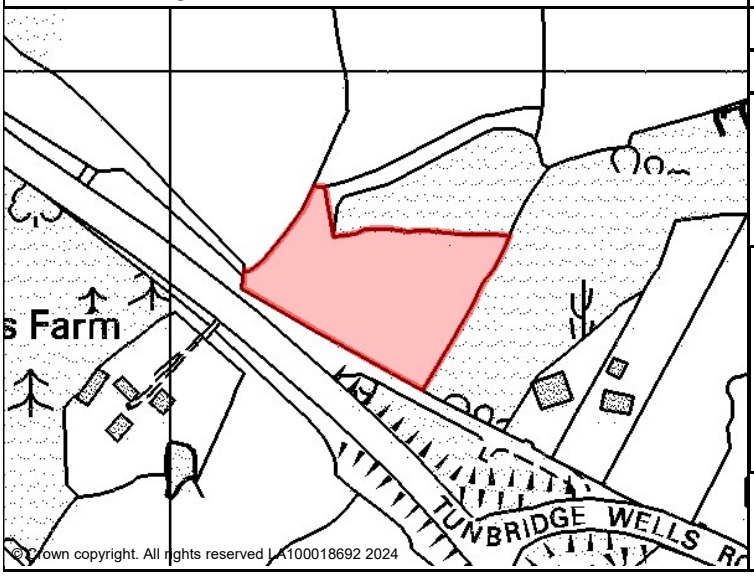
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 827/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land at Roselands Close, Roselands Avenue, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.92 Site area (ha) Net: 0

Reasons: The site is located at the end of a private cul de sac of linear residential properties along Roselands Avenue to the southwest of Mayfield. The site

comprises a residential dwelling, garden land, Ancient Woodland and two fields. Ancient woodland forms part of the southwest section of the site and also bounds the southeastern corner of the site. The tip of the northeast corner of the site is within a steep ghyll which is within a Biodiversity Opportunity Area. The site is wholly within the High Weald National Landscape and there are long ranging views to the southwest; however, sections of the eastern and southern fields are low lying and suitably buffered from the surrounding landscape. The site is constrained significantly by its topography as the site slopes southwards towards the centre of the site before rising considerably towards the southern boundary. As a single entity, this site is considered unsuitable for residential development. However, if it came forward as part of a comprehensive development with neighbouring SHELAA sites 783/3140 and 965/3140, it may be considered suitable, subject to further consideration and assessment including a transport assessment to assess the suitability of vehicular access. It is considered that comprehensive redevelopment of the site is currently unavailable, given the concerns regarding the appropriate relocation of Mayfield Cricket Club. This site has also been assessed as part of SHELAA site 965/3140. Given the site's location within the High Weald National Landscape any development would be required to satisfy the tests contained within paragraph 183 of the NPPF.

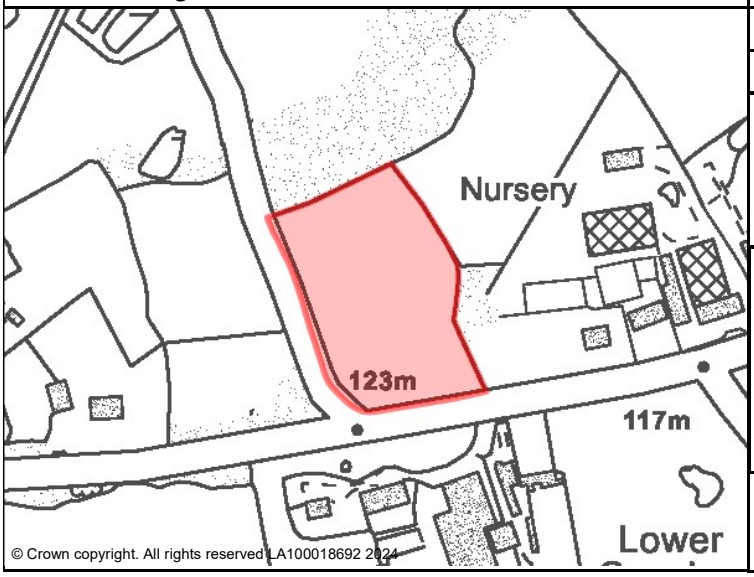
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 894/3140
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Mayfield
	Parish: Mayfield and Five Ashes
	Address: Railway Paddock, Tunbridge Wells Road, Mayfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.7 Site area (ha) Net: 0

Reasons: The site comprises a small grass field enclosed on two sides by woodland located to the north of Mayfield. Ancient woodland bounds the site's northern and eastern boundaries. The south-western edge of the site is adjacent to the A267. Despite the site's close proximity to the A267, the site is in an isolated location away from existing services and facilities in Mayfield. The site is located wholly within the High Weald National Landscape and has been classified as being in a highly sensitive location within the 2022 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape.

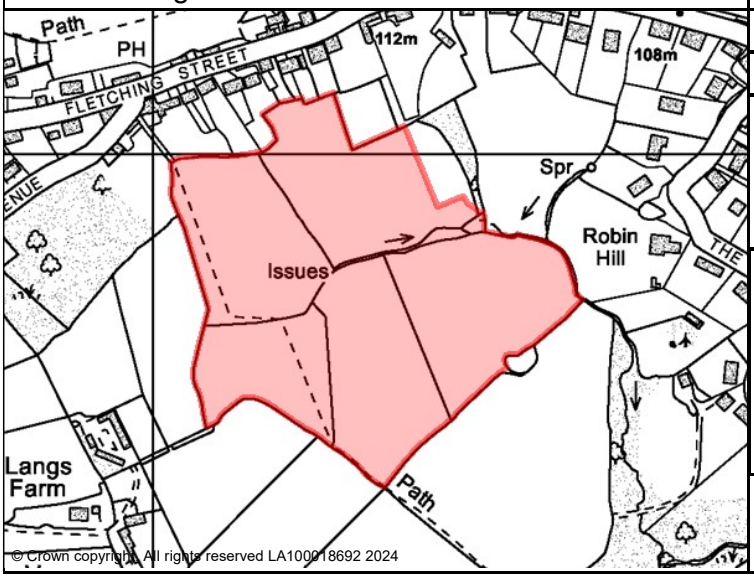
Wealden SHELAA Unsuitable Sites Summary

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 898/1980
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Five Ashes
	Parish: Mayfield and Five Ashes
	Address: Land adjoining Oak Hill, A267, Five Ashes
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.87 Site area (ha) Net: 0

Reasons: The site comprises a single field used for grazing located to the northeast of Five Ashes surrounded by scattered residential properties which run along the A267. Ancient woodland bounds the site's northern boundary. The site is in an isolated location and is therefore remote from local services, facilities and public transport. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the surrounding landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

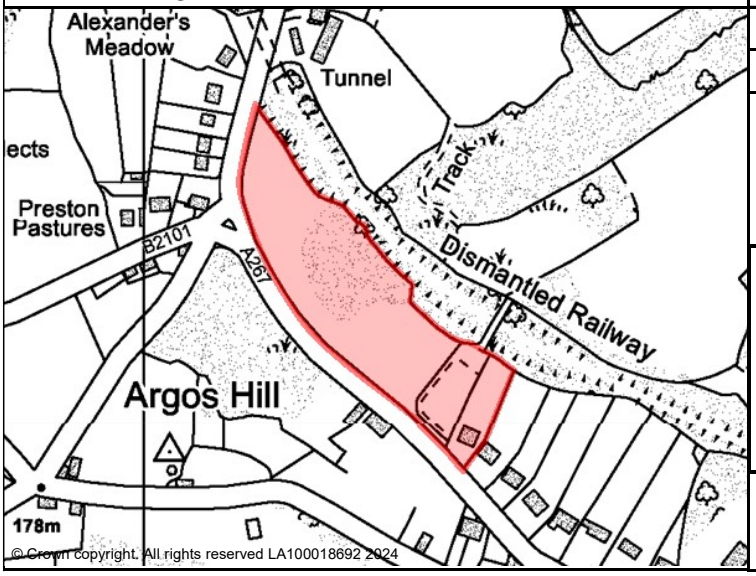
Plan showing whole extent of submitted site	Site Reference: 915/3140
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Mayfield
	Parish: Mayfield and Five Ashes
	Address: Land rear of Wheelwrights, Fletching Street, Mayfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 5.9 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is comprised of several small fields located behind residential development along Fletching Street to the southeast of Mayfield. A public right of way crosses the western portion of the site in a north to south direction. The site is located wholly within the High Weald National Landscape and the site is in an elevated position at the southern slope of the village, where there are long panoramic views across the wider landscape, albeit that in parts these views are filtered by trees and copses. The existing built form in the village runs west - east along the ridge at and just below the High Street and Fletching Street. Development here would puncture that, allowing development to project southwards below the ridge from Mayfield at the significant cost of the High Weal National Landscape. Development would therefore have an unacceptable impact on the high-quality landscape to the south of Mayfield. The Mayfield Conservation Area with its numerous listed buildings lies in close proximity to the site's northern boundary, therefore development could be detrimental to the historic setting of the Conservation Area. The site as submitted cannot demonstrate a suitable vehicular access to the site and it is unlikely that this could be achieved.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site



Site Reference: 932/3140

Settlement: Mayfield

Parish: Mayfield and Five Ashes

Address:
Land at Field End, Argos Hill, Mayfield

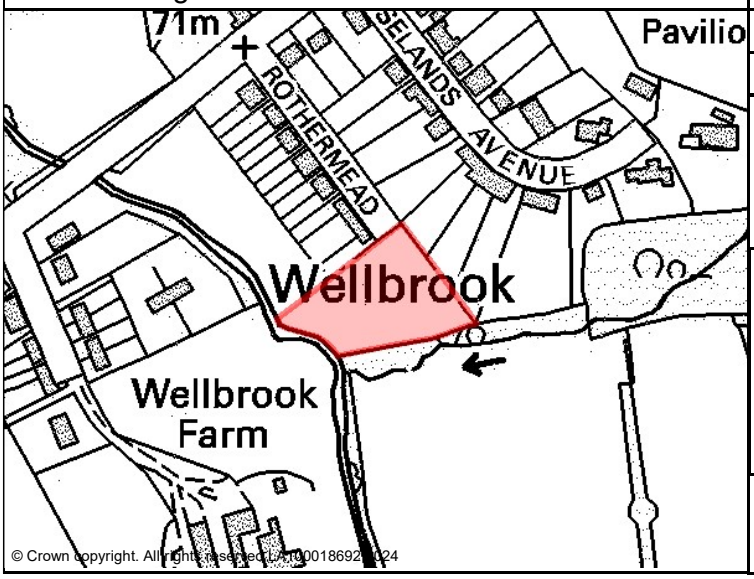
Suitable for housing?: No
Suitable for employment: No
Site available: Yes
Site achievable: Yes
Site Conclusion: Not suitable

Site area (ha) Gross: 1.77
Site area (ha) Net: 0

Reasons: The site comprises of a dwelling, garden and field located on a ridge top location on a bend formed by the A267 as it passes through Argos Hill. The site is in an isolated location, remote from local services, facilities and public transport. The site is wholly within the High Weald National Landscape and has been classified as being in a highly sensitive location within the 2022 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. Ancient woodland covers a large area of the site. The site as submitted does not have a suitable vehicular access and it is unlikely that one could be provided.

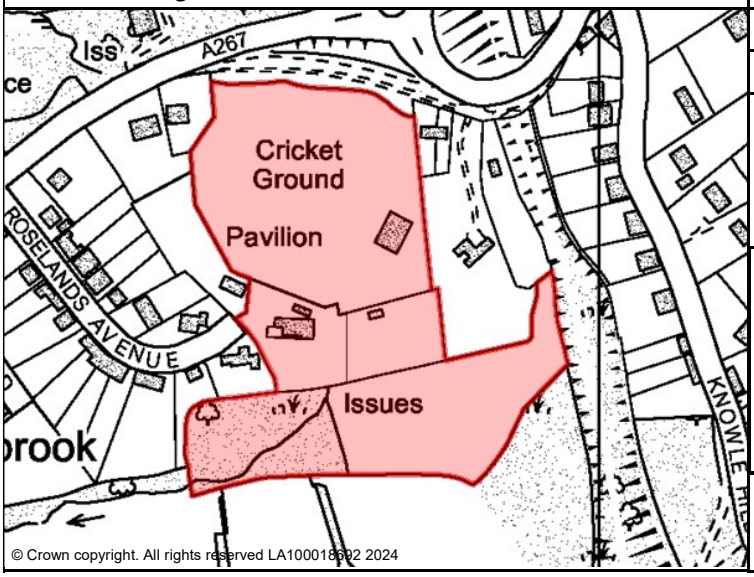
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 951/3140
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land south of Rothermead Road, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.36 Site area (ha) Net: 0

Reasons: The site comprises of a small grass field located at the end of the cul de sac Rothermead to the southwest of Mayfield. The site is bounded by existing residential development along Rothermead to the north, a small holding to the west and scattered farmsteads to the south. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Mayfield. A small portion of the site's western boundary is covered by Flood Risk Zone 2 and 3 associated with the River Rother.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 965/1310
	Settlement: Mayfield Parish: Mayfield and Five Ashes Address: Land at and adjoining Mayfield Cricket Club, Wellbrook Ground, Mayfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.6 Site area (ha) Net: 0

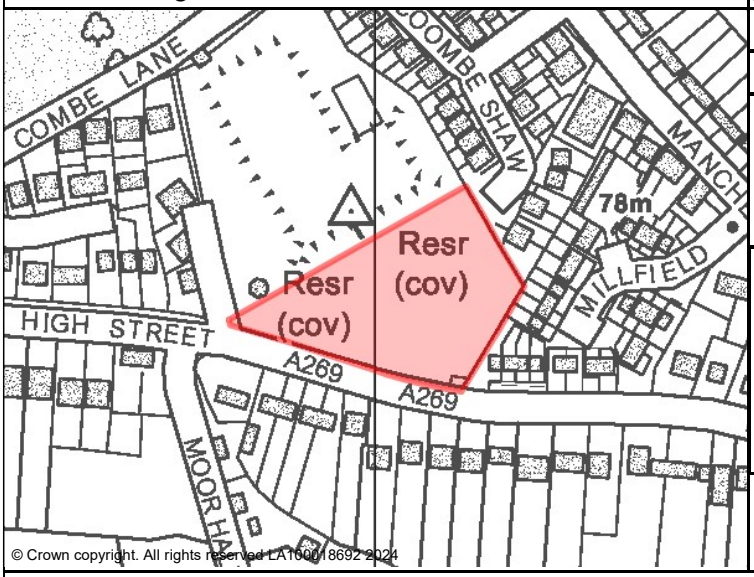
Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is comprised of Mayfield Cricket Club, a residential dwelling and garden, a small number of fields and ancient woodland located to the southwest of Mayfield and the A267. The woodland to the southwest of the dwelling is ancient woodland and there is a section of ancient woodland adjacent to the site's southeastern boundary. The site is located wholly within the High Weald National Landscape and there are long ranging views to the southwest; however, sections of the eastern and southern fields are low lying and suitably buffered from the surrounding landscape. The site is constrained significantly by its topography as the site slopes southwards towards the centre of the site before rising considerably towards the southern boundary. The site benefits from an existing vehicular access from the A267 to the north although a Traffic Assessment is required to determine its suitability to serve the quantum of development envisioned on the site.

There are significant concerns regarding the appropriate relocation of Mayfield Cricket Club in the local area and as of yet, this issue has not been fully addressed or secured, meaning that the site is currently unavailable for development. If this development can come forward, opportunities exist for a more comprehensive development with neighbouring SHELAA site 783/3150.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

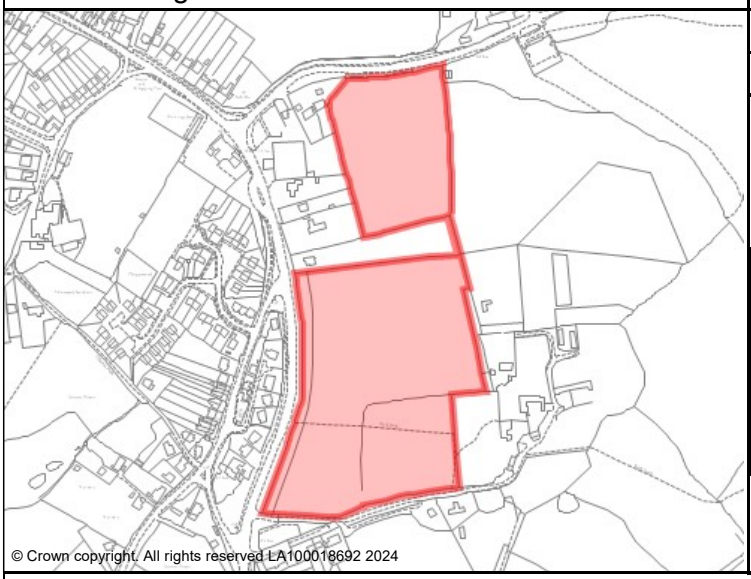
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 098/3170
	Settlement: Ninfield Parish: Ninfield Address: Land adjacent to Ninfield Reservoir, High Street, Ninfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.82 Site area (ha) Net: 0.82
Delivery Yr 1-5: 20 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20	

Reasons: The site comprises of grassland adjacent to Ninfield Reservoir, which is located within the urban area of Ninfield to the north of the A269 (High Street). The site is well located in relation to local services, amenities and public transport in Ninfield. The site is well enclosed by existing hedgerows and trees to the east and south and this would limit the impact development might otherwise have on a wider landscape. The site is wholly within a larger Local Wildlife Site (LWS) although this part of the LWS is believed to be of relatively low ecological value owing to the existing reservoir. Should the site be developed, off-setting works are likely to be needed to compensate for the loss of part of the LWS and further ecological surveys would be required to clarify the specific site's ecological value. The site is also not currently accessible by vehicles or pedestrians, although there is good potential for access onto the High Street to the south subject to a highways assessment.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 372/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land at Ingrams Farm, Bexhill Road, Ninfield
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 6.25 Site area (ha) Net: 3.5
Delivery Yr 1-5: 64 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 64	

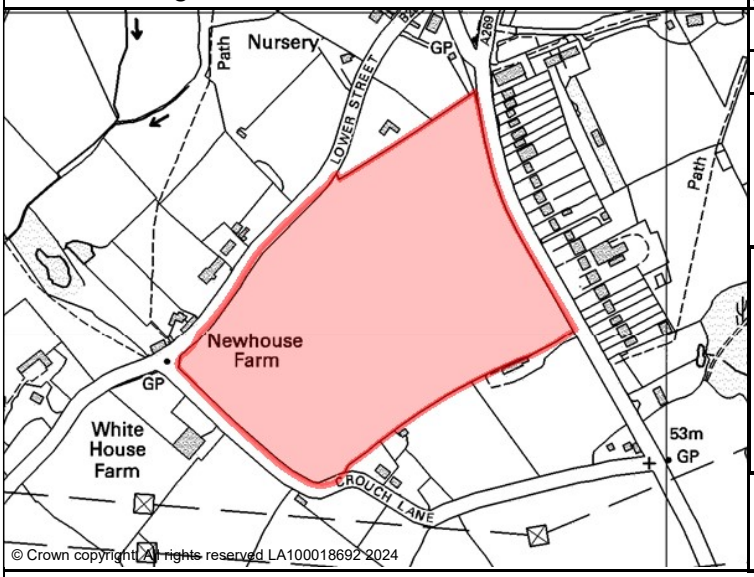
Reasons: This site comprises of several fields that were until recently used for grazing and is split into two components, the larger southern field that borders the A269 to the west and a smaller northern field that adjoins the B2204 to the north. The vast majority of the southern field has been granted planning permission for 55 (net) dwellings under reference WD/2018/1732/MRM and construction works are underway (expected to be completed by the end of 2024/25 period). The additional land to the southeast, nearest to Ingram's House, was also subject to a separate planning application for 9 (net) dwellings under reference WD/2019/2716/O and was approved in October 2021. The part of the site was granted reserved matters planning permission pursuant to the outline under planning reference WD/2022/1346/RM.

The smaller northern field that adjoins the B2204 to the north is similarly a grazing field that is bordered by trees and hedgerows on all sides. To the western boundary of the site exists detached residential dwellings and petrol filling station and associated uses. The site was refused planning permission for 40 (net) dwellings at under planning reference WD/2020/0246/MAO and the appeal was dismissed. There are significant level changes on site, and this would require extensive cut and fill to level the site. Due to the sites sloping nature, far reaching views are provided across the countryside to the east of Ninfield and residential development in this location would result in significant harm to the high quality character of this landscape. There is no existing vehicular access to the site currently, so this would need to be created off the B2204 (a 60 mph highway). This vehicular access is not considered suitable as it would require the significant removal of several mature hedgerows and trees and would also result in significant long-lasting harm to the rural character of the countryside approach into Ninfield from the east. This was reaffirmed through the appeal process and the Inspectors report. The smaller northern field was refused outline planning permission for 29 (net) dwellings under planning reference WD/2022/1836/MAO.

Wealden SHELAA Suitable Sites Summary

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site



Site Reference: 552/3170

Settlement: Ninfield

Parish: Ninfield

Address:
Crouch Field, Bexhill Road, Ninfield

Suitable for housing: Yes
Suitable for employment: Yes
Site available: Yes
Site achievable: Yes
Site Conclusion: Deliverable

Site area (ha) Gross: 8.62
Site area (ha) Net: 3.4

Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity:
65			65

Reasons: The site contains a single field used for grazing located on the southern edge of Ninfield fronting the A269 Bexhill Road to the east, Lower Street to the north-west and Crouch Lane to the south-west. The site is well located in relation to existing services and local facilities in Ninfield. The eastern part of the site has achieved outline planning permission for 65 (net) dwellings under reference WD/2021/2454/MAO. Additional development within the western part of the site without planning permission is considered as unsuitable. This part of the site significantly more visible in the wider landscape to the south and south-west and also on its north-western boundary towards Ninfield.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

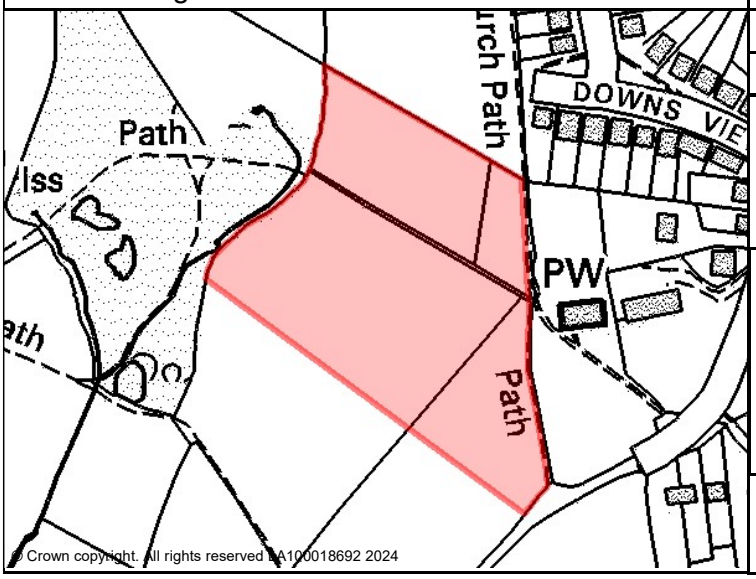
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 012/1630
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Lunsford's Cross
	Parish: Ninfield
	Address: Messens Farm, Potmans Lane, Lunsford's Cross
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.26 Site area (ha) Net: 0

Reasons: The site comprises of two agricultural fields located to the west of Potmans Lane and to the north west of Lunsford's Cross. The site is considered to have a moderate sensitivity to residential development within the 2023 Landscape Sensitivity Assessment. Housing development in this location would also have a detrimental impact on the semi-rural character and appearance of the wider area. The southern part of the site was granted planning permission (under reserved matters) for 13 dwellings under planning reference WD/2019/0566/MRM, although this has now lapsed. Following the lapse of this planning permission, the southern part of the site was subject to a resubmission of the planning application for 13 (net) dwellings that was refused under planning reference WD/2022/0649/MAJ and is now subject to a planning appeal. The planning application was refused due to the site's unsustainable location and the lack of services and facilities available within Lunsford's Cross.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

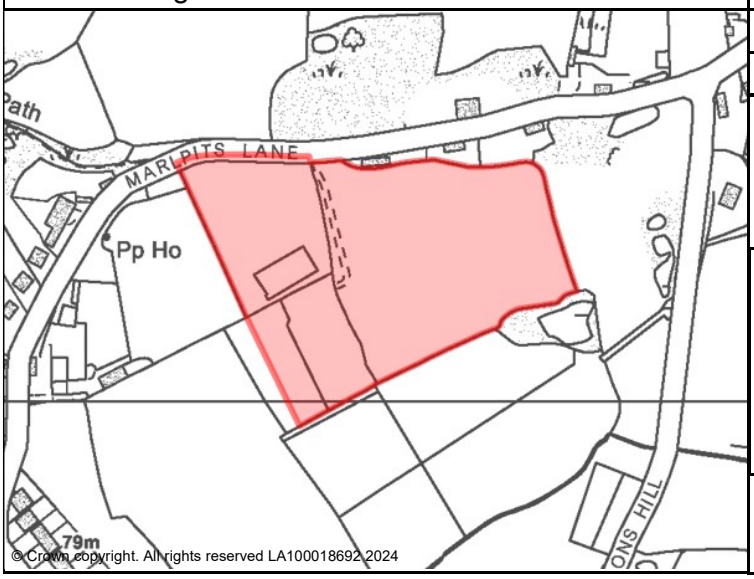
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 073/3170
	Settlement: Ninfield Parish: Ninfield Address: Land at Church Barn Farm, High Street, Ninfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.08 Site area (ha) Net: 0

Reasons: The site lies in open countryside on the southern side of Ninfield, to the west of Church Lane. This site comprises a small grass field, plus small parts of neighbouring fields all bounded by fences, hedgerows and trees, adjacent to the St. Mary the Virgin church. A PRoW crosses through the centre of the site from east to west. Ancient woodland (Church Wood) lies adjacent to the site's western boundary and a footpath runs adjacent to the site along the eastern boundary. Although read against the existing urban edge of Church Piece (and Downsview behind), this land is open and exposed for some considerable distance to the south and south west. Whilst there is some visual buffer from the ancient woodland at Church Wood, the trees here would require a deep buffer the effect of which would be to push housing to the more open and exposed locations. Therefore, the 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. Any development would have a detrimental impact upon the historic setting of St Mary the Virgin Church to the east of the site which is a Grade I listed building. The land is unsuitable for development because of its impact on the landscape and historic setting of Ninfield. This site has also been assessed as part of larger SHELAA site 986/3170.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

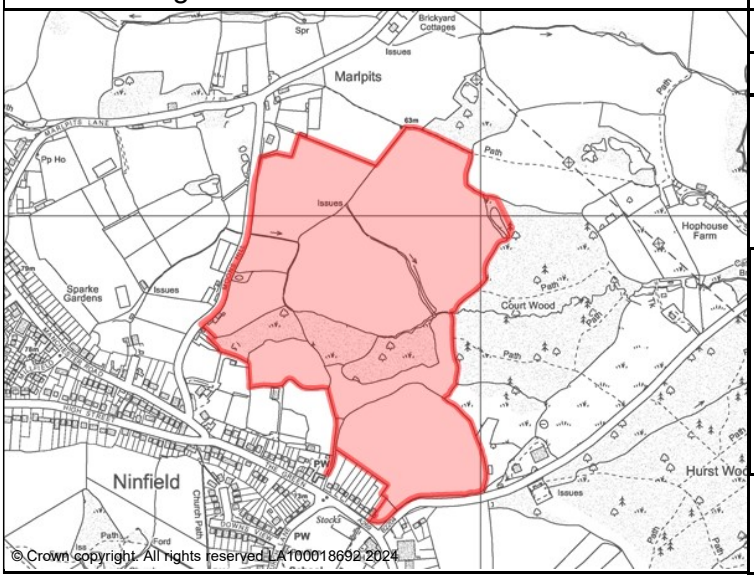
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1160/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land south of Marlpits Lane, Ninfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.56 Site area (ha) Net: 0

Reasons: The site comprises of land used for equestrian purposes to the north of Ninfield and to the south of Marlpits Lane. The site lies in a semi-rural location and is detached from Ninfield to the south and is therefore remote from local services and facilities. Owing to the topography of the site, it is exposed within the wider landscape as the land slopes towards the main part of the village from Marlpits Lane that is in an elevated position. The northern boundary of the site also forms the High Weald National Landscape. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development. The site cannot be provided with a suitable vehicular access to serve this quantum of development due to the narrow nature of Marlpits Lane and the poor visibility at this part of the lane. Vehicular access could therefore only be achieved with third party land. The site also cannot achieve suitable pedestrian access to Ninfield without third party land.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

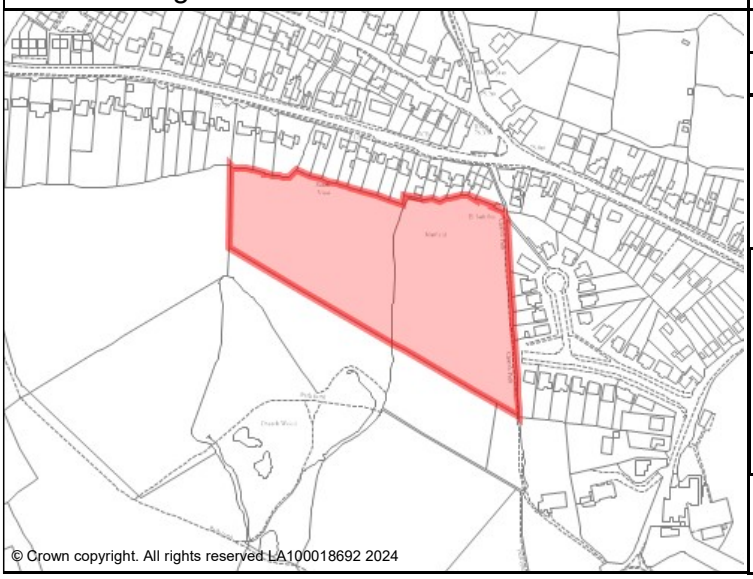
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 165/3170
	Settlement: Ninfield Parish: Ninfield Address: Land to the rear of the Ninfield Road (access past Sunnyside Cottage), Ninfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 26.71 Site area (ha) Net: 0

Reasons: This is a large site that comprises a number of fields used for grazing located on the north eastern fringe of Ninfield, to the north of the B2204. The south-eastern part of the site occupies an exposed ridge top location, and the land is open to long range views to the north and north-east towards the High Weald National Landscape. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity. The logical position of the vehicular access to the B2204 would entail major and significant excavations to get into the site. If it is possible to access the site from this location, there would be significant erosion of the tree bank which would have damaging visual consequences. The contours of the site are such that it would not be readily possible to mitigate development on the higher parts of the site. The northern part of the site, with the western boundary fronting onto Moons Hill (a single lane road) is not considered to be a logical extension to Ninfield and indeed a belt of Ancient Woodland (and other mature woodland) acts as a barrier to further development north of Ninfield and divides this site into two. The northern part of the site is far more rural in nature and is exposed within the wider landscape. As well as ancient woodland, the central part of the site is subject to flood risk (Flood Zones 2 and 3) from east to west. The southeastern part of the site was refused outline planning permission for 72 (net) dwellings under planning reference WD/2022/2689/MAO and is now subject to an ongoing planning appeal.

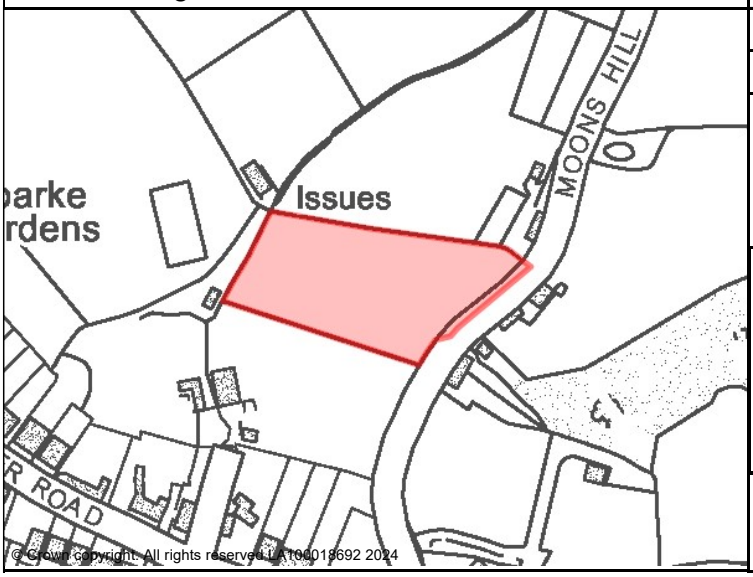
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 474/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land adjoining Downs View, Ninfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.61 Site area (ha) Net: 0

Reasons: The site comprises of two fields used for agricultural purposes located on the southern fringe of Ninfield. Whilst the land abuts the rear of houses to the High Street to the north and Downs View to the east, this land is steeply sloping southwards and is exposed in the landscape beyond, which has long ranging views to the coast. Ancient woodland (Church Wood) lies to the southwest of the site. Therefore, the 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. Any development would have a detrimental impact upon the historic setting of St Mary the Virgin Church to the south-east of the site, which is a Grade I listed building. The land is unsuitable for housing development because of its impact on the landscape setting of the village. This site has also been assessed as part of SHELAA site 986/3170.

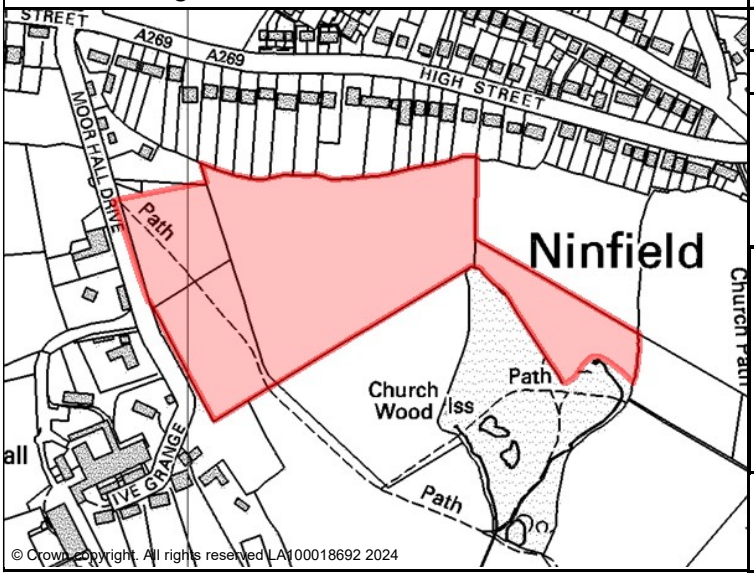
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 601/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land south west of Yew Tree Cottage, Moons Hill, Ninfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.72 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land located to the north of Ninfield and to the west of Moons Hill. The site is functionally and visually separated from the existing residential area of Ninfield. As a result of this, the 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. The site currently has no vehicular access, and the opportunity does not exist to create one due to the narrow nature of Moons Hill and the poor visibility it provides, as well as the loss of hedgerows/mature trees that characterise this rural road. The site cannot achieve suitable pedestrian access to Ninfield and it would not be feasible to require the installation of a footpath to serve the site without third party land or the widening of the existing roadway.

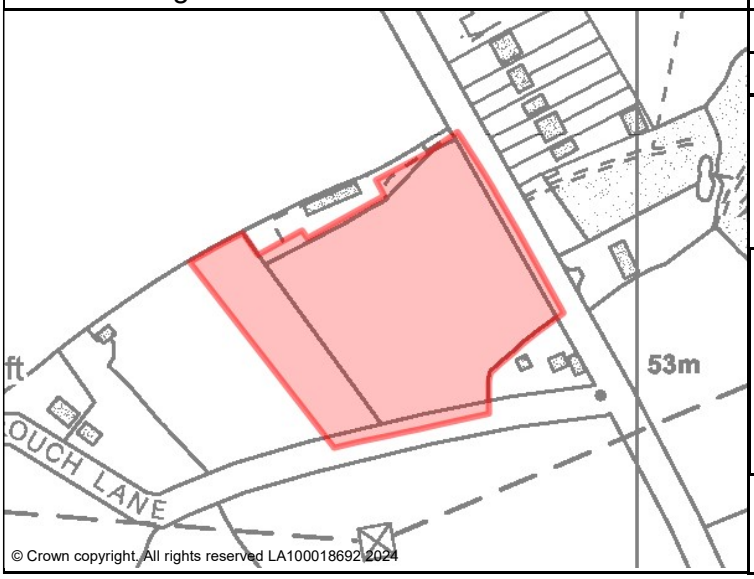
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 739/3170
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ninfield Parish: Ninfield Address: Land east of Moor Hall Drive, Ninfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.47 Site area (ha) Net: 0

Reasons: The site is comprised of two fields and a series of smaller paddocks located the southern fringe of Ninfield. Ancient woodland bounds the site's southeastern boundary. A PRoW runs north to south through the western part of the site. Whilst the land abuts the rear of houses to the High Street to the north and Moor Hall Drive to the west, this land is steeply sloping southwards and is exposed in the landscape beyond, which has long ranging views to the coast. Therefore, the 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. Development in this location would spread development extensively down the southern side of the ridge below the High Street and be out of keeping with the rural character and appearance of the countryside. This site has been assessed under SHELAA reference 986/3170.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

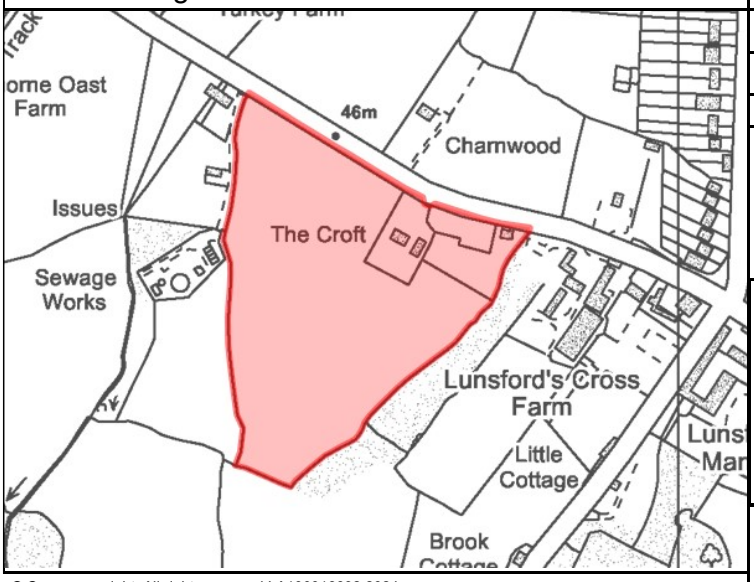
Plan showing whole extent of submitted site	Site Reference: 972/3170
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ninfield Parish: Ninfield Address: Land west of Bexhill Road, Ninfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.66 Site area (ha) Net: 0

Reasons: The site contains two fields that are used for agricultural purposes on the southern edge of Ninfield fronting onto Bexhill Road (A269) to the east and Crouch Lane to the south and west. The Ninfield working men's club is located on the northern boundary of the site, but is not included within the site. The site is relatively well located in relation to existing services and local facilities in Ninfield, albeit that the footway is located on the other side of the A269. Owing to the site's topography, that falls away from north to south, it is highly visible in the wider landscape to the south and south west specifically and is not well screened by existing vegetation on its boundaries. The site is at a lower level then the land to the north of it and there are three residential properties facing onto Crouch Lane that border the site. Therefore, the 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Given the issues regarding the land's visibility within the wider landscape, lack of screening and amenities of adjoining uses, it is not considered suitable for housing development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site



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Site Reference: 983/1630

Settlement: Lundsford's Cross

Parish: Ninfield (Other)

Address:
Land at The Croft, Ninfield Road, Lundsford's Cross

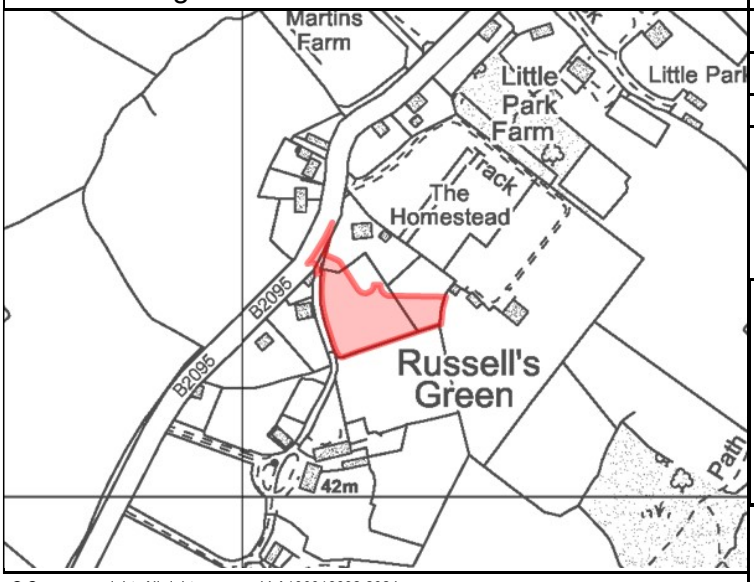
Suitable for housing?: No
Suitable for employment: No
Site available: Yes
Site achievable: Yes
Site Conclusion: Not suitable

Site area (ha) Gross: 3.78
Site area (ha) Net: 0

Reasons: The site is comprised of a residential dwelling, garden and agricultural land located to the west of Lunsford's Cross and to the south of Ninfield Road. The site is situated in an isolated location and is therefore remote from services and facilities being a significant distance south of Ninfield. Therefore, the 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to development. Development of the site would be out of keeping with and have a detrimental impact upon the surrounding landscape. The site is situated adjacent to a sewage works to the west and therefore residential development in this location may not be suitable for parts of the site. There is also a small amount of ancient woodland located to the south-east corner of the site.

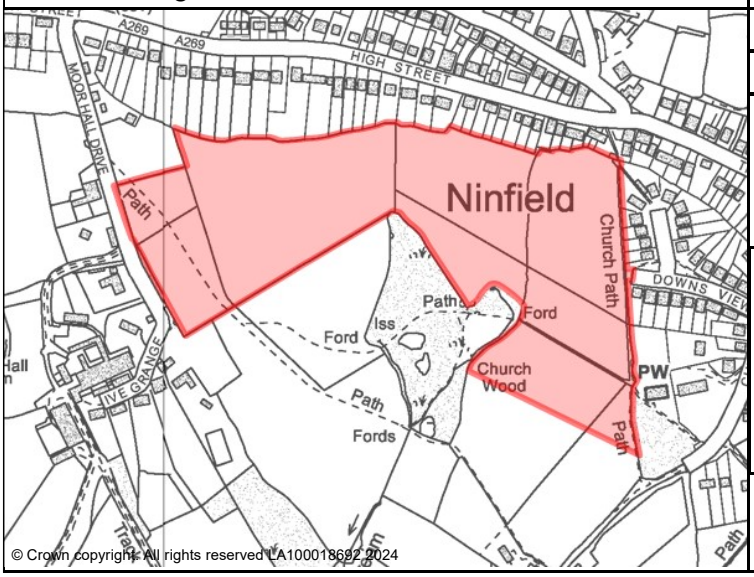
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 984/1630
	Settlement: Russell's Green (Other 1630) Parish: Ninfield
© Crown copyright. All rights reserved LA100018692 2024	Address: Land adjacent to Mountfield Lodge, Hooe Road, Russell's Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.36 Site area (ha) Net: 0

Reasons: The site comprises of a residential garden at Russell's Green, to the south of Ninfield and to the east of the B2095. A Grade II listed building, North Cottage, lies to the north west of the site. The site is in an isolated location, detached from the larger settlement of Ninfield to the north east, and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to development. Therefore, development of the site would be out of keeping with and have a detrimental impact upon the surrounding landscape. The site was refused planning permission for 3 (net) dwellings on appeal under planning reference WD/2016/0694/F.

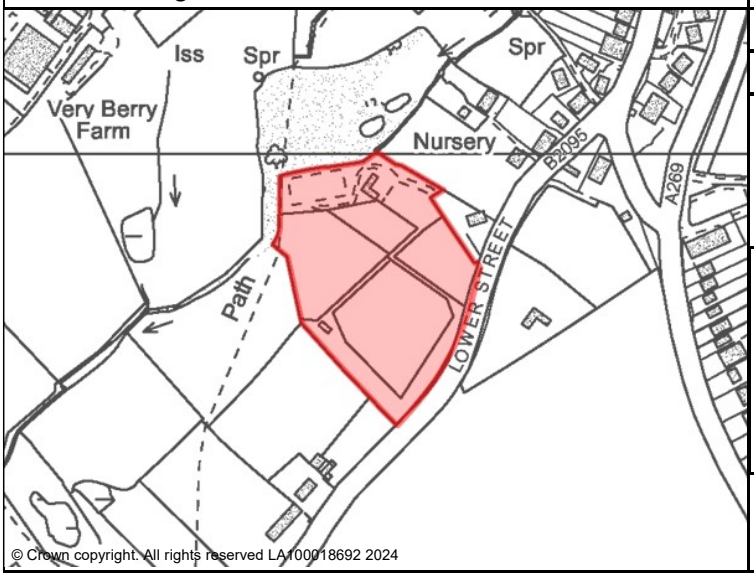
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 986/3170
	Settlement: Ninfield Parish: Ninfield
© Crown copyright. All rights reserved LA100018692 2024	Address: Land south of High Street, Ninfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 8.62 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site lies in open countryside on the southern side of Ninfield. This site comprises a number of agricultural and equestrian fields bounded by fences, hedgerows and trees, adjacent to St. Mary The Virgin churchyard to the east (and Downs View) and Moor Hall Drive to the west. Whilst the land abuts the rear of houses to the High Street, the land is steeply sloping southwards and is exposed in the landscape beyond, which has long ranging views to the coast. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. The development of this site would mean spreading development extensively along the southern side of the ridge below the High Street and would be out of keeping with the rural character and appearance of the countryside in this location, as well as the linear character of development on the High Street. Ancient woodland bounds the site's southern boundary at its centre point and a Grade I listed building (The Parish Church of St Mary) lies to the east of the site and development would a detrimental impact on its historic setting. The development of the site would have the potential to cause a detrimental impact upon the residential amenity of existing dwellings to the north and east. A public right of way crosses the western portion of the site from north to south and then crosses through the eastern portion of the site from west to east. The north eastern portion of the site was refused full planning permission for 70 dwellings under planning reference WD/2020/1166/MAJ in part due to the impact on the landscape and village setting in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

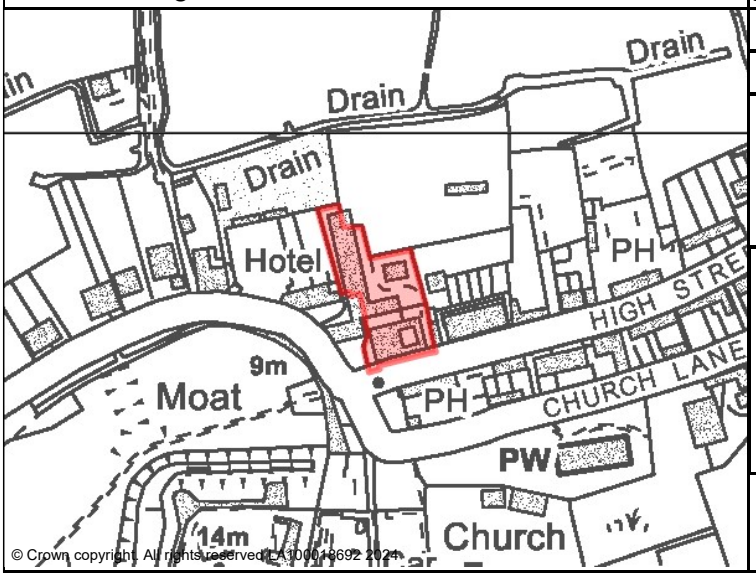
Plan showing whole extent of submitted site	Site Reference: 987/3170
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Ninfield Parish: Ninfield Address: Land at Russell Cottage, Lower Street, Ninfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.87 Site area (ha) Net: 0

Reasons: The site comprises of land used for equestrian and agricultural use, along with a small collection of associated buildings located to the west of Lower Street. The site is situated in a semi-rural location and is detached from Ninfield to the north and is therefore visually separated from the village itself. The site is in a highly exposed location in the landscape and the development of this land would be out of keeping with and have a detrimental impact upon the high quality landscape to the south west of Ninfield. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to new development. The site as

submitted does not benefit from pedestrian connectivity to the wider area and there is little scope to improve this on Lower Street to the east without third party land.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

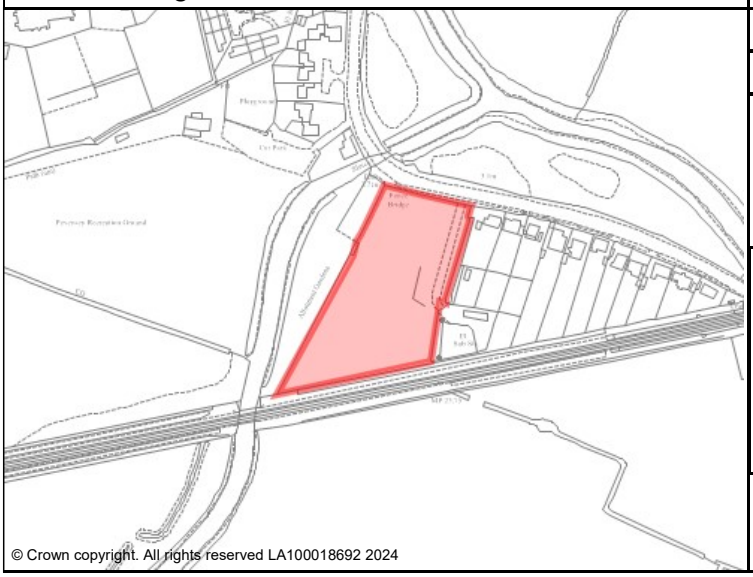
Plan showing whole extent of submitted site	Site Reference: 1100/3200
 © Crown copyright. All rights reserved (LA100014692 2024)	Settlement: Pevensey Parish: Pevensey Address: The Old Mint House, High Street, Pevensey Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.24 Site area (ha) Net: 0.24

Reasons: This brownfield site comprises a residential dwelling, parking area and commercial building with associated outbuildings. The site sits within the High Street of Pevensey and the existing use of the premise is an antiques store. The existing commercial premises building on site is Grade II listed and a number of other listed buildings are found on Pevensey High Street, within close proximity to the site also. Pevensey Castle is less than 100 metres from the site and the site is also located within the Pevensey and Westham Conservation Area. The creation of a suitable vehicular access is of concern, given the narrow site entrance and further assessment of this would be required to assess its suitability for any alternative use. This assessment would also need to assess the visibility splays of the proposed access, given how sharply the High Street bends as it moves westwards. The site does offer views over the Pevensey Levels SAC and Ramsar site, which directly adjoins the sites northern boundary.

Given the existing use, it is considered that use of the building for retail purposes is already established and is supported. The conversion of the premises to other uses (i.e. housing) would be dependent on the achievability of the site to provide a suitable vehicular access and parking arrangements that is not yet proven. In addition, the conversion of the listed building would also have to be carefully designed and preserve, sustain or enhance the heritage asset.

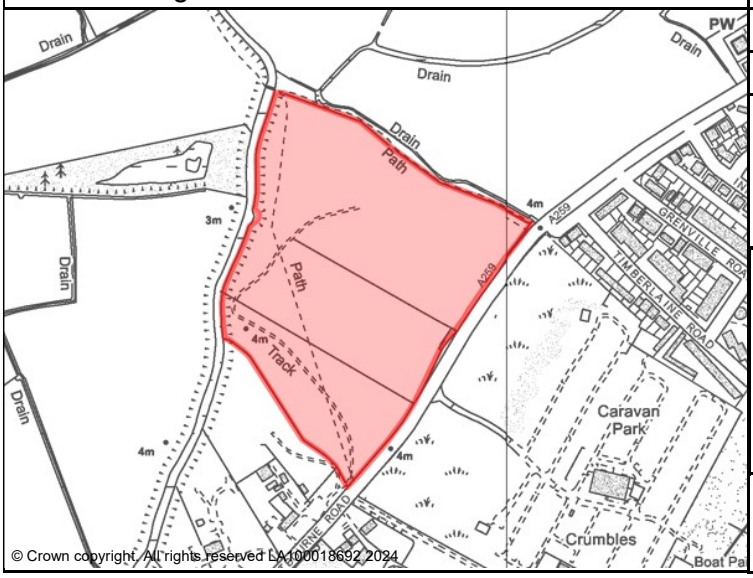
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 106/3200
	Settlement: Pevensey Parish: Pevensey Address: Land at Wallsend Road, Pevensey Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.93 Site area (ha) Net: 0

Reasons: The site comprises of overgrown scrub land to the south of Pevensey, to the south of the A259. The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.

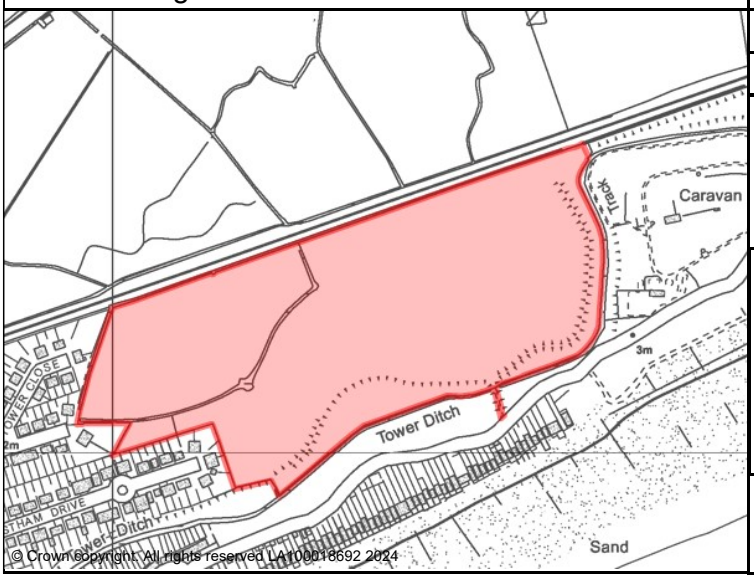
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1146/3210
	Settlement: Pevensey Bay Parish: Pevensey Address: Land north of Eastbourne Road, Pevensey Bay Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.4 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the south west of Pevensey Bay, to the west of Eastbourne Road. Half of the site is within Flood Risk Zone 3 and the site is therefore considered unsuitable for housing development.

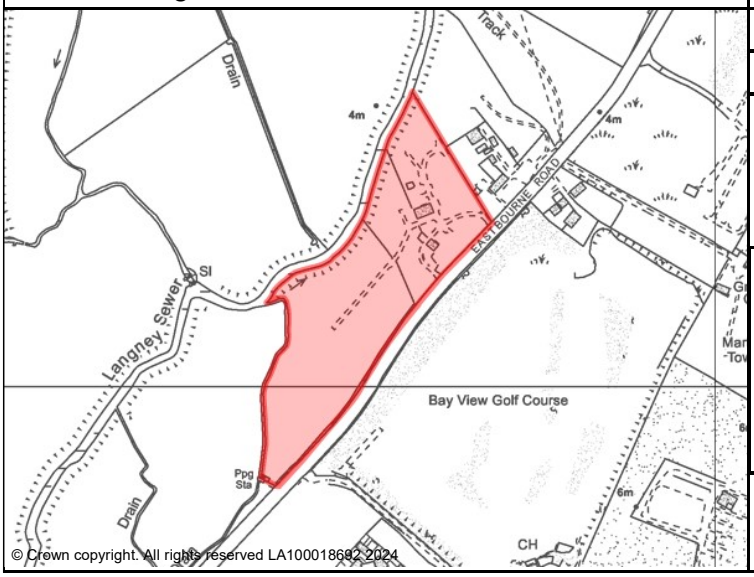
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 183/3210
	Settlement: Pevensey Bay Parisb: Pevensey Address: Land north of Coast Road, Pevensey Bay Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 13.74 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the east of Pevensey Bay, to the north of Coast Road. The site is wholly within Flood Risk Zone 3, which precludes development in this location.

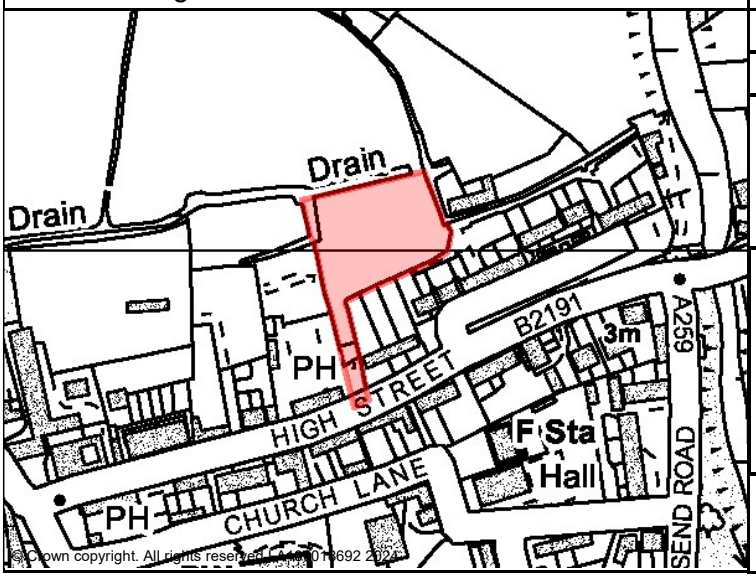
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 747/3210
	Settlement: Pevensey Bay Parisb: Pevensey Address: Land at Castle View Caravan Site, Eastbourne Road, Pevensey Bay Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.97 Site area (ha) Net: 0

Reasons: The site comprises of a residential caravan park between the town of Eastbourne and Pevensey Bay, to the west of Eastbourne Road. The site is visually and functionally separated from the adjacent settlement and housing development would appear unrelated and isolated from either settlement. The entirety of the site is located within Flood Zone 3 and the site is therefore considered unsuitable for housing development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

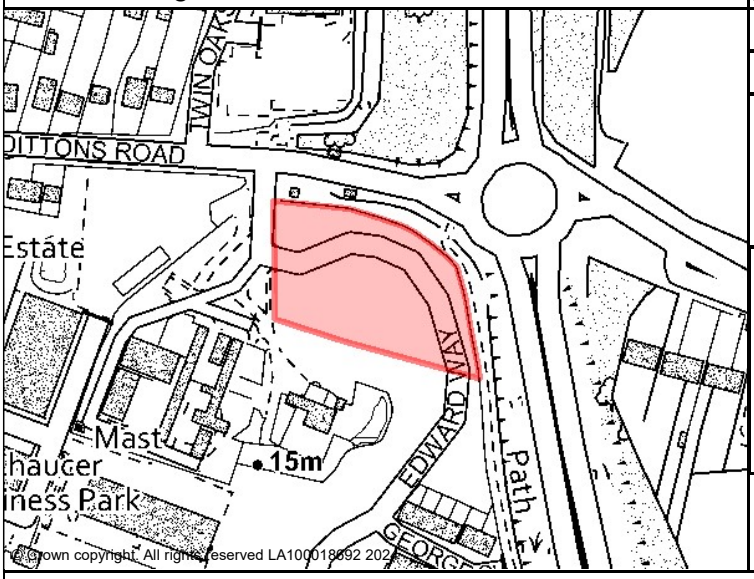
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 936/3200
	Settlement: Pevensey Parish: Pevensey Address: Land to the north of High Street, Pevensey Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.38 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land to the north of Pevensey High Street. The site, with the exception of the existing vehicular access, is wholly within Flood Risk Zone 3, which would preclude development in this location. The Pevensey Levels Ramsar Site and SAC does bound the site to the north and east. The site also sits adjacent to the Pevensey Conservation Area to the west, which includes a number of listed buildings and whose setting should be protected. The existing vehicular access to the site is via a pub car park and this would potentially be unsuitable to serve the quantum of development envisioned.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

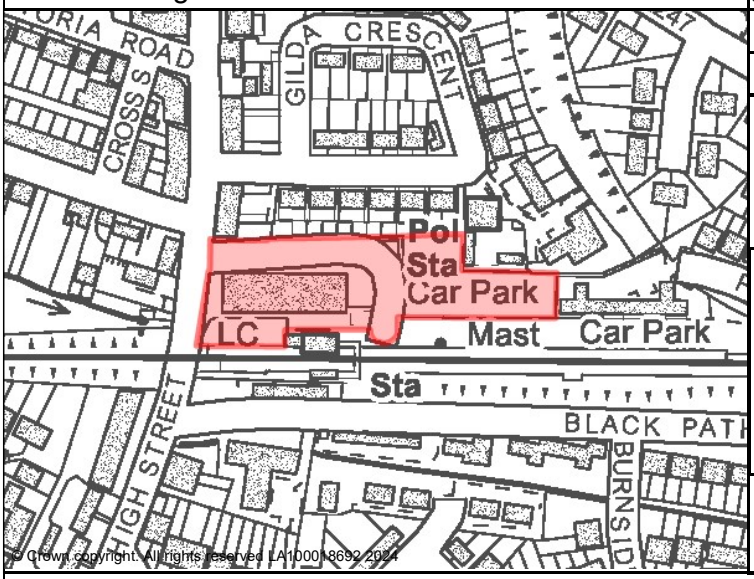
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 048/1510
	Settlement: Polegate Parish: Polegate Address: Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.64 Site area (ha) Net: 0.64
Delivery Yr 1-5: 24 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 24	

Reasons: This site comprises of a disused paddock adjacent to Dittons Road (B2247) roundabout with the A22. The site was granted planning permission for 12 new light industrial buildings (Use Class E) under planning permission WD/2015/2177/MAJ. However, this has not been implemented and has now lapsed. The land to the south of the site, aligned with the A22, has been granted full planning permission for 78 dwellings under planning reference WD/2019/0442/MRM. This site is now subject to an ongoing outline planning application for 24 dwellings and the repositioning of the road approved under WD/2019/0442/MRM, under planning reference WD/2020/0379/MAO. Development would need to mitigate the noise generated from the A22 on the sites eastern boundary but would in principle be suitable for residential development given the surrounding uses.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

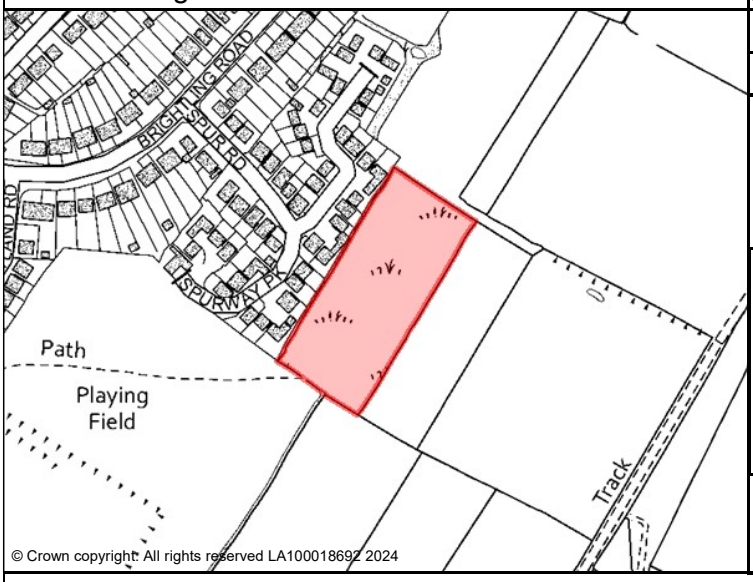
Plan showing whole extent of submitted site	Site Reference: 1068/1510
	Settlement: Polegate Parish: Polegate Address: Polegate Station Car Park (Site 1), High Street, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.76 Site area (ha) Net: 0.24
Delivery Yr 1-5: 25 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 25	

Reasons: 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. The western portion of the site contains an existing mixed use, three storey building with retail uses (and other town centre uses under Use Class E) on the ground floor. The first and second floors were recently converted into nine residential dwellings under planning reference WD/2013/0087/F. The site also contains a vehicular access road and servicing yard for the commercial units. The site sits adjacent to the existing residential development to the north and east, Polegate Train Station to the south and existing commercial development on Polegate High Street to the west. The site benefits from a suitable vehicular access and pedestrian links to the wider area. Development of the site would need to take into consideration the potential loss of town centre uses within Polegate Town Centre, the need for which would need to be assessed by the Council against the policies in the Wealden Local Plan. Development of the site would need to consider the mitigation of rail noise, given the close proximity of Polegate Station to the sites southern boundary. If residential development was to be brought forward, this would need to be integrated well with the character of the area that contains two storey dwellings and three storey flatted development. As discussed for SHELAA site 967/1510, it would also need to be demonstrated that the loss of the privately owned car park (if required) is appropriate following a parking survey in this town centre location.

The eastern part of the site comprising the privately owned car park was subject to a full planning application for 36 (net) dwellings under planning reference WD/2022/1216/MAJ but this was refused owing to the density and massing of the development. A revised smaller scheme could be supported in principle on this part of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

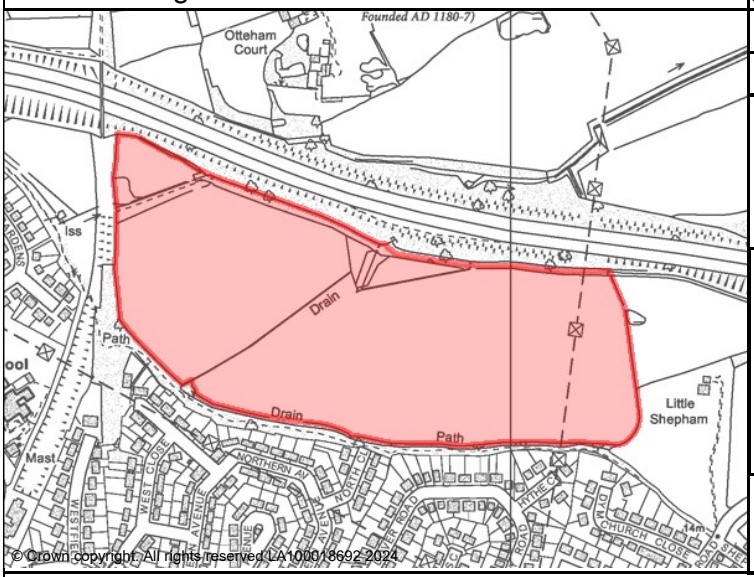
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 120/1510
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Polegate Parish: Polegate Address: Hindsland Fields (east), Eastbourne Road, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.15 Site area (ha) Net: 1.15
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 30

Reasons: The site comprises of an overgrown former playing field that lies behind existing development to the east of Spurway Park. This site is well located at the southern fringe of Polegate and is in close proximity to existing services, facilities and public transport. 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 in SHELAA and have planning permission (see reference 180/1510 and 236/3370) and this land could be considered comprehensively with those other sites as part of a mixed-use scheme. 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. The 2023 Landscape Sensitivity Assessment states that the landscape is low to moderately sensitive to development. Any proposed development should seek to retain and enhance the existing hedgerows on the western boundary to maintain the sites visual enclosure within the landscape. Development of this site would involve the loss of a playing field (albeit that the site is not currently used and has not been used for many years and is overgrown), the need for which would need to be assessed by the Council against development plan policy and as part of the Local Plan process.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 241/1510
	Settlement: Polegate Parish: Polegate Address: Land at Shepham Lane, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 15.56 Site area (ha) Net: 9
Delivery Yr 1-5: 100 Delivery Yr 6-10: 140 Delivery Yr 11+: Total Capacity: 240	

Reasons: The site comprises of several arable fields between the northern edge of Polegate and the A27. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development. The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape. However, there are significant views of the Pevensey Levels available from the southeastern portion of the site. The site slopes down from north to south towards the A27, where significant bunding/landscaping would need to be incorporated into the design of any scheme to mitigate road noise. A significant pylon route goes through the central eastern part of the site and, as it may not be feasible to divert these overhead lines, the developable area is reduced accordingly. The site is therefore considered suitable for development.

However, there is currently no vehicular access to the site, although, this could be potentially created along either the pedestrianised section of Shepham Lane, or the existing residential development to the south of the site (North Close) although this would require the removal of existing mature trees. Furthermore, vehicular access could also be created through the adjoining land parcel on the site's eastern boundary, where outline planning permission for 108 dwellings under planning reference WD/2016/3047/MAO has been approved. A further transport assessment would be required, particularly as the potential quantum of development is likely to have an impact on the wider local highway network, for which mitigation may be required. Any proposed development should carefully consider the relationship between the site, the existing settlement of Polegate and consented development to the east and west. The site is subject to a live outline planning application for 240 (net) dwellings under planning reference WD/2023/0066/MAO.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

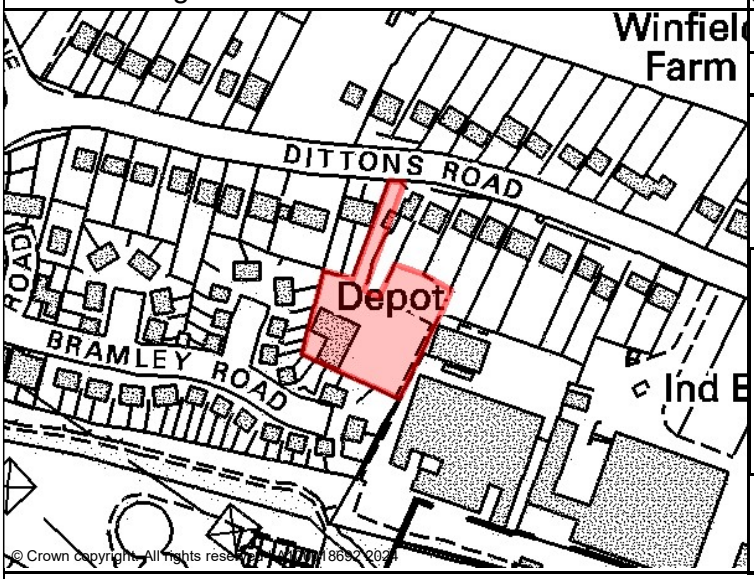
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 261/1510
	Settlement: Polegate Parish: Polegate Address: Hindsland Fields (west), Eastbourne Road, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.84 Site area (ha) Net: 1.84
Delivery Yr 1-5: 60	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 60

Reasons: This site is comprised of a disused playing field that is well located at the southern fringe of Polegate, and development would have a limited impact on the wider landscape. Other potential housing sites in the immediate vicinity have been identified as suitable in the SHELAA (see reference 180/1510) with planning permission and this land could be considered comprehensively with those other sites as part of a mixed-use scheme. In particular, access to the site would ideally be achieved through the adjacent site, 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 also likely to require off site highway works, and further transport studies would be needed to ascertain the nature and extent of these requirements. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development. Any development should seek to retain and enhance existing vegetation on the sites boundaries to maintain the enclosed nature of the site. Development of this site would involve the loss of a former playing field (albeit that the site is not currently used and is overgrown), the need for which would need to be assessed by the Council against development plan policy and as part of the Local Plan process.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

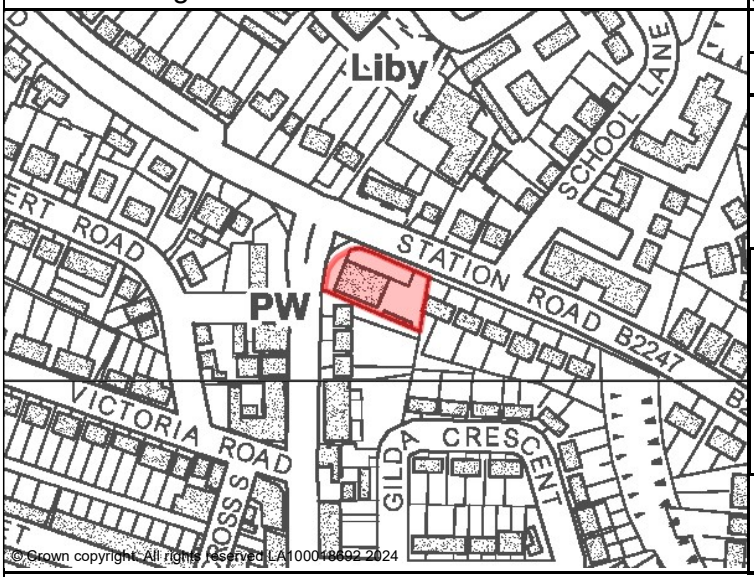
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 518/1510
	Settlement: Polegate Parish: Polegate Address: Former Waterhouse Coaches site, Dittons Road, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.36 Site area (ha) Net: 0.36
Delivery Yr 1-5: 8	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 8

Reasons: The site comprises of 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. Any development would need to take into consideration the residential amenity of existing surrounding dwellings, particularly along the existing access road. Any development would also need to provide additional landscaping on the eastern boundary to provide separation from the existing Chaucer Industrial Estate.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

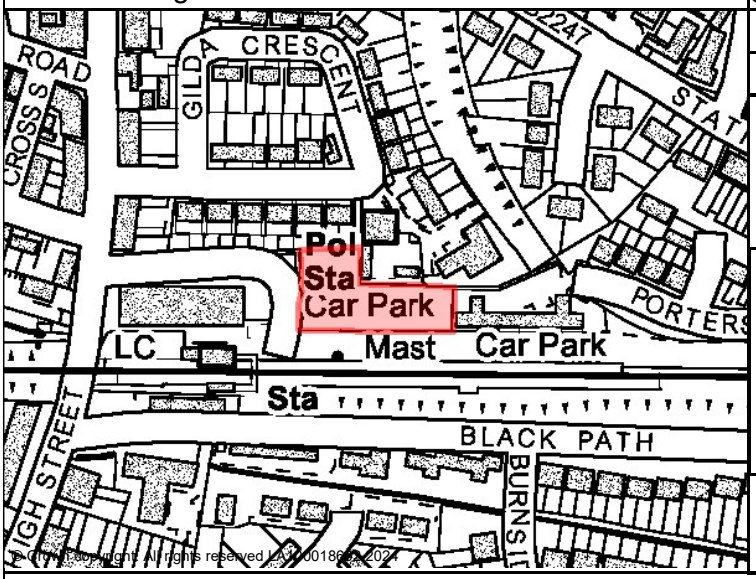
Plan showing whole extent of submitted site	Site Reference: 622/1510
	Settlement: Polegate Parish: Polegate Address: Land at Royal Mail Delivery Office, 74 High Street, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.14 Site area (ha) Net: 0.14

Delivery Yr 1-5: 8	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 8

Reasons: The site comprises of 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. A suitable access already exists to the site. The site is already surrounded by residential development to both the east (along Station Road) and south (along the High Street) so has the potential to integrate well with the existing built form. Development of this site for housing would involve the loss of existing employment and retail land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

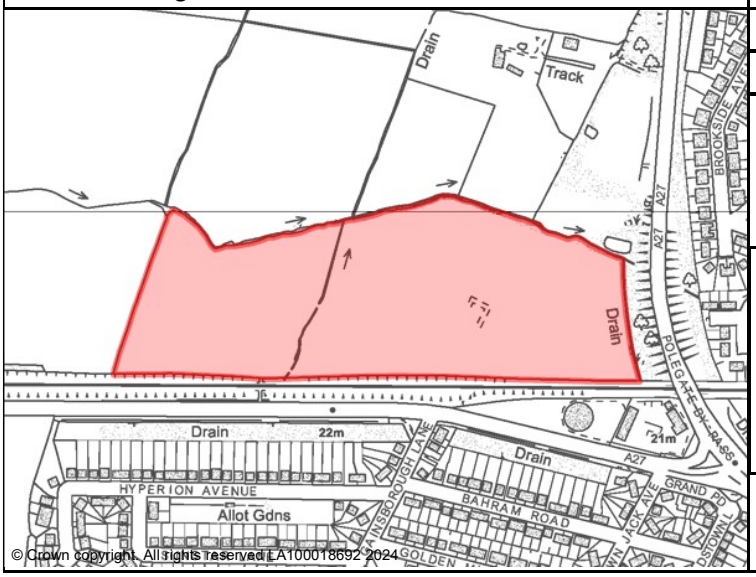
Plan showing whole extent of submitted site	Site Reference: 967/1510
	Settlement: Polegate Parish: Polegate Address: Polegate Station Car Park (Site 2), High Street, Polegate Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.24 Site area (ha) Net: 0.24
Delivery Yr 1-5: 20 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20	

Reasons: 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 to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding the future amenities of occupiers of the development. The site is subject to a full planning application for 36 (net) dwellings under planning reference WD/2022/1216/MAJ but this was refused owing to the density and massing of the development. A revised smaller scheme could be supported in principle.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

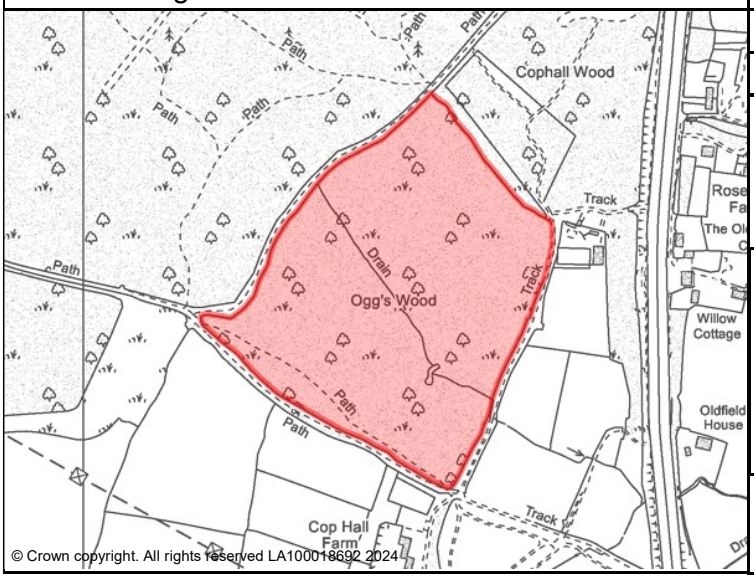
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1065/1510
	Settlement: Polegate Parish: Polegate Address: Land north of Lewes Road, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 8.73 Site area (ha) Net: 0

Reasons: This site is comprised of a single large field used for grazing adjacent to the A27, which runs to the west and the north of the site. The site is severed from Polegate by the A27 that is duelled in this location, as well the rail line (Eastbourne to Lewes) that is to the south of the site. Despite the sites proximity to the A27, the site is rural in nature (used mainly for livestock farming) and is severed from local services and facilities, including public transport links in Polegate. Owing to its location, this site is unsuitable for residential development by itself and would be out of keeping with the surrounding land uses. The site would only be suitable subject to significant infrastructure improvements to deal with the sites severance with Polegate (through a grade separated junction at Cophall Roundabout and associated road infrastructure). The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and the landscape impact on the setting of the South Downs National Park would also need to be considered as part of any scheme and may have significant adverse impacts. Part of the site, in the eastern corner, is within flood risk zone 3, which also would reduce the developable area of the site. This site has also been submitted to the Council as part of larger SHELAA site referenced 1069/1510.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

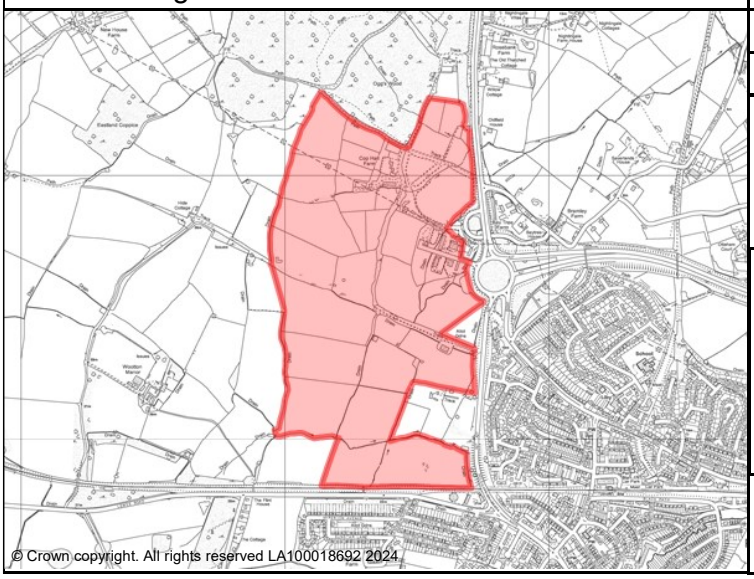
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1066/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Og's Wood, Hailsham Road, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 11.77 Site area (ha) Net: 0

Reasons: The site, known as Ogg's Wood, is located to west of the A22 and to the north of built-up area of Polegate. The site is an isolated location, detached from any local facilities, amenities and public transport and the urban area of Polegate. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. The site comprises of dense woodland, which is surrounded on its western and northern boundaries by Ancient Woodland. It is associated with larger area of woodland adjacent to it to the north and west known as Abbots Wood. The site is also incorporated within a biodiversity opportunity area and contains a public right of way towards the southern boundary of the site. Notwithstanding this, the site may be considered as part of green infrastructure provision of any comprehensive development within the immediate area south, including SHELAA site 1069/1510.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1069/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Polegate West
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 89.2 Site area (ha) Net: 0

Reasons: This is an extensive site comprising mainly of undulating fields used for grazing to the west and northwest of the urban settlement of Polegate. The site is predominantly agricultural grazing land, although a small proportion of the site is formed of the residential dwellings and associated farm buildings of Cophall Farm. The eastern portion of the site nearest to Cophall Roundabout, is previously developed land, which is formed of a service station, commercial units and a hotel/public house, amongst other uses. The site is bounded to the east and south by the A22/A27 interchange, which separates the site from the urban settlement of Polegate. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. To the north and west of the site is open countryside, although views from the north of the site are limited due to extensive screening provided by Oggs Wood and Abbots Wood. There are a number of existing hedgerows and tree belts, separating the different fields within the sites boundaries. A public right of way extends east to west through the northern portion of the site. There are portions of the site, which are relatively well enclosed within the wider landscape, benefitting from the extensive level of screening which surrounds the site. However, there are particular constraints in terms of the landscape setting of the South Downs National Park, which lies in close proximity to the site's southern boundary. The South Downs National Park is highly visible from the elevated parts of the site, particularly where the topography of the site slopes upwards towards a ridge in the centre of the site.

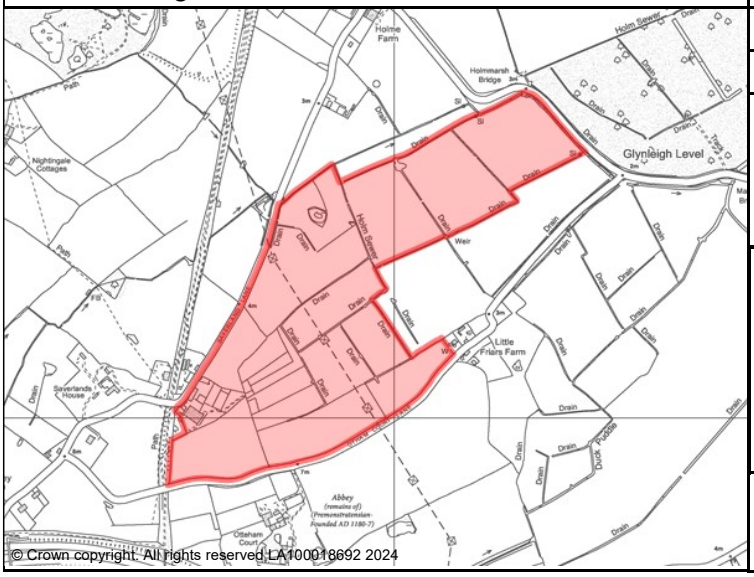
There is an existing vehicular access at the site's eastern boundary, although this would not be suitable for large scale growth. The site does not currently benefit from any pedestrian links into Polegate and would be separated by the A27.

Development of this site would require careful consideration in relation to impacts on highway capacity. Early high-level transport modelling has been undertaken and at this time there are significant concerns relating to highways capacity (relating to the capacity along the northbound A22 and the surrounding road network on the A27 and Eastbourne). Further modelling will be required to determine whether mitigation can negate any highways capacity impacts. In considering this, the site could only be found suitable once significant

infrastructure improvements are brought forward. This chiefly relates to the improvement to the highways network, including the introduction of a new offline A27, which would pass through the site towards the Cophall Roundabout. Given the length of time and uncertainty regarding a new offline solution to the A27, it is not anticipated that this site could come forward in the short to medium term. Given the above, the site is unsuitable, being rural in nature and isolated and remote from local services and facilities and public transport. The draft proposals from the site promoters show how these issues may be addressed in part (e.g. no development within flood zones), however significant concerns remain regarding other matters, in particular highways capacity, landscape and wider sustainability. Despite the site's large size, it is not considered sufficient, in isolation, or combined with other adjacent land to deliver a genuinely sustainable garden settlement/urban extension.

Please note the following SHELAA sites are incorporated into this site including 204/1510, 255/1510, 257/1510 and 1065/1510.

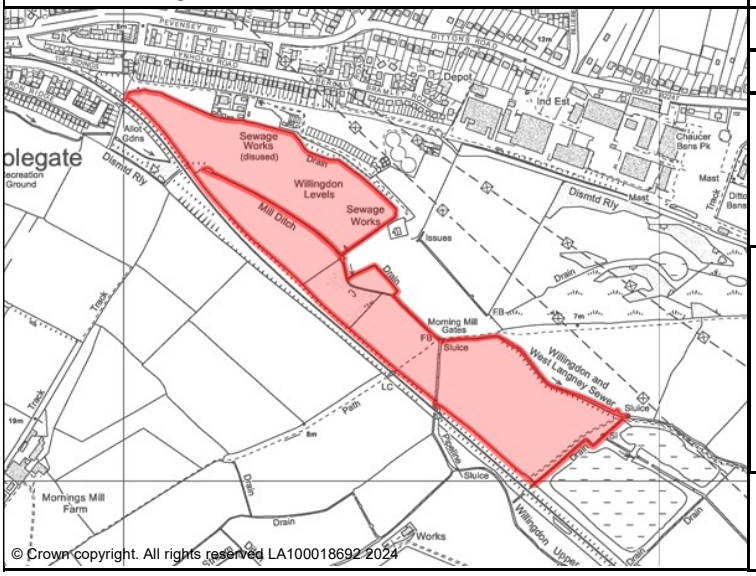
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1071/1510
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Polegate Parish: Polegate Address: Priory Court Farm, Sayerland Lane, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 32.6 Site area (ha) Net: 0

Reasons: This site comprises land in agricultural, equestrian and country pursuits and education use, as well as a commercial café named the Cuckoo Shack. The site is situated in an isolated location and detached from any local facilities, amenities and the urban area of Polegate and Hailsham that lies to the south / north of the site. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. Owing to its location and the rural nature of the site it is not considered suitable for housing development. The site is in close proximity to the Cuckoo Trail which runs along its western boundary and is accessed via narrow roads to the south and north (Sayerland Lane and Otham Court Lane. The site is almost wholly within Flood Zone 2, which would preclude residential development on this site to a large degree.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

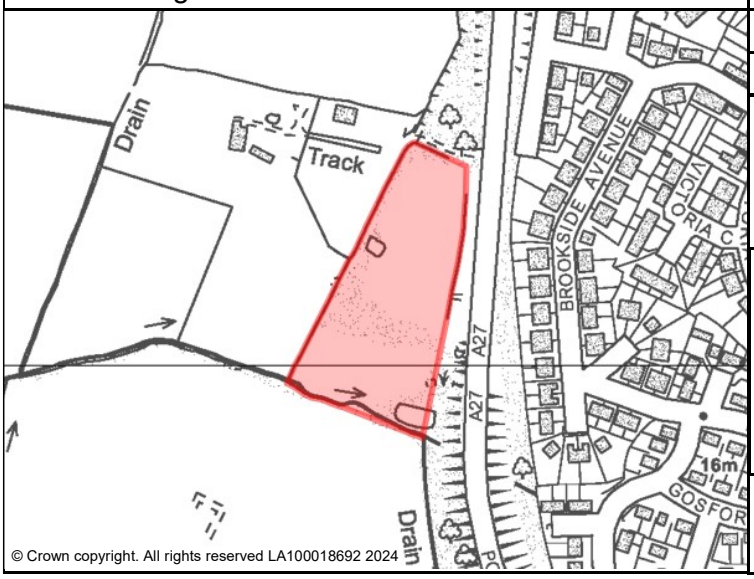
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1072/1510
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Polegate Parish: Polegate Address: Land north east of Mornings Mill Farm, Lynholm Road, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 15.37 Site area (ha) Net: 0

Reasons: The site comprises a number of fields in agricultural use on the outer periphery of Polegate, to the northeast of Mornings Mill Farm and to the south of Lynholm Road and Bramley Road. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. The site has been put forward for a green infrastructure use only (but has been found unsuitable for housing or employment development) and is partly located within a Biodiversity Opportunity Area at both the eastern and western portions of the site. The site is also crossed by a public right of way that joins Lower Willingdon (Eastbourne Road) with the Cuckoo Trail. Given its location near to existing residential development at both Willingdon and Polegate, its partial designation as a Biodiversity Opportunity Area and being publicly accessible in part, it is considered in principle to be suitable for green infrastructure. This land would need to consider any pedestrian links. The site is almost wholly covered by Flood Zone 2 and 3, which would preclude other forms of development on this site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

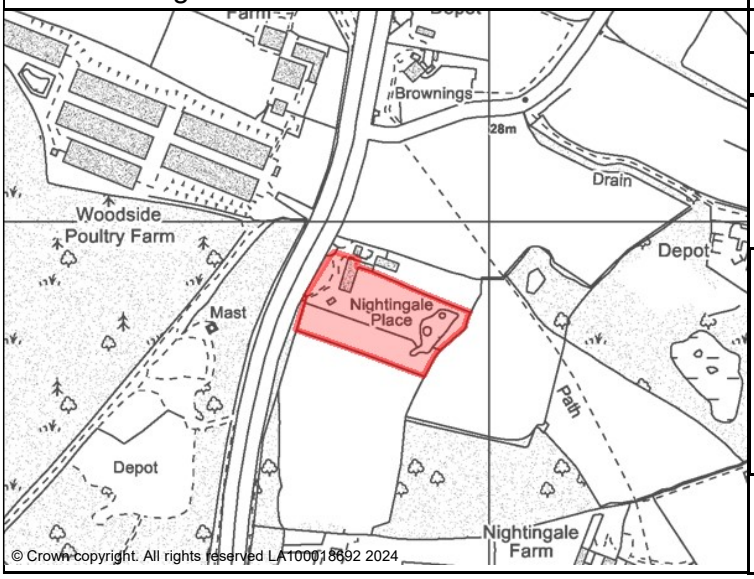
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1169/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Honey Farm, A27, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.54 Site area (ha) Net: 0

Reasons: The site comprises of former agricultural land to the west of Polegate and the A27 that is currently being used (in part) as a site compound by Highways England for improvements works to the A22/A27. This site is not considered suitable for development as a single entity given its isolated and severed location from Polegate, with no reasonable pedestrian or vehicular links to Polegate. The site is isolated and detached from any local facilities, amenities and the main urban area of Polegate, including sustainable modes of travel such as the railway station at Polegate. The site lacks connectivity to Polegate and has been severed off by the A27 that is now duelled in this location. Given the issues above, this site is considered unsuitable for housing development. The southern part of the site is covered by flood zone 2, which precludes development on this part of the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

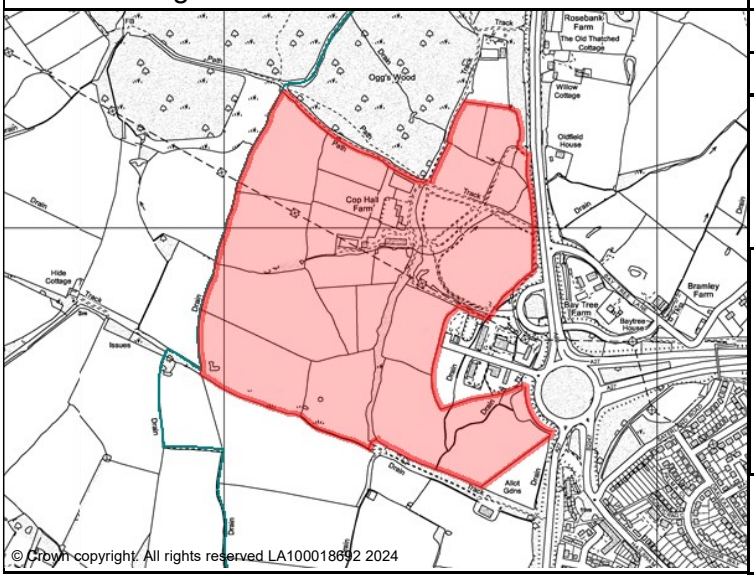
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1209/1510
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Polegate Parish: Polegate Address: Land at Nightingale Place, Hailsham Road, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.23 Site area (ha) Net: 0

Reasons: The site comprises an existing residential dwelling, large garden curtilage and a pond located to the south of the built-up area of Hailsham. The A22 runs along the western boundary of the site. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham. Owing to its location and the rural nature of the site, it is not considered suitable for development in this location. However if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment of the land to the south of Hailsham it may be considered suitable for development with associated infrastructure and amenities. In these circumstances comprehensive redevelopment of the whole area would require access to be considered which may include access from the A22 in the east. Landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

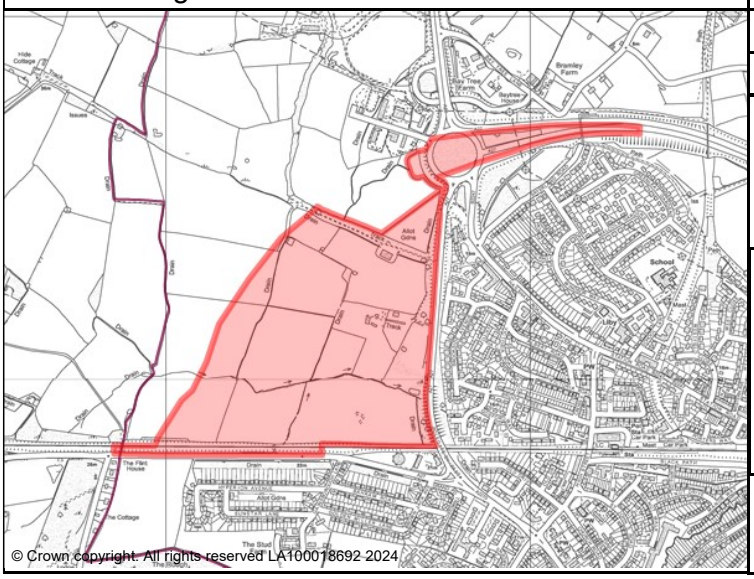
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 204/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Cophall Farm, Baytree Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 46.46 Site area (ha) Net: 0

Reasons: The site is a large area of undulating land to the northwest of Polegate adjacent to the A27/A22 junction roundabout. It comprises a large group of fields around Cophall Farm and several belts of mature vegetation (part of which is covered by a TPO). The east side of the site includes a developed area with highway service area including some commercial buildings, such as Premier Inn, Petrol Station and McDonald's. To the south and west beyond the site is an extensive area of farmland (mainly arable) which slopes down towards the south and includes Wootton Manor (Grade II listed Building and Historic Park). Further farmland (mainly pastoral) is located to the northeast of the site. To the north of the site is Ogg's Wood, which forms part of an extensive area of woodland much of which is Ancient Woodland. A PRoW passes through the northeastern part of the site. To the southeast of the site is the urban area of Polegate, which is enclosed by the A27 that wraps around the north and western edge of the settlement. The site is isolated and detached from any local facilities, amenities and the main urban area of Polegate, including sustainable modes of travel such as the railway station at Polegate. The site lacks connectivity to Polegate and has been severed off by the A27 that is now duelled in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There are particular constraints in terms of setting of the South Downs National Park, which is visible from the elevated parts of the site where there are long distance views over the tree belts to the upper slopes of the South Downs ridge in the south and towards the Pevensey Levels in the east. The site is therefore considered unsuitable for housing growth. This site also forms part of SHELAA site 1069/1510 that has been assessed separately.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

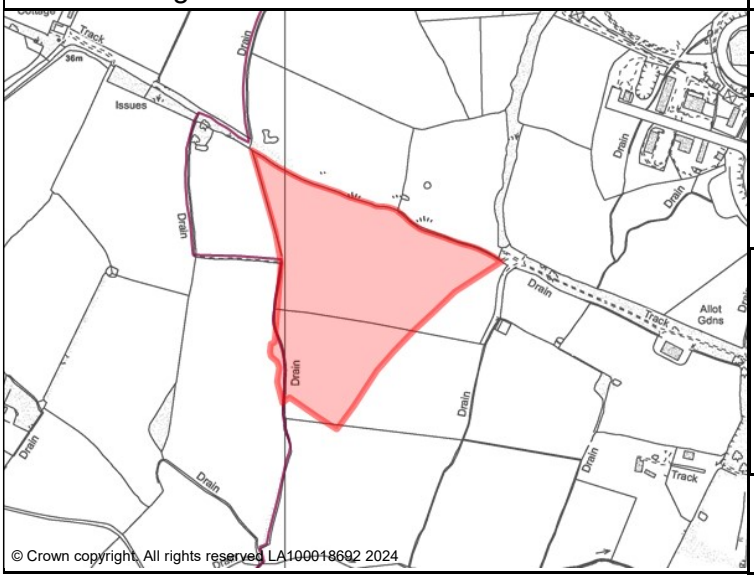
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 255/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at and adjoining Honey Farm, Eastbourne Road, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 41.52 Site area (ha) Net: 0

Reasons: This is an extensive site comprising mainly of fields used for grazing together with a small area used for commercial uses adjacent to the A27, which runs to the west and the south of the site, as well as allotment gardens. The site is severed from Polegate by the A27 that is duelled in this location. Despite the sites proximity to the A27, the site is rural in nature (used mainly for livestock farming) and is severed from local services and facilities, including public transport links in Polegate. Owing to its location, this site is unsuitable for residential development by itself and would be out of keeping with the surrounding land uses. The site would only be suitable subject to significant infrastructure improvements to deal with the site's severance with Polegate (through a grade separated junction at Cophall Roundabout and associated road infrastructure). The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to development within the northern and eastern parts of the site, lowering to moderately sensitive in the southern part. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and the landscape impact on the setting of the South Downs National Park would also need to be considered as part of any scheme and may have significant adverse impacts. Parts of this site have also been submitted to the Council as part of larger SHELAA site referenced 1069/1510.

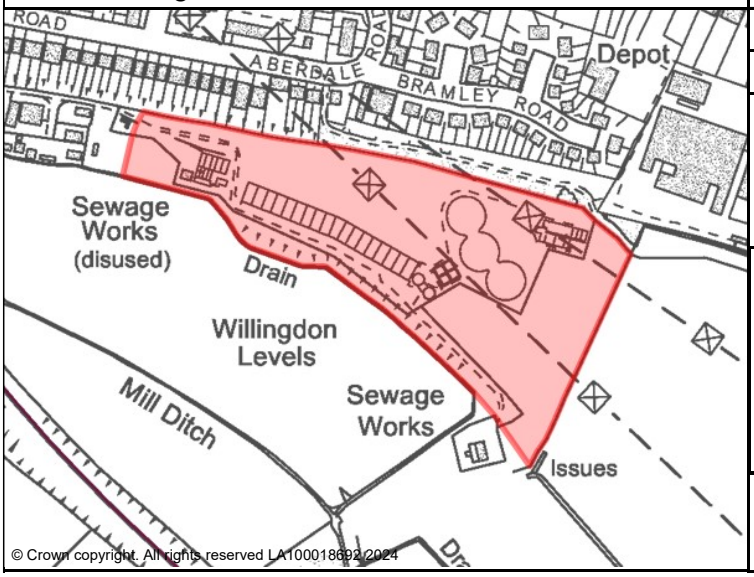
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 257/1510
	Settlement: Polegate Parish: Polegate Address: Land adjacent to Cophall Farm, Eastbourne Road, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.88 Site area (ha) Net: 0

Reasons: This site is formed of agricultural land situated in an isolated and detached location to the west of the A27. The site is dependent upon a vehicular access from other adjoining SHELAA sites submitted and these sites have also not been considered suitable within this process. The site is also remote from local services and facilities in Polegate, and housing development would be out of keeping with the rural location and would have an unacceptable impact on the wider landscape. Development here would be severed from the town by the duelled A27 in this location and would appear unrelated to it. The travel distances involved, and the practical difficulties of access, would increase car dependency and contribute to creating an unsuitable form of development. This site also forms part of SHELAA site 1069/1510 that has been assessed separately.

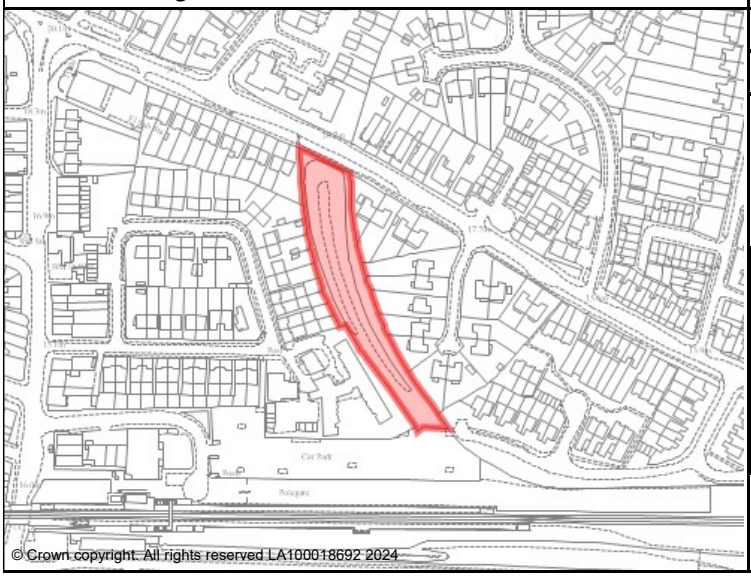
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 271/1510
	Settlement: Polegate Parish: Polegate Address: Land south of Aberdale Road, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.76 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is comprised of a former sewage treatment works located behind existing housing along Aberdale and Bramley Road. The site is potentially highly contaminated and there are likely to be severe constraints over a possible future housing use. The site as submitted cannot demonstrate a suitable vehicular access. In addition, the creation of a vehicular access is not possible without the demolition of existing residential properties (and therefore the need for third party land). The site is also dominated by two large power lines which cross the site, severely restricting the potential for housing development. In view of these three main development constraints, the site is considered unsuitable for development.

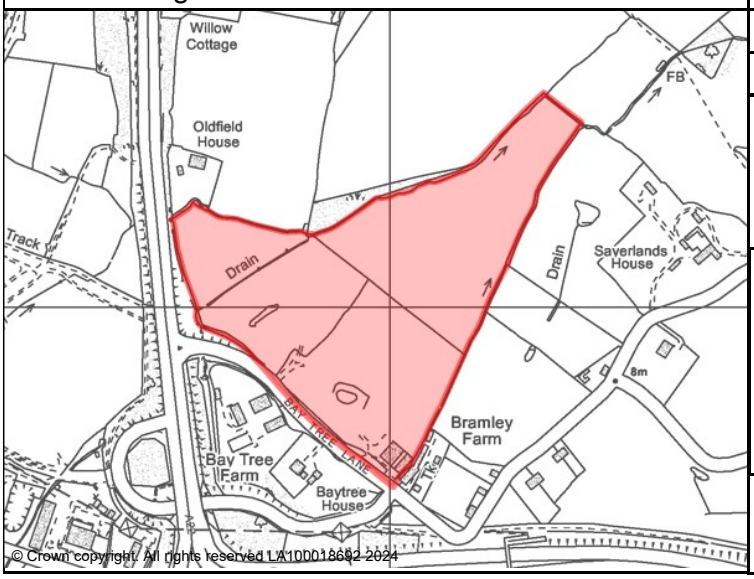
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 463/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Station Road, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.39 Site area (ha) Net: 0

Reasons: The site is in a town centre location, well integrated into the existing settlement and within close proximity to services in Polegate. However, the access to the site from the north (Station Road) is difficult due to the change in levels as well as to the south where existing development restricts access via the existing access road at Porters Way. The site is overgrown (with substantial mature trees) and there are also a number of significant level changes on the site, which would make development difficult. The site is also narrow and is unlikely to form a good form of residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

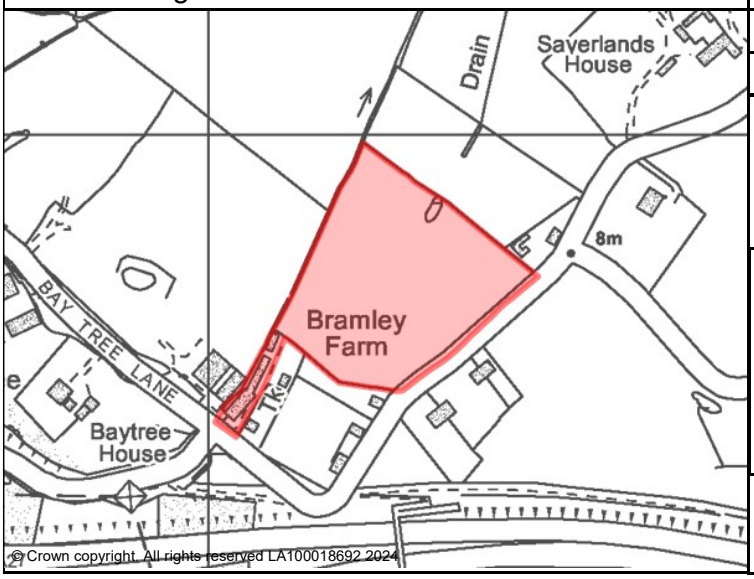
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 711/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Bramley Farm, Bay Tree Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 9.09 Site area (ha) Net: 0

Reasons: The site comprises fields used for grazing located to the south of the built-up area of Hailsham abutting the A22 to the east. It is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. Owing to its location and the rural nature of the site it is not considered suitable for development in this location. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment of the land to the south of Hailsham it may be considered suitable for development with associated infrastructure and amenities. In these circumstances comprehensive redevelopment of the whole area would require access to be considered which may include access from the A22 in the east. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. The site sits within a strong rural landscape with a coherent green infrastructure network. There is a strong tree belt along the boundary to the north and west which should be protected and enhanced, and landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries. The site, alongside neighbouring SHELAA sites 719/1510 and 896/1510 forms part of a larger ongoing outline planning application for 86,890m2 of employment development under planning reference WD/2023/0260. The southeastern corner of the site was refused application for 7 (net) dwellings under planning reference WD/2022/2559/O and is now subject to an ongoing appeal. This site has been assessed comprehensively as part of SHELAA Site 896/1510.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

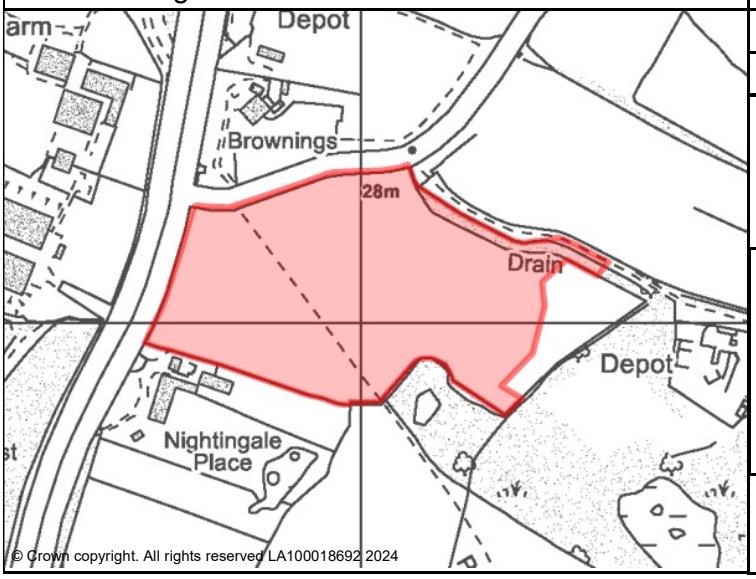
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 719/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Little Bramley Farm, Bay Tree Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.98 Site area (ha) Net: 0

Reasons: The site comprises of former farm buildings and a field used for grazing located to the south of the built-up area of Hailsham to the north of By Tree Lane. It is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. Owing to its location and the rural nature of the site it is not considered suitable for development in this location. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment of the land to the south of Hailsham it may be considered suitable for development with associated infrastructure and amenities. In these circumstances comprehensive redevelopment of the whole area would require access to be considered which may include access from the A22 in the east. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development. The site sits within a strong rural landscape with a coherent green infrastructure network. There is a strong tree belt along the boundary to the north and west which should be protected and enhanced, and landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries. The site, alongside neighbouring SHELAA sites 711/1510 and 896/1510 forms part of a larger ongoing outline planning application for 86,890m2 of employment development under planning reference WD/2023/0260. This site has also been assessed comprehensively as part of SHELAA Site 896/1510.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

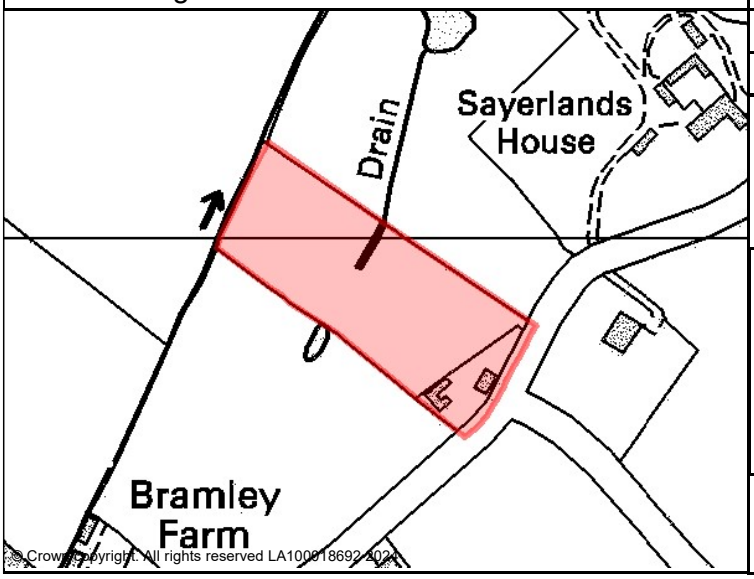
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 833/1310
	Settlement: Hailsham
	Parish: Polegate
	Address: Land south of Summerhill Lane, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.61 Site area (ha) Net: 0

Reasons: The site comprises a single grass field located to the south of the built-up area of Hailsham. The A22 runs along the western boundary of the site and Summer Hill Lane on the northern boundary. The site is isolated and detached from any local facilities, amenities and public transport as well as the urban areas of Hailsham and Polegate. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development. Owing to its location and the rural nature of the site, on its own it is not considered suitable for development. However, if a Local Plan proposes large scale development of the land to the south of Hailsham and the scheme was submitted as part of a comprehensive development, it may be considered suitable for development with a necessary improvement in associated infrastructure (particularly the road network) and amenities.

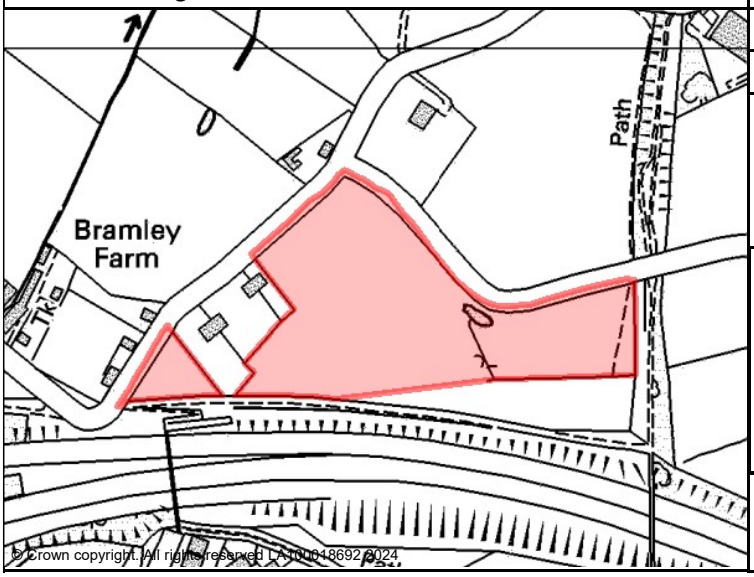
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 856/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Byeways, Sayerland Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.03 Site area (ha) Net: 0

Reasons: The site comprises of a house, garden and paddock located to the north of the built-up area of Polegate and to the north of Sayerland Lane. It is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities, public transport and the urban area of Polegate. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. Owing to its location and the rural nature of the site it is not considered suitable for development. However, if a Local Plan proposes large scale development of this area and this scheme was submitted as part of a comprehensive development, it may be considered suitable for development with a necessary improvement in associated infrastructure (particularly the road network) and amenities.

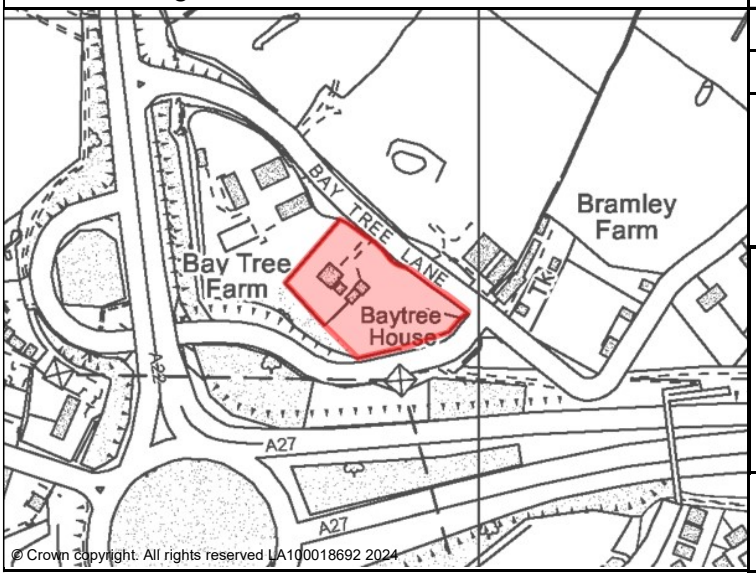
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 871/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land south east of Sayerland Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.82 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises fields used as paddocks located to the north of the A27 and Polegate. It is located on a rural road (Sayerland Lane) with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and any urban or rural settlement. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately to sensitive to development. Owing to its location and the rural nature of the site it is not considered suitable for development. However, if a Local Plan proposes large scale development of the land to the north of Polegate/south of Hailsham and the scheme was submitted as part of a comprehensive development, it may be considered suitable for development with a necessary improvement in associated infrastructure (particularly the road network) and amenities.

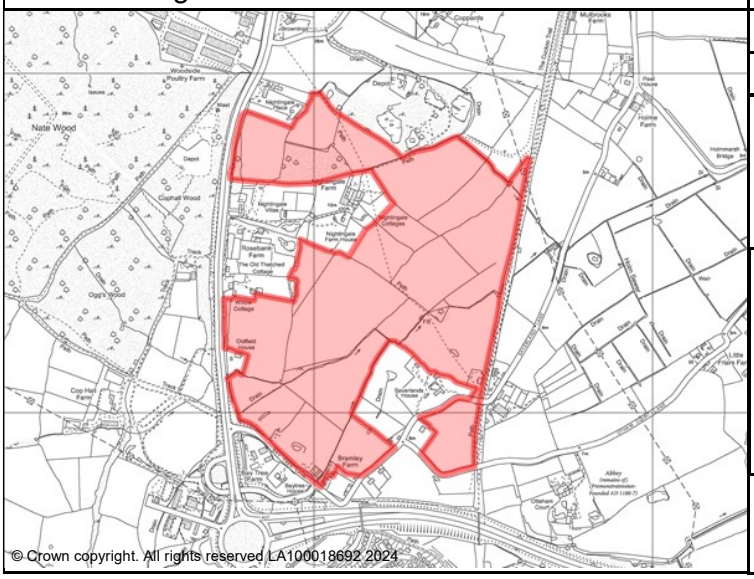
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 872/1510
	Settlement: Polegate Parish: Polegate Address: Bay Tree House and Garden, Bay Tree Lane, Polegate Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.7 Site area (ha) Net: 0

Reasons: The site comprises a house, garden and amenity land to the north of the built-up area of Polegate and to the south of Bay Tree Lane and north of the A27. It is located on a rural road with no public footpaths and the land is rural in nature. The site is isolated and detached from any local facilities, amenities, public transport and the urban area of Polegate. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development. Owing to its location and the rural nature of the site, it is not considered suitable for development. However, if a Local Plan proposes large scale development of the land to the north of Polegate / south of Hailsham and the site was submitted as part of a comprehensive development, it may be considered suitable for development with a necessary improvement in associated infrastructure (particularly the road network) and amenities.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

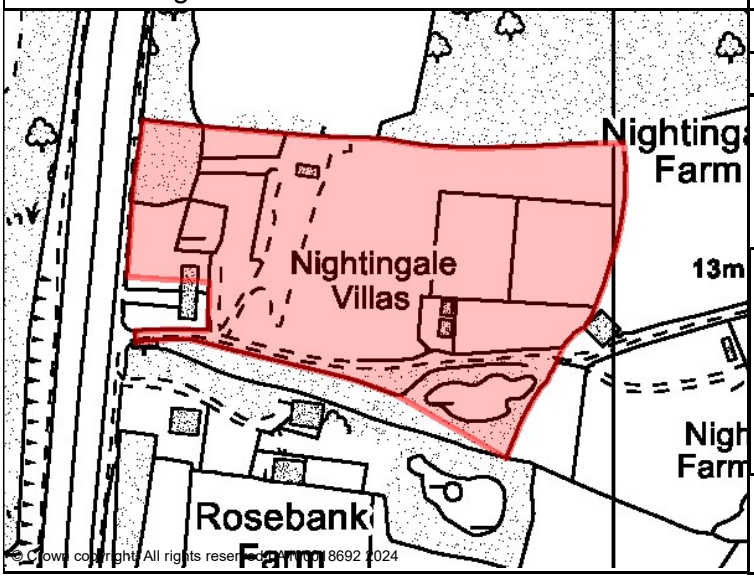
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 896/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at North Polegate, A22, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 58.39 Site area (ha) Net: 0

Reasons: This is an extensive site comprising mainly of fields used for grazing together with dispersed residential properties located to the south of Hailsham and to the north of the A27 and Polegate. The A22 runs along the western boundary of the site and the Cuckoo trail along the eastern boundary. The site is isolated and detached from any local facilities, amenities, public transport and the urban area of Hailsham or Polegate. Owing to its location and the rural nature of the site it is not considered suitable for development. However, if a Local Plan proposes large scale development of the land to the south of Hailsham and the site was submitted as part of a comprehensive redevelopment, it may be considered suitable for development with the necessary improvement in associated infrastructure (particularly the road network) and amenities. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. Any proposed development would need to be planned with great care and consideration of key sensitivities, including ancient woodland at Nightingale Farm Shaw, intact historic field patterns, strong hedgerow network including mature hedgerow trees, access through the site on public rights of way and views into the site from the Cuckoo Trail. 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. However, at this stage, the site is not considered suitable for development of this nature owing to its extensive landscape impact and unproven highway access capabilities. The vast majority of this site, excluding small land parcels in the southeast and northwest corners is subject to an ongoing outline planning application for 86,890m2 of employment development under planning reference WD/2023/0260. The southeastern corner of the site was refused application for 7 (net) dwellings under planning reference WD/2022/2559/O and is now subject to an ongoing appeal.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

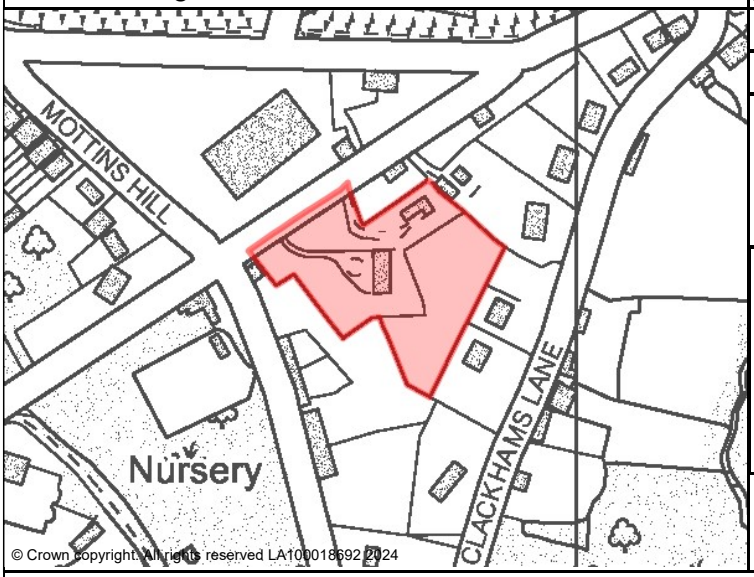
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 939/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at rear of Nightingale Villas, Hailsham Road, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.91 Site area (ha) Net: 0

Reasons: The site comprises a yard area used as a workshop, stables and paddocks located to the south of the built-up area of Hailsham. The A22 runs along the western boundary of the site, although there is a separate narrow access road alongside. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development. The site is isolated and detached from any local facilities, amenities, public transport and the urban area of Hailsham or any other settlement. Owing to its location and the rural nature of the site, it is not considered suitable for development. However, if a Local Plan proposes large scale development of the land to the south of Hailsham and the site was submitted as part of a comprehensive redevelopment scheme, it may be considered suitable for development with the necessary improvement in associated infrastructure (particularly the road network) and amenities.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

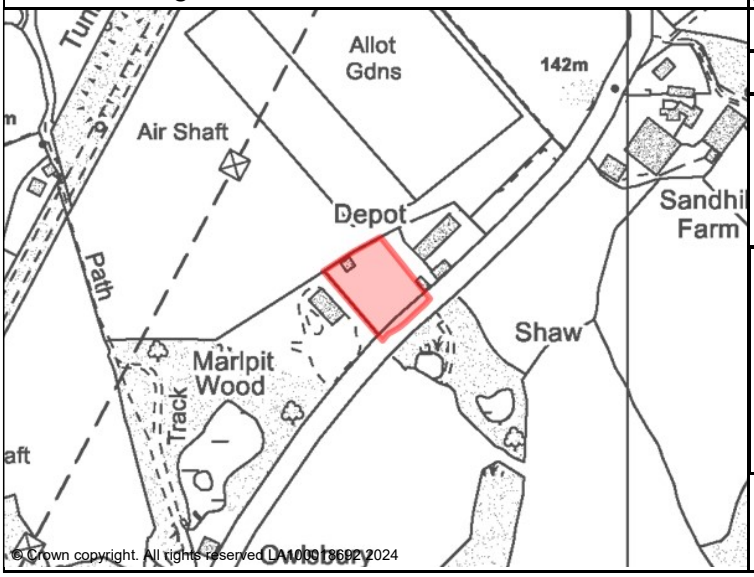
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1018/1110
	Settlement: Crowborough Parish: Rotherfield Address: Hideaway, Tubwell Lane, Crowborough Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.73 Site area (ha) Net: 0.73
Delivery Yr 1-5: 5	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 5

Reasons: The site comprises of a residential dwelling and garden located to the south east of Crowborough and south of Tubwell Lane, opposite Millbrook Garden Centre. The site is in a semi-rural location but does benefit from being in reasonably close proximity to the services, amenities and public transport available in Jarvis Brook. Any development on this site would be required to take into consideration the residential amenity of existing dwellings that surround the site. The site is in an elevated position within the wider area, albeit outside the High Weald National Landscape. Therefore, any development would need to be carefully designed to mitigate the impact of development on the surrounding landscape, as well retaining mature trees where possible. The existing vehicular access would require improvement as part of any development in order to be suitable to serve the quantum of development envisioned on the site. The site is subject to an ongoing outline planning application for 8 (net) dwellings under planning reference WD/2023/0099/O.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

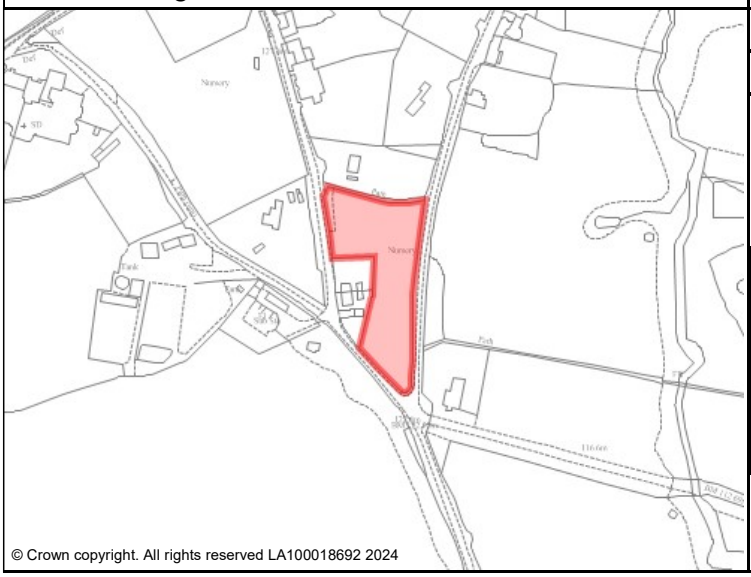
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1010/1110
	Settlement: Crowborough Parish: Rotherfield Address: Owlsbury Depot, Hadlow Down Road, Crowborough Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.29 Site area (ha) Net: 0.25

Reasons: The site comprises of a yard used for commercial uses to the south of Crowborough along the Hadlow Down Road. This site is situated in an isolated location, disconnected from the urban area of Crowborough and is therefore remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside, as well as neighbouring employment uses. The site lies wholly within the High Weald National Landscape and the 2023 Landscape and Visual Assessment states that the site is of moderate sensitivity to development. Therefore, the impact of limited employment development in this location (as an extension or intensification of existing uses) would not have a significant adverse impact upon the character and appearance of the wider landscape. It is noted that the extension of existing commercial premises would also need to consider highway capacity in this location and along Hadlow Down Road that is a rural road.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

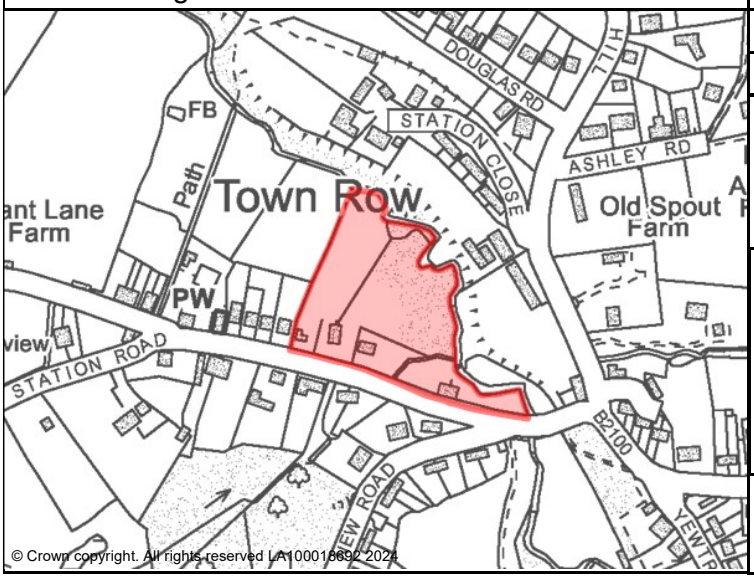
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 005/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Rotherfield Address: Land at Amber Nurseries, Treblers Road, Jarvis Brook, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.39 Site area (ha) Net: 0

Reasons: The site comprises of land used as allotments associated with a residential property located to the west of the site, fronting onto Treblers Lane. The site is located to the north of the junction of Treblers Road and Clackhams Lane and south of the urban area of Jarvis Brook, within Crowborough. The site is in a semi-rural location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough. Treblers Road is a narrow rural road with no footpath. The site is surrounded by farmland/woodland that is within the High Weald National Landscape to the eastern and southern boundaries. The site is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, housing development would be out of keeping and would have an unacceptable impact on landscape character and the appearance of the countryside. Vehicular access to the site is severely constrained, as it would need to be provided by one of two narrow lanes from the north or the lane from the south, which are considered unsuitable to serve a residential development. Development of this site would also have an adverse impact on the attractive rural setting of the adjacent Grade II* Rotherfield Hall Historic Park and Garden.

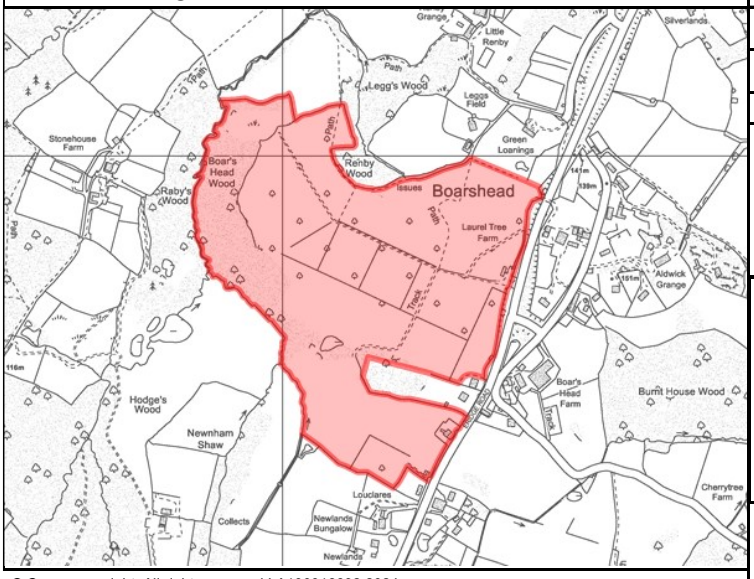
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 035/3290
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Town Row Parish: Rotherfield Address: Land adjacent to Bellsmead, Station Road, Town Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.24 Site area (ha) Net: 0

Reasons: The site comprises of a number of residential dwellings and gardens near the centre of Town Row, to the north of Station Road (B2100) and west of Spout Hill. The site lies wholly within the High Weald National Landscape and therefore development in this location would have a detrimental impact on the wider landscape. The site is covered by Flood Risk Zones 2 and 3 on the eastern portion of the site, which precludes development in this location. A dwelling, Pippins Russetts, is a Grade II listed building and lies to the south of the site; therefore, housing development could have a detrimental impact on its setting. The majority of the site behind the dwellings fronting onto Station Road is also woodland, with amenity value.

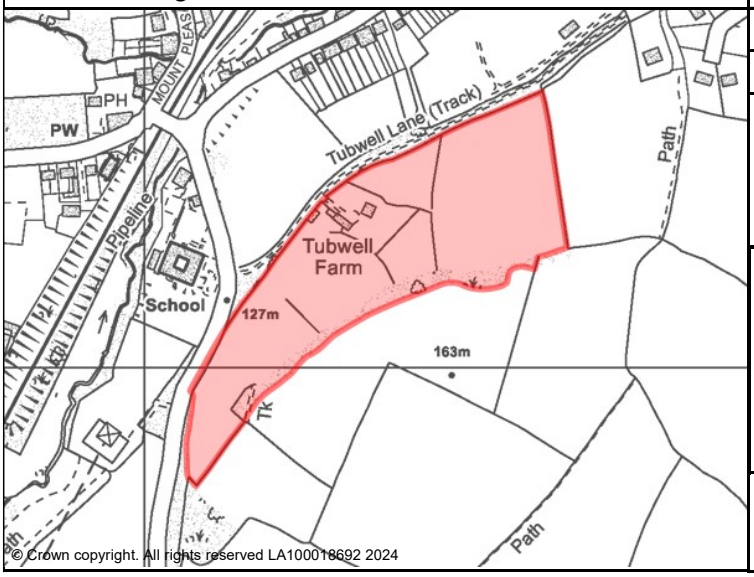
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 077/1630
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Boars Head (other 1630) Parish: Rotherfield Address: Laurel Tree Farm, Boars Head Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 28.58 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a residential dwelling, farm shop and agricultural land associated with a fruit farm located to the north east of Crowborough at Boarshead and to the west of the A26. Ancient woodland covers parts of the western and central portions of the site and bounds the site's western, eastern and northern boundaries in several places. Four Grade II listed buildings lie to the east of the site and two public rights of way cross the site's boundary. The site is located in an isolated location, remote from local services and facilities, and is visually and functionally separated from Crowborough and is therefore considered unsuitable for development. The site also lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape.

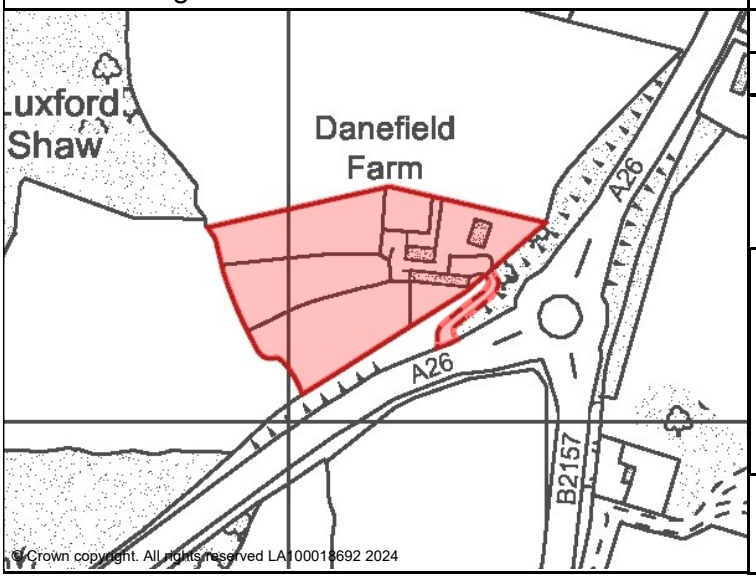
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1015/1110
	Settlement: Crowborough Parish: Rotherfield Address: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.46 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located to the south of Crowborough, to the east of Hadlow Down Road and Jarvis Brook Primary School. A public right of way crosses the eastern portion of the site from north to south. The site is in a semi-rural location and is relatively remote from local services and facilities and development would represent an unsuitable extension of Crowborough into the countryside. The site lies wholly within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unjustified impact on the attractive rural character and appearance of the landscape. The creation of a new vehicular access from the Hadlow Down Road would also be problematic given the bend and steep banking along the roadside. The existing vehicular at Tubwell Lane is unsuitable owing to its narrow nature and mature tree boundaries.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

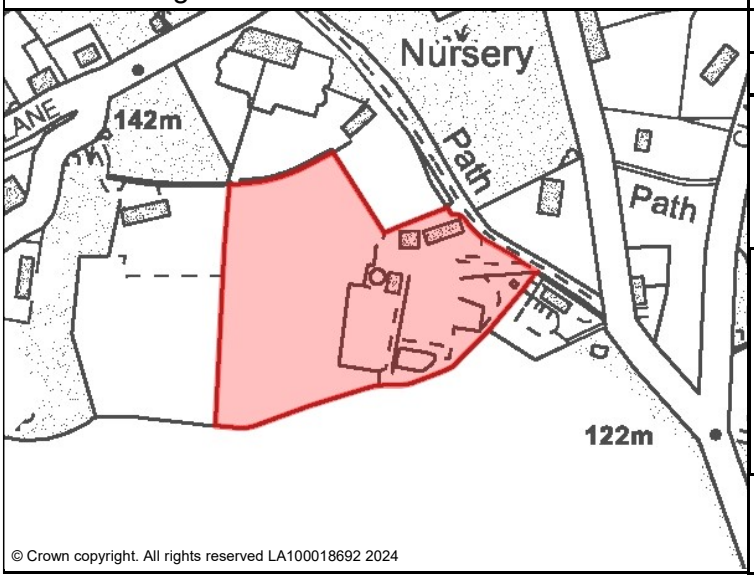
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1016/1110
	Settlement: Crowborough
	Parish: Rotherfield
	Address: Danefield Farm, Boars Head, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.02 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, agricultural land and associated farm buildings to the north east of Crowborough. Ancient woodland bounds the sites north western boundary. An existing farm building on site gained full planning consent for 1 dwelling under planning reference WD/2020/2603/F. The site is in a semi-rural location, remote from local services and facilities and development would represent an unsuitable extension of Crowborough into the countryside. The site lies wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unjustified impact on the attractive rural character and appearance of the landscape, particularly given its exposed and open nature. The existing vehicular access may be unsuitable to serve large scale residential development, given its close proximity to the Boars Head roundabout that links the A26 and Eridge Road.

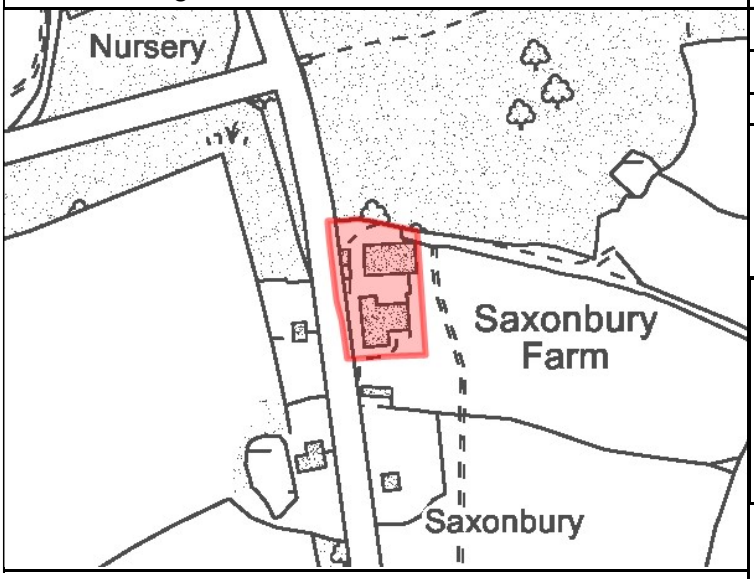
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1017/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Rotherfield Address: The Millbrook Nursery, Treblers Road, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.43 Site area (ha) Net: 0

Reasons: The site comprises of a horticultural nursery and buildings used for storage to the southeast of Crowborough and to the west of Treblers Road. The site lies wholly within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unjustified impact on the attractive rural character and appearance of the landscape, albeit that the eastern part of the site has horticultural nursery buildings in-situ. The site was subject to an outline planning application for 6 (net) dwellings under planning reference WD/2017/0499/MAO that was refused owing to its impact on the High Weald National Landscape and the development having a suburban character; this is now at planning appeal.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

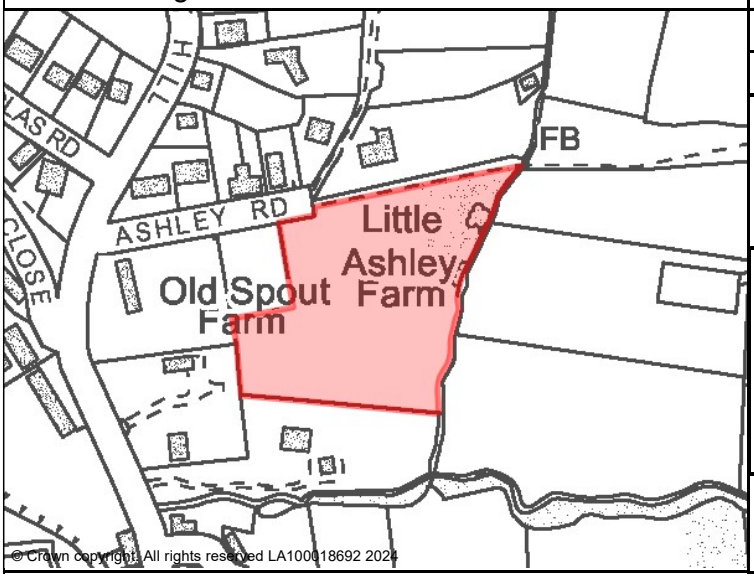
Plan showing whole extent of submitted site	Site Reference: 1019/1630
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Mark Cross (Other 1630) Parish: Rotherfield Address: Buildings at Saxonbury Farm, Tunbridge Wells Road, Mark Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.3 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is comprised of redundant agricultural buildings located in the open countryside to the north of Marks Cross. Ancient woodland bounds the site on the northern boundary. The site is in an isolated location, remote from local services and facilities, and disconnected from the boundary of any nearby settlement. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape.

Mark Cross is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

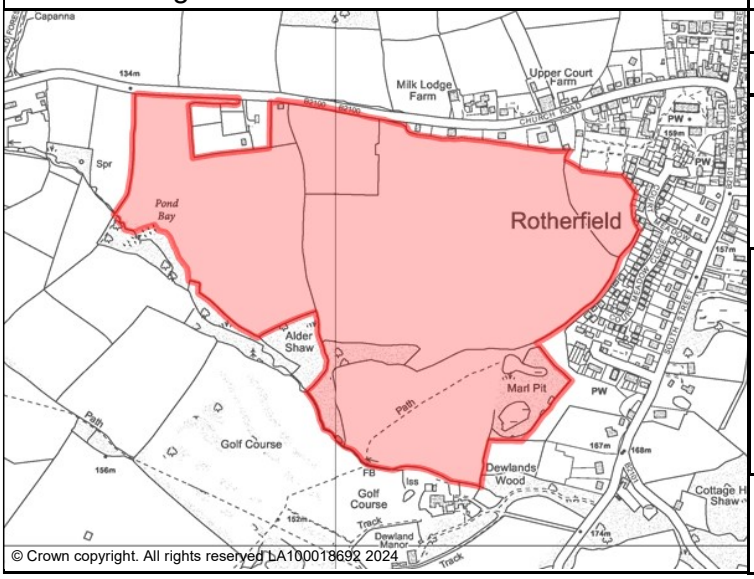
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1109/3250
	Settlement: Town Row Parish: Rotherfield Address: Land south of Ashley Road, Town Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.11 Site area (ha) Net: 0

Reasons: The site comprises of amenity land and paddocks located near to the centre of Town Row and to the southeast of Ashley Road. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape, particularly given its topography. Two dwellings to the west of the site, along Spout Hill named Old Spout Farmhouse and Great Danegate, are Grade II listed. New housing development could be detrimental to their setting. Ashely Road is a public right of way that runs along the northern boundary of the site, which is narrow and with limited opportunity to widen at any point.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

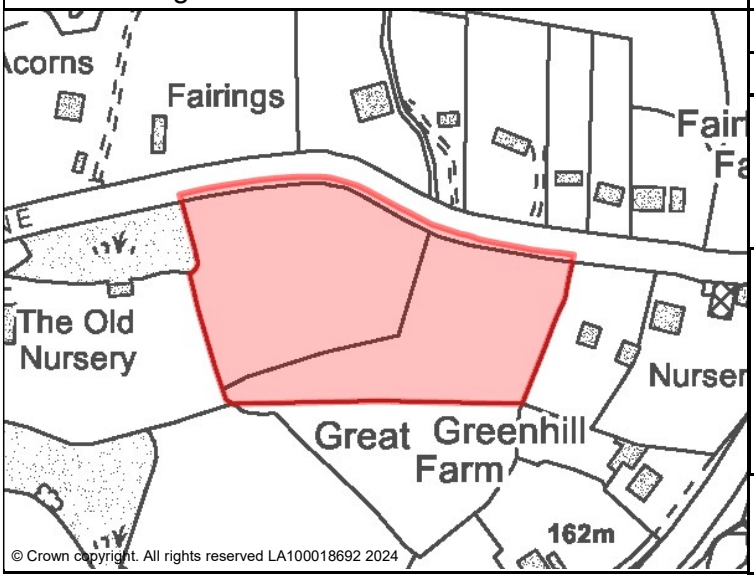
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1139/3250
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Rotherfield Parish: Rotherfield Address: Land at Court Farm, Rotherfield Road, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 34.76 Site area (ha) Net: 0

Reasons: This is an extensive site comprising of agricultural fields to the west of Rotherfield and to the south of the B2100 (Church Road). A public right of way passes through the southern portion of the site from east to west. Ancient woodland is incorporated on the site to the south western and south eastern boundaries. The site lies wholly within the High Weald AONB and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site is highly visible in the wider landscape and forms part of the attractive rural setting of the village. Therefore, development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape in this location. The land submitted adjoins Rotherfield to the east of the site and to the south of B2100 (Church Road), the development of the whole parcel of land would significantly increase the size of the existing village and would amount to the partial coalescence of Rotherfield with the eastern edge of Crowborough along the B2100. The B2100 at this section does not have a footpath on either side of the highway and this would be difficult to achieve and would require third party land. The eastern part of the site is adjacent to the Rotherfield Conservation Area, therefore development in this location would significantly impact the historic character of the surrounding area. The eastern part of the site is subject to an ongoing outline planning application for up to 75 (net) dwellings under planning reference WD/2023/0893/MEA.

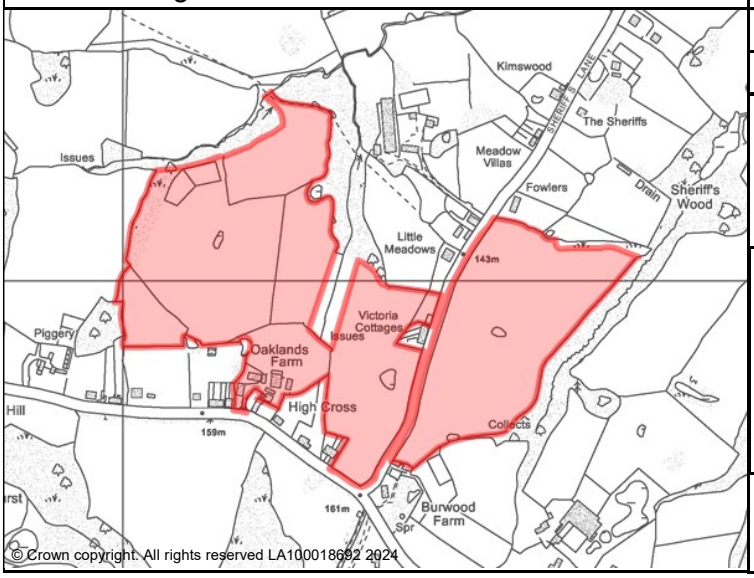
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1175/3250
	Settlement: Rotherfield Parisb: Rotherfield Address: Land at Lone Oak, Yewtree Lane, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.81 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located in the countryside to the east of Rotherfield at Trulls Hatch. Ancient woodland bounds the site's north western boundary. The site is in an isolated location along Yew Tree Lane and is therefore remote from local services, amenities and public transport. Yew Tree Lane itself is narrow and currently only has sporadic low density residential development to the north, until it reaches the A267 to the east. The site lies wholly within the High Weald National Landscape and development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

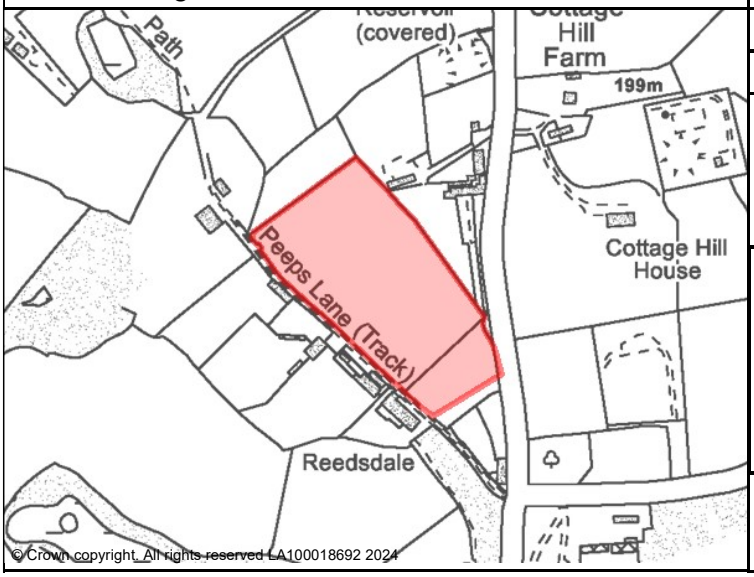
Plan showing whole extent of submitted site	Site Reference: 1182/3250
	Settlement: Rotherfield Parisb: Rotherfield Address: Land at Oaklands Farm, High Cross, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 17.67 Site area (ha) Net: 0

Reasons: This is an extensive site that is comprised of residential dwellings, agricultural land and associated farm buildings located in the countryside to the south east of

Wealden SHELAA Unsuitable Sites Summary

Rotherfield. Ancient woodland bounds the site to the northern, western and eastern boundaries. The site fronts onto the B2101 (High Cross) at several locations and sits either side of Sheriffs Lane that is narrow and rural in nature. A public right of way crosses the far northern portion of the site from east to west. The site is in an isolated location and is therefore remote from local services, amenities and public transport. The site lies wholly within the High Weald National Landscape and development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape, particularly given the topography and openness of the site.

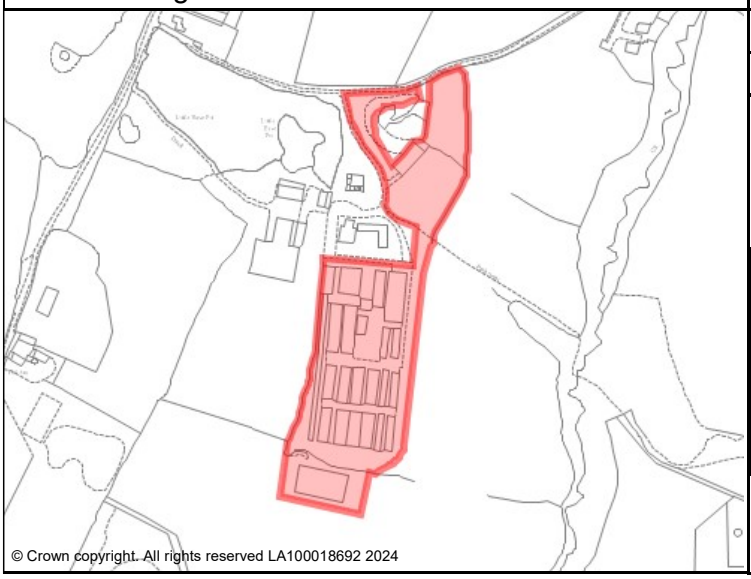
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1197/3250
	Settlement: Rotherfield Parish: Rotherfield Address: Land north of Peeps Lane, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.65 Site area (ha) Net: 0

Reasons: The site comprises of grazing land and a residential garden located in the open countryside to the south of Rotherfield and to the west of Cottage Hill. A public right of way runs east to west along the southern boundary of the site. The site is remote from existing services and amenities, and is visually and functionally separated from Rotherfield. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Rotherfield to the south. The existing vehicular access to the site from Cottage Hill is not suitable to serve further development as it cannot be widened, given the steep banks of Cottage Hill as it moves northwards. A suitable vehicular access cannot be achieved from Peeps Lane to the south as it is a narrow-unmade track that would require significant upgrading to serve further development.

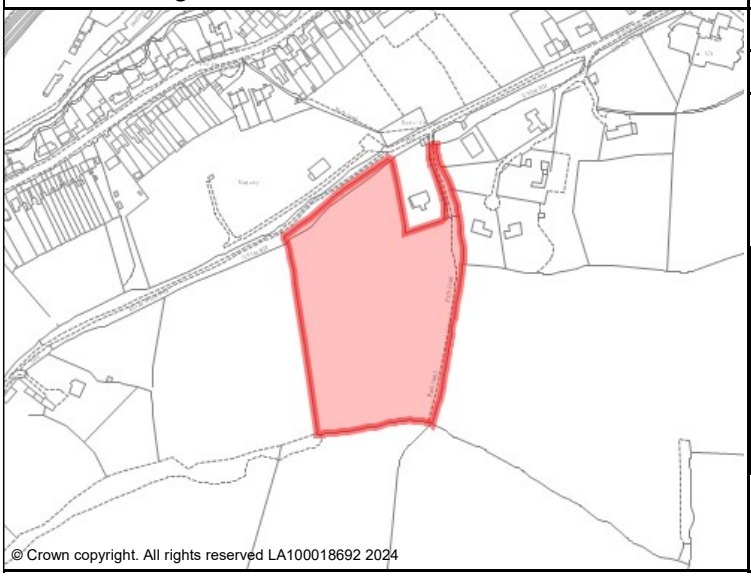
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 238/1630
	Settlement: Rotherfield (Other 1630) Parish: Rotherfield Address: Briar House Farm, Dewlands Hill, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.14 Site area (ha) Net: 0

Reasons: The site comprises of dilapidated barns and agricultural land in the open countryside to the south of Rotherfield. A public right of way crosses the centre of the site from west to east. The site lies wholly within the High Weald National Landscape. The site is in an isolated location, remote from public transport and local services and facilities, and visually and functionally separated from any nearby settlement. The site is currently accessed from the main highways network by an unmade track on the northern boundary which is unsuitable to serve further residential development without significant upgrading. Ancient woodland is located on the site's western boundary and along the track relating to Dewlands Hill and for this reason, it would not be possible to widen and/or improve the vehicular access to the site without additional third-party land.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

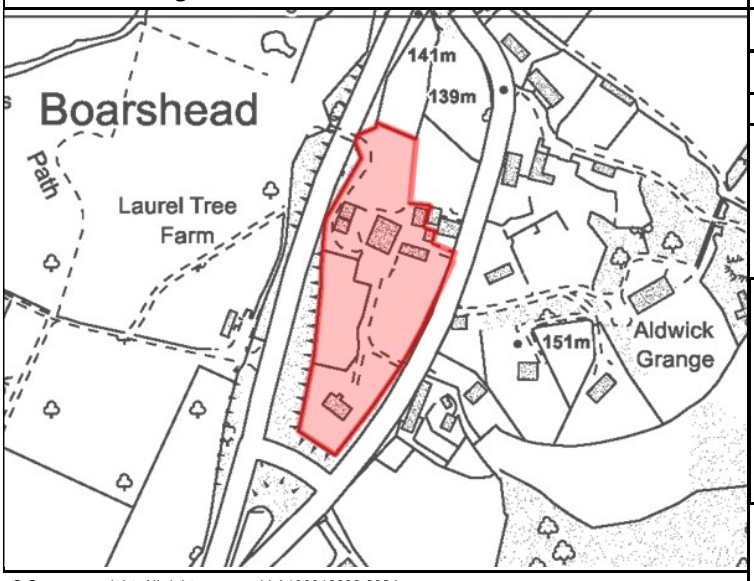
Plan showing whole extent of submitted site	Site Reference: 300/1110
	Settlement: Crowborough Parish: Rotherfield Address: Oaks Field, Tubwell Lane, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.15 Site area (ha) Net: 1.51

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land in a semi-rural location on the south eastern edge of Crowborough. A public right of way crosses north to south through the site's eastern boundary. The site lies wholly within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unacceptable impact on the character and appearance of the landscape. It is also noted that Tubwell Lane in this location is unmade and a single lane track that would not lend itself to new residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site



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Site Reference: 309/1630

Settlement: Boars Head (Other 1630)

Parish: Rotherfield

Address:
Land to east of Laurel Tree Farm, Eridge Road, Boars Head

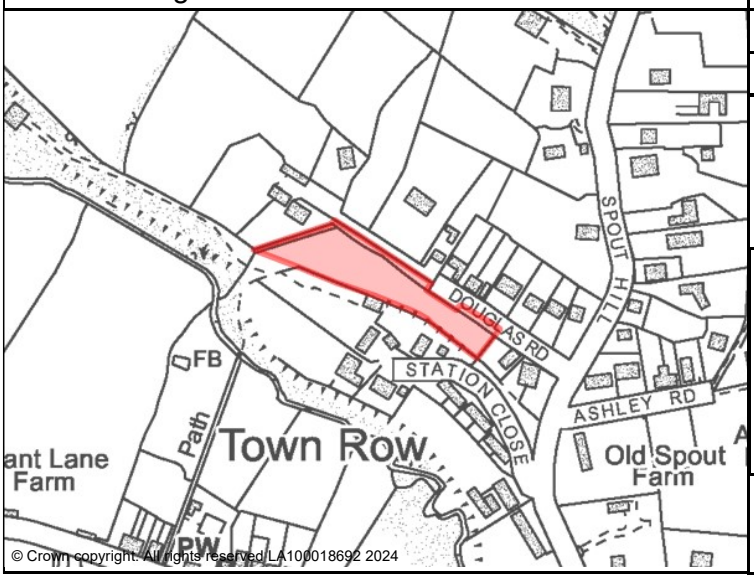
Suitable for housing?: No
Suitable for employment: No
Site available: Yes
Site achievable: Yes
Site Conclusion: Not suitable

Site area (ha) Gross: 1.46
Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, gardens and associated farm buildings to the north of Crowborough at Boars Head. Grade II listed buildings, Laurel Tree Farm and The Forge, lie to the north and east of the site. The site is in an isolated location, remote from public transport and from local services and facilities, and visually and functionally separated from any nearby settlement. Housing development would be unsuitable in this location, and appear out of keeping with the attractive rural character and appearance of the landscape of this area. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on this designation.

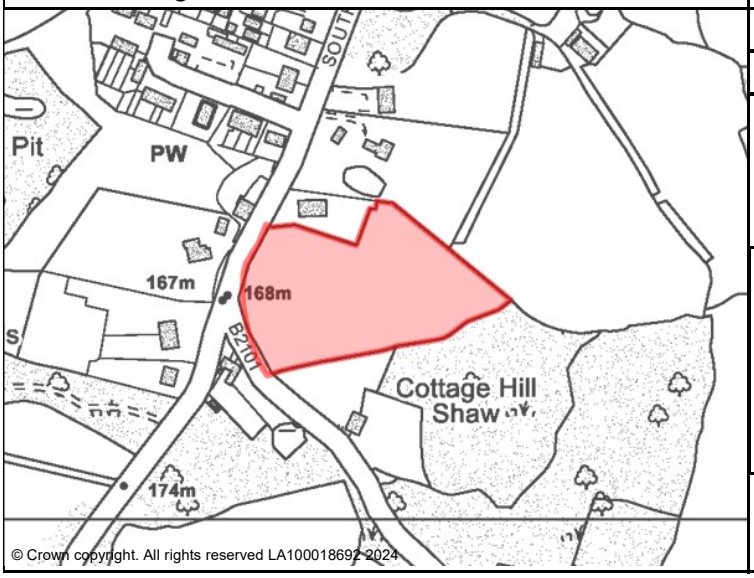
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 452/3290
	Settlement: Town Row Parish: Rotherfield Address: South west field, Douglas Road, Town Row Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.48 Site area (ha) Net: 0

Reasons: The site comprises of land previously used for allotments located to the north of Town Row and to the southwest of Douglas Road. A public right of way runs along the site's northwestern boundary. Development of the site is constrained by its narrow form and topography. In addition, Douglas Road is narrow and would require widening that would further exacerbate the narrow form of the land, particularly given a new vehicular access would be required. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

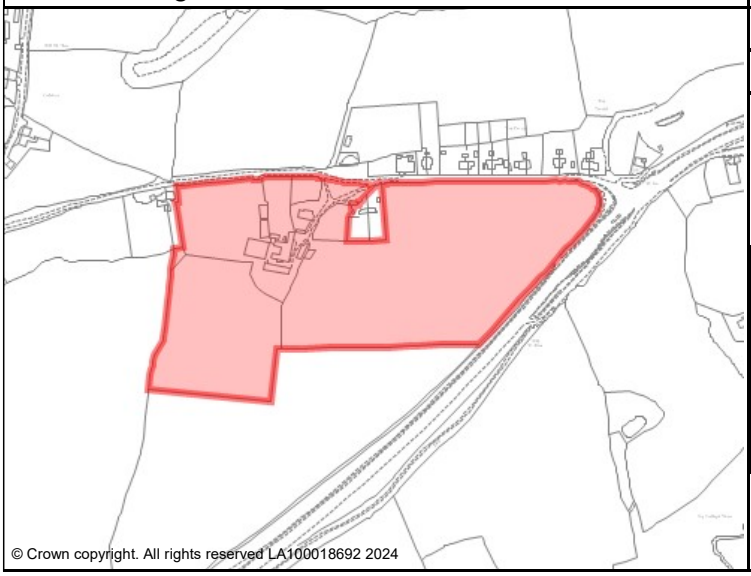
Plan showing whole extent of submitted site	Site Reference: 456/3250
	Settlement: Rotherfield Parish: Rotherfield Address: Land at South Street, Mayfield Road, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.49 Site area (ha) Net: 1.11

Reasons: The site comprises of agricultural land to the south of Rotherfield. Ancient woodland bounds the site the entire length of its southern boundary. The site is in a remote location, visually and functionally separated from Rotherfield and

Wealden SHELAA Unsuitable Sites Summary

therefore remote from public transport, local services and facilities. The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the wider landscape, as well as the setting to the village. The site is located on a dangerous junction, where the creation of a safe access would be difficult to achieve, particularly because the gradient of the B2101 changes rapidly and any access point would need to be located on the inside of a bend in the road. The site was refused full planning permission for 21 dwellings under planning reference WD/2021/2306/MAJ. The planning application was refused as it was considered that the proposed development would have a detrimental impact on the character and appearance of the High Weald National Landscape, due its topography would result in a poor level of visual amenity, would put additional pressure on the Ancient Woodland adjacent the site and would have a severe highway impact.

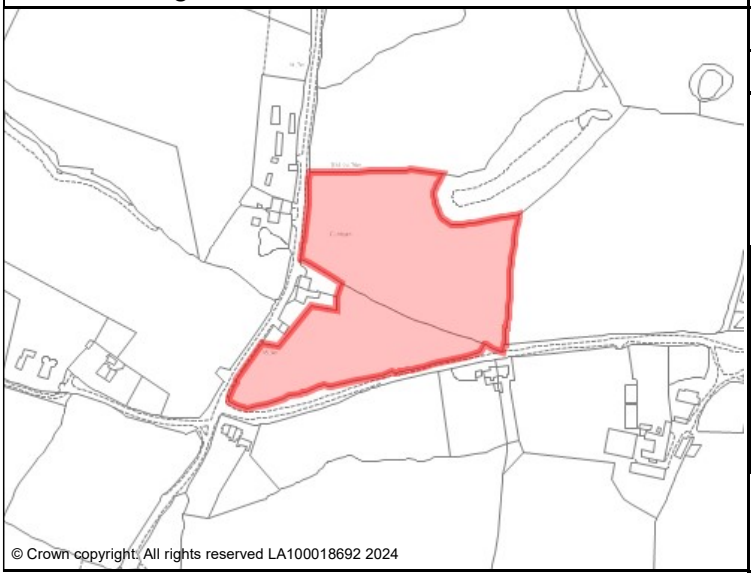
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 481/1960
	Settlement: Eridge
	Parish: Rotherfield
	Address: Hamsell Wood Farm and surrounding area, The Forstal, Eridge Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 7.17 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, agricultural land and associated farm dwellings in the countryside to the south of Eridge Green. The residential dwelling on site, Hamsell Wood Farmhouse, is Grade II listed and the north western portion of the site lies within the Eridge Green and The Forstal Conservation Area. The site is located in an isolated location, remote from local services and facilities (with the exception of Eridge Rail Station) and disconnected from the urban boundary of any nearby settlement. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape. Development would have a significant visual impact because of the site's exposure in the landscape, particularly regarding the long views from the south. Vehicular access to the site is severely constrained, as the Forstal is a narrow lane, which has insufficient capacity to serve residential development.

Wealden SHELAA Unsuitable Sites Summary

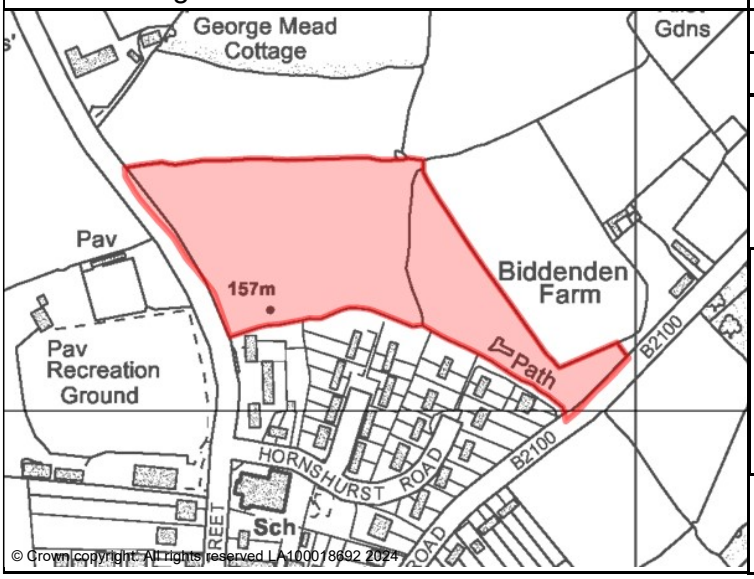
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 482/1960
	Settlement: Eridge
	Parish: Rotherfield
	Address: Land adjacant to Forge Cottage, The Forstal, Eridge Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.5 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land in the countryside near to Eridge. The southern portion of the site lies within the Eridge Green and The Forstal Conservation Area and Ancient woodland bounds the site's northeastern boundary The site is situated in an isolated location, remote from local services and facilities (with the exception of Eridge Rail Station) and is disconnected from the boundary of any nearby settlement. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape. Vehicular access to the site is unsatisfactory, due to the narrow and restricting adjoining roads, and no suitable site access exists.

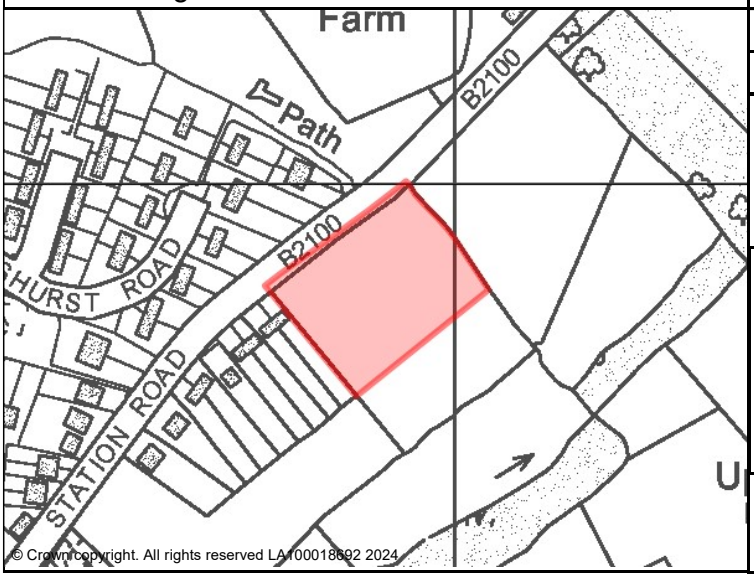
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 583/3250
	Settlement: Rotherfield Parish: Rotherfield Address: Land north of Hornshurst Road, Station Road, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.87 Site area (ha) Net: 0

Reasons: The site comprises of two fields used for grazing (each surrounded by mature trees) located to the north of Rotherfield between the B2100 and Eridge Lane. The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2022 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Rotherfield. The vehicular access to the site would not be suitable from Eridge Lane given its narrow width and steep banks.

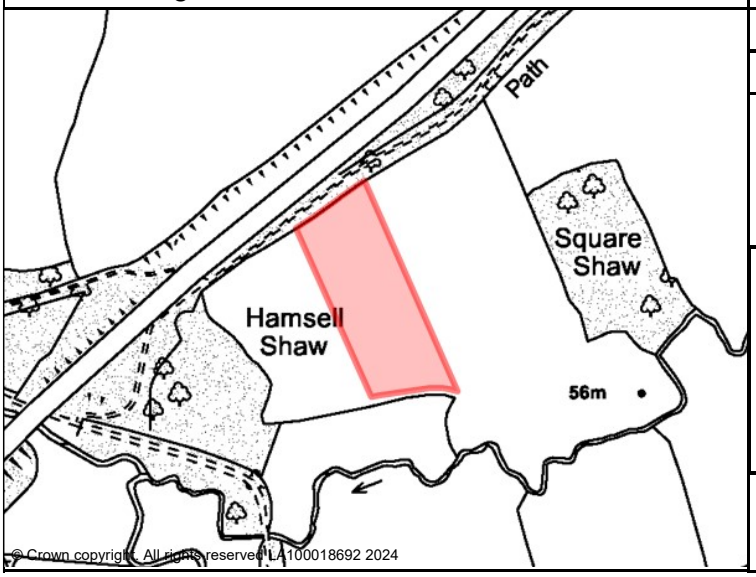
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 797/3250
	Settlement: Rotherfield Parish: Rotherfield Address: Land at Station Road, Rotherfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.64 Site area (ha) Net: 0

Reasons: The site comprises of a single paddock located on the north eastern edge of Rotherfield, adjacent to the linear residential development along the B2100. The

site is located on the edge of Rotherfield and benefits from reasonable pedestrian connectivity to the existing services and amenities of Rotherfield. East Sussex Highways notes that there is no footway directly along the front of the site and if provided would not connect directly to the existing footway network. The site was classified as being in a highly sensitive location within the 2023 Landscape and Visual Appraisal, due to the site expressing a number of defining components of the High Weald AONB, which wholly covers the site. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape.

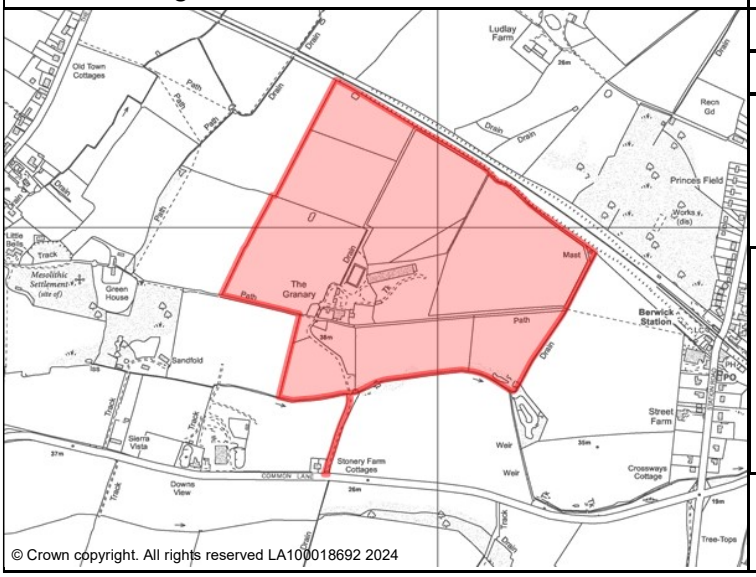
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 961/1960
	Settlement: Eridge
	Parish: Rotherfield
	Address: Land off A26, (Lot C), Eridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.87 Site area (ha) Net: 0

Reasons: The site comprises part of an agricultural field located in the countryside to the south of Eridge Green along the A26. The site is situated in an isolated location and is remote from local services and facilities with no vehicular access to the A26. The site lies wholly within the High Weald National Landscape and is in an exposed location where development would have an unjustified impact on the character and appearance of the wider landscape. Housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

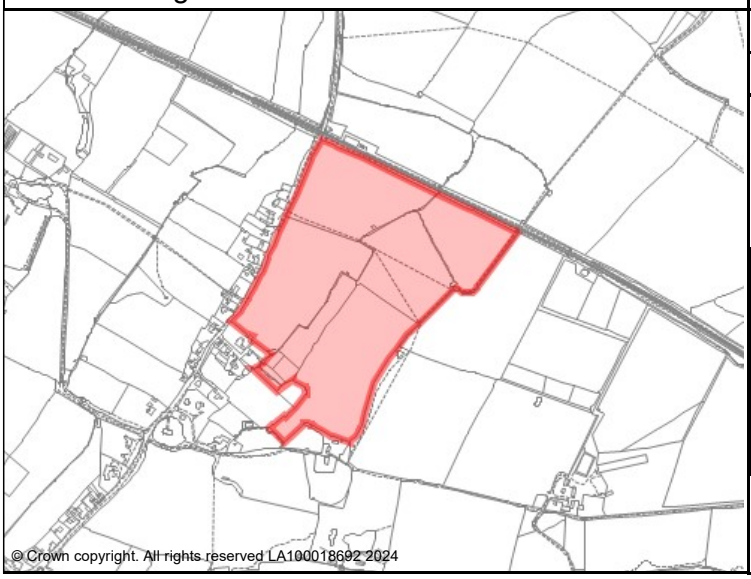
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 182/1780
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Berwick Station Parish: Selmeston Address: Land at Stonery Farm, Common Lane, Berwick Station Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 32.59 Site area (ha) Net: 0

Reasons: This is a large and exposed site, which is isolated from existing services and facilities and detached from both Berwick Station and Selmeston. The existing chicken sheds on site have gained full planning permission for their conversion into 2 (net) dwellings under planning reference WD/2020/0112/F. An additional part of the site was granted full planning application for 2 (net) dwellings under planning reference WD/2023/0118/F. The remaining part of the site would be accessed from a rural road (Common Lane) with no footpaths and the land is rural in nature. For this reason, the 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. Owing to its location and the rural nature of the site, it is not considered suitable for further development. Further development of the site would have a detrimental impact on the character and appearance of the surrounding landscape. This issue could not be mitigated due to the exposed topography of the site. The site is also impacted by noise from the railway track to the north.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

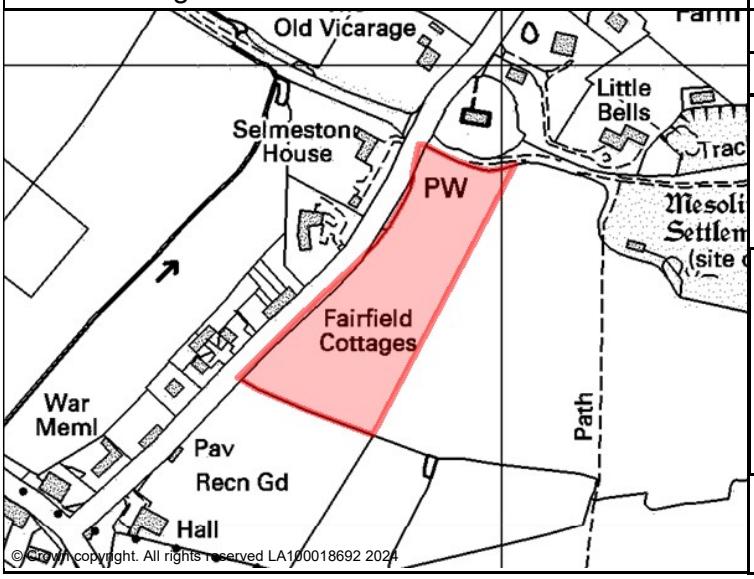
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 265/3270
	Settlement: Selmeston
	Parish: Selmeston
	Address: Land at Selmeston, The Street, Selmeston
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 17.58 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural fields located in the countryside to the north of Selmeston, to the east of The Street. The development of this site for housing would be out of scale with its surroundings and wholly unsuitable. Due to the openness of the site and exposure to views, including the South Downs National Park, it would have a severely detrimental impact on the landscape and on the character of the surrounding countryside. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There is concern about the impact of development on the surrounding rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian/vehicular conflicts. The site is also located adjacent to several residential Listed Buildings and the Selmeston Conservation Area; therefore the potential for development on this site could have a detrimental impact on these heritage assets. Noise from the railway to the north also impacts this site, particularly given the slightly elevated position of the track.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

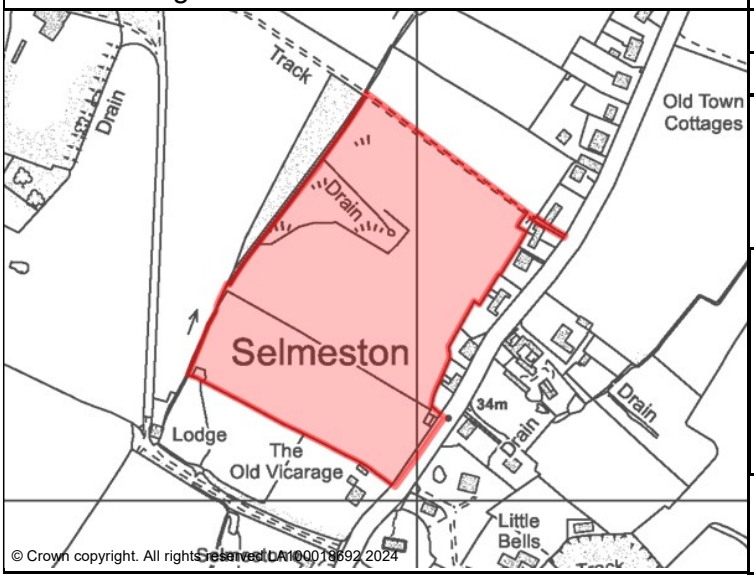
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 541/3270
	Settlement: Selmeston Parish: Selmeston Address: Land to south of Selmeston Church, The Street, Selmeston Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.6 Site area (ha) Net: 0

Reasons: The site is comprised of an agricultural field within Selmeston to the east of The Street. The development of this site would appear out of keeping with the attractive rural character and appearance of the landscape of this area, and development would be highly visible from surrounding areas, including the South Downs National Park, which is located to the south of Selmeston. As a result of this, the 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There is concern about the impact of development on the surrounding rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian/vehicular conflicts. The site is adjacent to the Selmeston Conservation Area and adjacent to several Grade II listed buildings; therefore development would also have a detrimental impact on the setting of those heritage assets.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

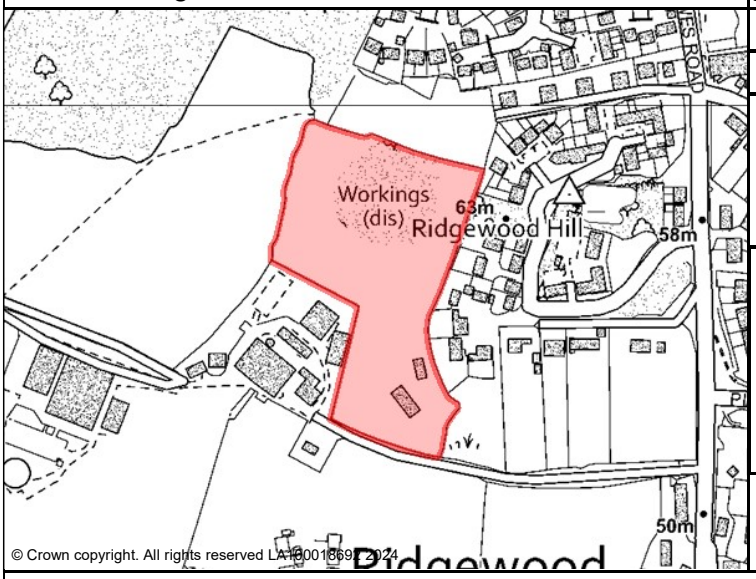
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 620/3270
	Settlement: Selmeston Parish: Selmeston Address: Land to the north of The Old Vicarage, The Street, Selmeston Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.33 Site area (ha) Net: 0

Reasons: This is a large site comprising of agricultural land located behind the linear and low density housing in the centre of Selmeston, to the west of The Street. The site is remote from public transport and housing development would be unsuitable in this location. Development would appear out of keeping with the attractive rural character and appearance of the landscape of this area, and development would be highly visible from surrounding areas including the South Downs National Park, which is located to the south of the settlement. For these reasons, the 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. The site forms part of the Selmeston Conservation Area and is adjacent to several Grade II listed buildings; therefore, development would also have a detrimental impact on the setting of those heritage assets.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

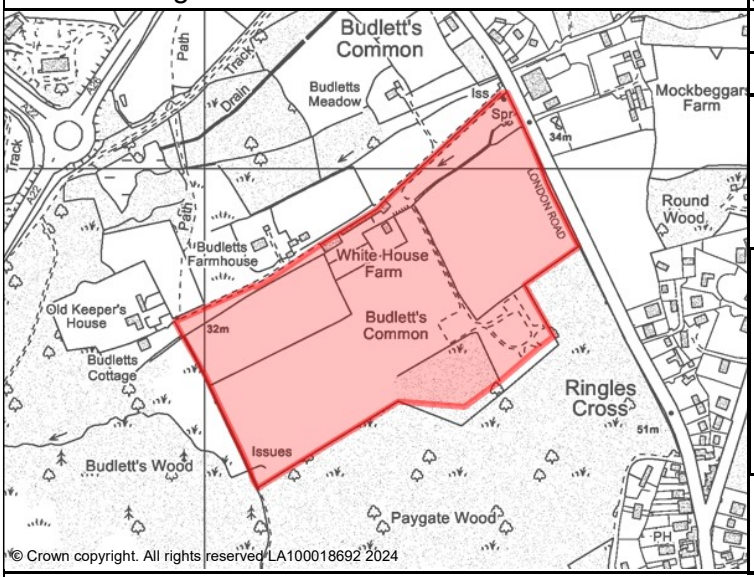
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 006/1410
 © Crown copyright. All rights reserved LA 100018697 2024	Settlement: Uckfield Parish: Uckfield Address: Land at Thorncrest, Lewes Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.13 Site area (ha) Net: 1.22
Delivery Yr 1-5: 30 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 30	

Reasons: The site comprises of a house, garden and a disused quarry located on the southeastern fringe of the urban area of Uckfield. The site is located to the east of the site land west of Uckfield which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA) that is under construction. Therefore, once the nearest elements of this site are built out, it will be surrounded by residential development. The site is constrained due to the physical topography of the disused quarry at the northern end, but an area of land to the south is suitable for housing (the quarry is likely to have ecological value which would need to be fully investigated). Sand Ridge is a privately owned road (Persimmon Homes) access could be achieved from the private road from an existing buffer between properties. However, there is an existing carriageway pinch point. Vehicular access would be needed from the adjacent development site at 'Sandpits'. Landscape buffers are needed to protect mature trees and the ancient woodland (Boothland Wood) just beyond the northwest corner of the site. There is the risk of contamination and technical investigations will be needed for ground conditions because of its former use as a quarry. There is some noise intrusion from the A22 bypass to the south and west, although this impact will be lessened with the development of the adjoining site. A phone mast is located on the southwestern boundary. These issues would need to be taken into account in any scheme layout and design.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1007/1410
	Settlement: Ringles Cross Parish: Uckfield Address: Land at White House Farm, London Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 11.2 Site area (ha) Net: 8.5
Delivery Yr 1-5: 100 Delivery Yr 6-10: 140 Delivery Yr 11+: Total Capacity: 240	

Reasons: The site comprises agricultural land and buildings, including residential properties to the east of Ringles Cross and to the north of Uckfield. The site is separated from both settlements via large ancient woodlands (Paygate Wood and Budlett's Wood) to the south and east, although this may well change with new development in Ringles Cross (particularly at Mockbeggars Farm; SHELAA Site reference is 1005/1410 that is subject to a live planning appeal WD/2022/0648/MAO). The site is currently accessed via a narrow lane that goes from east to west along the northern boundary of the site from London Road. The land is relatively flat and well contained in landscape terms due to the mature trees with the exception of the boundary to London Road that has existing hedgerow. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive and there the site (or part of the site) could be developed, being aware of the constraints and sensitivities – care with design and mitigation required.

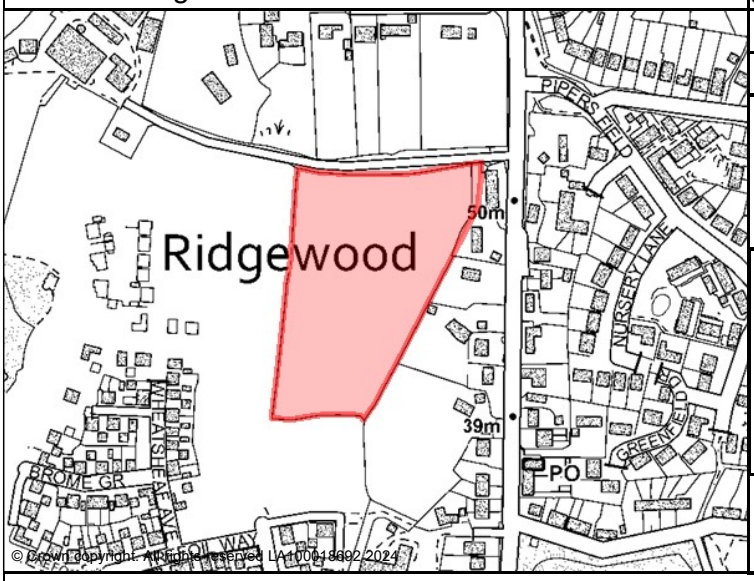
The existing vehicular access to the site would need reconfiguration to be suitable for this scale of residential development (the current access track is split into two by a hedgerow) to ensure access for the existing dwellings on site. Nonetheless, there is a significant road frontage onto the London Road owned by the SHELAA applicant and it is considered, subject to a transport assessment, that a new vehicular and pedestrian access can be configured for this site.

Given the ancient woodland that surrounds the site to the west and south, the site is visually separated from Uckfield, albeit that there is an existing footpath along London Road that joins both Uckfield and Ringles Cross. In character terms, it is considered that potential new development in the area will alter the character further (there is already existing linear development on the other side of the London Road that includes businesses and residential). The site itself is in a relatively sustainable location for development and is approximately a 20-minute walk from Uckfield High Street (or an even shorter bus journey), so is in relatively close proximity to amenities and facilities within the town. Given the above, it is

Wealden SHELAA Suitable Sites Summary

considered that the site would in principle be appropriate for residential development, subject to ancient woodland buffers and an appropriate vehicular access being agreed.

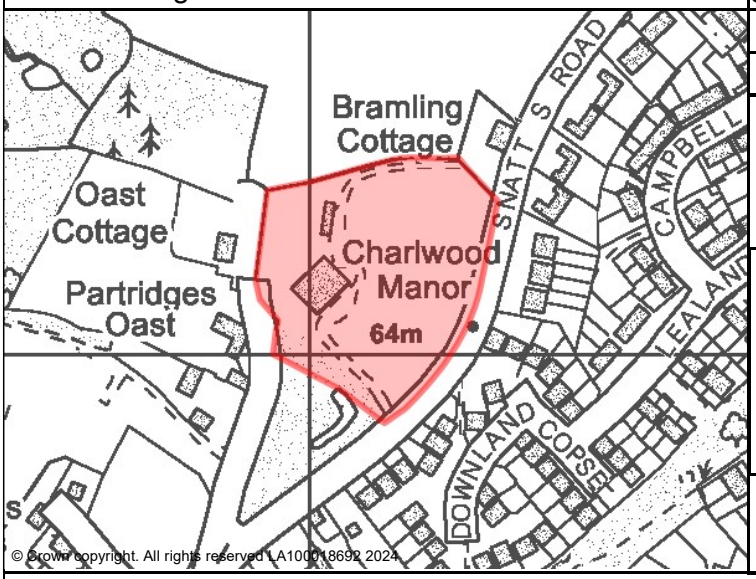
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1144/1410
	Settlement: Uckfield Parish: Uckfield Address: Land south west of Ridgedown, Lewes Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.87 Site area (ha) Net: 1.87
Delivery Yr 1-5: 55 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 55	

Reasons: The site is comprised of an agricultural field to the west of Lewes Road within Ridgewood, Uckfield. The site is located adjacent (to the south and west) to the West of Uckfield site, which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA). The existing vehicular access track leading from the Lewes Road to the site (that leads to existing Ridgewood Farm buildings) is narrow and is not currently appropriate for residential development of this scale. However, there are potential opportunities to widen this access on the southern side, or indeed opportunities to access the site via SHELAA site 323/1410 and the Ridgewood development (SHELAA site 346/1410) that is in progress, albeit this would require third party land/agreement. The site itself does slope southwards and currently has views towards the A22 and beyond, but it is not considered that the site will have significant visual impact once the adjacent development has been constructed where the site could form part of a contiguous urban form in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

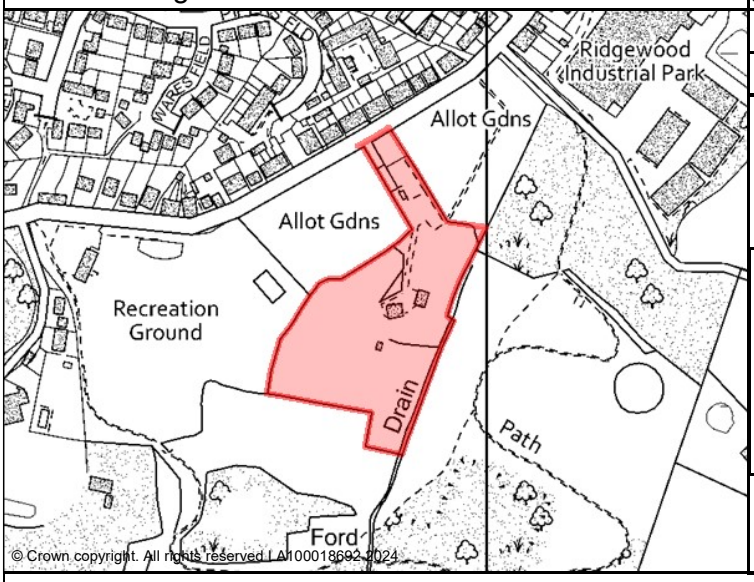
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 157/1410
	Settlement: Uckfield Parish: Uckfield Address: Charlwood Manor, Snatts Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.2 Site area (ha) Net: 0.8
Delivery Yr 1-5: 17 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 17	

Reasons: The site contains a substantial dwelling, named Charlwood Manor that is in an extremely poor state of repair, along with associated residential garden space and garaging located at the northern edge of Uckfield, to the west of Snatts Road. The site has an existing vehicular access, however the visibility to the north is poor when leaving the site. Improved visibility splays would be required within the site boundaries. There are pylons on the site; however, the overhead lines could be re-routed or placed underground. The Grade II Listed Building named Oast Cottage is located to the west of the site and is partially screened by vegetation on the western boundary. This would need to be retained and strengthened as part of any scheme design and layout to ensure that the setting of the listed building is not substantially harmed. This site was granted full planning permission for 5 net dwellings under planning reference WD/2017/0550/F, but this has since lapsed. The site is subject to an ongoing full application for 15 (net) dwellings under planning reference WD/2023/1294/MAJ. The principle of residential development on this site has already been accepted, including the conversion of the main building. Subject to the improvement of the vehicular access and resolving the other constraints, this site is considered suitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 198/1410
	Settlement: Uckfield Parish: Uckfield Address: Sunview, 46 New Road, Ridgewood, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.56 Site area (ha) Net: 1.3
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 30

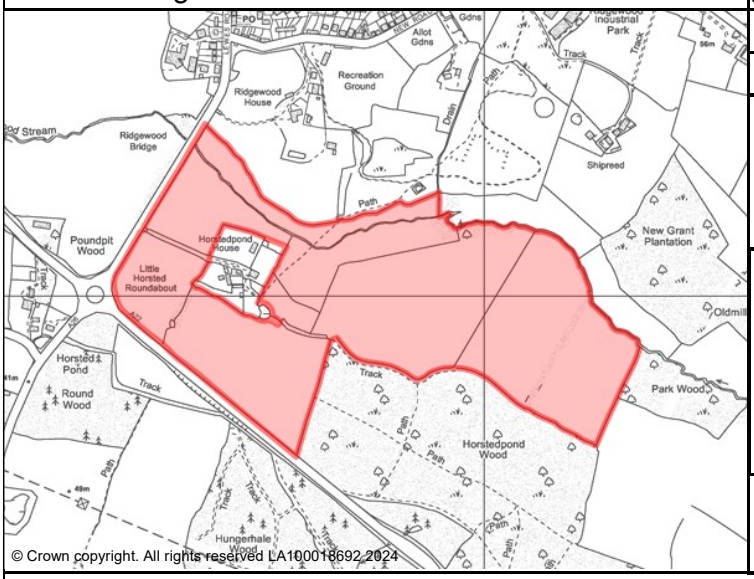
Reasons: The site comprises of a residential dwelling, access road and garden land located to the south of Uckfield (New Road). The site slopes down from north to south, relatively gently in the northern part of the site, but significantly steeper in the southern section. The eastern boundary of the site is adjacent to Ridgewood Clay pit, which is a Local Wildlife Site. The current access to the site dissects the allotment gardens that are located east and west, with the site access itself use for some informal parking and hardstanding. The site itself does not include allotment gardens, so would not result in their loss.

The is relatively sustainable location on the southern edge of Uckfield and is close proximity to amenities, facilities and public transport located in the town. The site itself is well screened on its southern boundary and slopes southwards from the road, so would have limited long views. The 2023 Landscape Sensitivity Assessment identifies that the site landscape has moderately sensitive to development and that the site (or part of the site) and there are constraints and sensitivities that proposal for the development of the site would need to be aware of. Therefore, care with design and mitigation required, especially retaining the historic setting to the Grade II listed Ridgewood House and to retain, protect and enhance the historic network of mature hedgerows and hedgerow trees to provide landscape and ecological benefits and maintain / enhance the green infrastructure network.

Given its proximity to the Local Wildlife Site, it will be important limit any ecological harm to the site. New Road has been subject to contention as it is used a as cut through from Eastbourne Road to A22. There has been traffic calming to prevent this from being used this way. The junction with Lewes Road has visibility issues from parked cars on street and where southbound vehicles on Lewes Road may be travelling at speed in the centre of the road. New Road is predominantly parked on north side, narrowing the carriageway to single width for some part. The site access is used by allotments on both sides and is wide enough for 2-way flow, but access road has parking within it. Nevertheless, the

site is generally appropriate for residential development providing that a vehicular access can be safely provided onto New Road, which is narrow owing to the lack of off-street parking in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 205/1410
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Uckfield Parish: Uckfield Address: Land at Horstedpond Farm, Lewes Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 27.21 Site area (ha) Net: 15.3
Delivery Yr 1-5: 100	Delivery Yr 6-10: 250	Delivery Yr 11+:	Total Capacity: 350

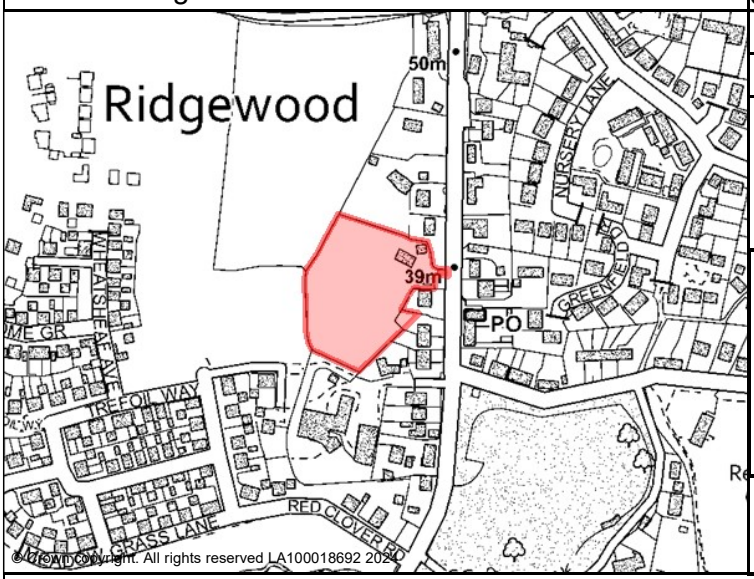
Reasons: The site is comprised of agricultural land located on the southern fringe of Uckfield to the northeast of the Little Horsted roundabout connecting the A22/A26 with Lewes Road. The site is adjacent to the Ridgewood Farm site (to the northwest) for 1,000 new homes that is currently under construction. Other sites have been submitted to the north of the site which could come forward with this site as part of a comprehensive redevelopment of the land connected to the A22. The site is considered suitable for development providing that associated infrastructure is provided. The landscape in this area is good quality with a moderate sensitivity to change. The 2023 Landscape Sensitivity Assessment identifies that the site landscape as moderately sensitive and that the site could be developed, being aware of the constraints and sensitivities, with care on design and mitigation being required. Any scheme design would need to ensure that the landscape structure is strengthened and reinforced with additional landscaping (particularly along the southern boundary with the A22) and the provision of green networks. This would need to be achieved whilst also being sited so as to minimise the influence of development on historic features at Horstedpond farmstead and Uckfield Millennium Green. Further off-site works for traffic management measures may also be required and a full transport assessment would be needed to test the impacts on Uckfield town centre and to help determine what sustainable travel improvements are required.

In terms of other constraints, the design of the development would be required to take into account the Grade II listed building (The Old Farmhouse Horstedpond) and its setting which is located within the centre of the site and has been

excluded from the submission. The site is also located in close proximity to Horstedpond Wood (ancient woodland) which is located adjacent to the southeastern boundary of the site. Furthermore, there is severe flood risk at the northern boundary to the site (Flood Zone 3) that will preclude residential in that part of the site. Lastly, the site is within 7km of the Ashdown Forest SPA and given the scale of the site and the requirement for mitigation for residential development the site will require the provision of SANGs mitigation to serve the development. The site is subject to an ongoing outline planning application for 400 (net) dwellings under planning reference WD/2022/2216/MAO with a SANGs being proposed.

In terms of other constraints, the design of the development would be required to take into account the Grade II listed building (The Old Farmhouse Horstedpond) and its setting which is located within the centre of the site and has been excluded from the submission. The site is also located in close proximity to Horstedpond Wood (ancient woodland) which is located adjacent to the southeastern boundary of the site. Furthermore, there is severe flood risk at the northern boundary to the site (Flood Zone 3) that will preclude residential in that part of the site. Lastly, the site is within 7km of the Ashdown Forest SPA and given the scale of the site and the requirement for mitigation for residential development the site will require the provision of SANGs mitigation to serve the development. The site is subject to an ongoing outline planning application for 400 (net) dwellings under planning reference WD/2022/2216/MAO with a SANGs being proposed.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

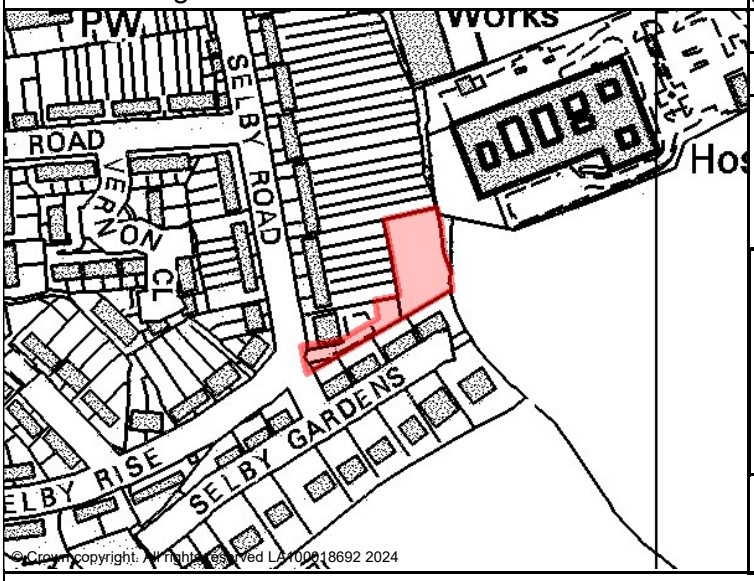
Plan showing whole extent of submitted site	Site Reference: 323/1410
	Settlement: Uckfield Parish: Uckfield Address: Land at Springfield, Lewes Road, Ridgewood, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.72 Site area (ha) Net: 0.72
Delivery Yr 1-5: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 15

Reasons: The site comprises of a dwelling and garden located on the southwestern urban edge of Uckfield with access from Lewes Road. The site is located adjacent to the

Wealden SHELAA Suitable Sites Summary

West of Uckfield site, which has been granted planning permission for 1000 homes (WD/2015/0209/MEA). The site has good accessibility to local services in Ridgewood, including a Post Office, bus stops and school. The railway station and town centre lie approximately 1.6km to the northeast. The topography of the site does slope southward but would not prevent development and it is relatively well screened within the wider landscape and boundary planting could be retained in areas. The existing vehicular access to the site would need to be improved, but it appears that the landowner has opportunities to widen the access to the Lewes Road at this point. If not, the vehicular access would be required across third party land. Access width would need sufficient width and radius to accommodate service vehicle, bearing in mind on street parking opposite. Noise from the working sawmill to the south has the potential to disturb new properties, however, this use is historical and is already surrounded on three sides by residential uses. The reinforcement of landscape features on the southern boundary would assist in mitigating adjacent uses. The vast majority of the site is subject to an ongoing application for 9 (net) dwellings under planning reference WD/2023/2193/O.

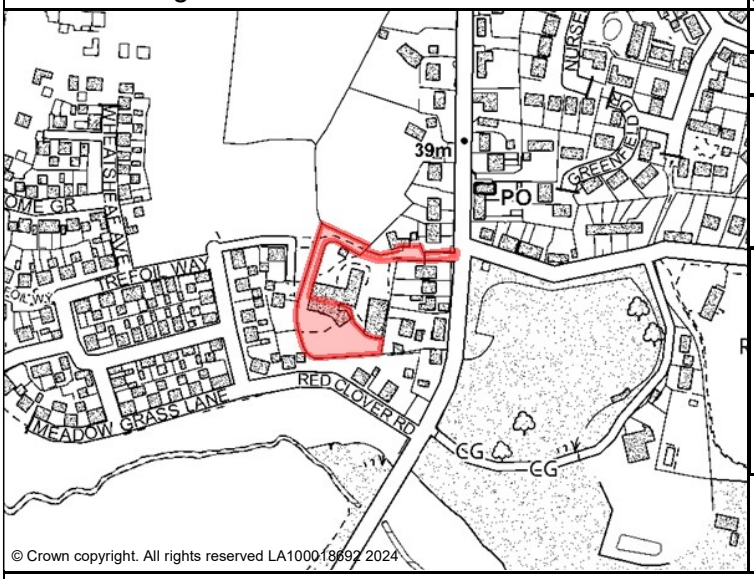
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 517/1410
	Settlement: Uckfield Parish: Uckfield Address: Land rear of Oakley Court, Selby Road, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.18 Site area (ha) Net: 0.18
Delivery Yr 1-5: 6	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 6

Reasons: The site comprises of amenity land located within the existing urban area of Uckfield, to the east of Selby Road. The site gained full planning permission for 6 dwellings (WD/2009/0259/F) that was extended in 2012 but has since lapsed. The site is well located in relation to existing facilities and amenities and development would be in keeping with the surrounding land uses. Further work would be required to establish whether access can be obtained to the site, given the time elapsed since the granting of that planning permission and the design of the development would have to take into account the group TPO located on the eastern boundary. This issue will need to be reviewed in detail as the site has become overgrown.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

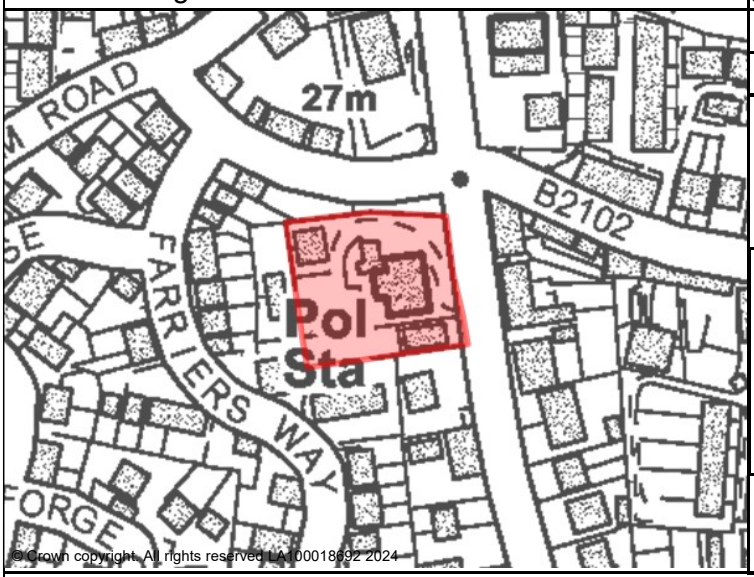
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 539/1410
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Uckfield Parish: Uckfield Address: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.29 Site area (ha) Net: 0.29
Delivery Yr 1-5: 8	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 8

Reasons: The site comprises of a house and garden and lies on the urban edge of Uckfield to the east of Lewes Road. The site is located adjacent to the West of Uckfield site, which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA). Pedestrian and cycle access can be provided on to Lewes Road. The site is has good accessibility to local services, including a Post Office, bus stops and school. The railway station and town centre are only around 1.7km to the north. This site wraps around SHELAA site 538/1410 and any development should be brought forward as part of a comprehensive redevelopment scheme with this site. Suitable access to the site would be required alongside land within the ownership of SHELAA site 538/1410. The topography of the site does slope gently southward but would not prevent development. Noise from the sawmill to the north could be an issue for new properties, however, this use is historical and is already surrounded on three sides by residential uses. The sawmill may also be suitable to come forward for residential development subject to it being acceptable to lose its current employment use.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

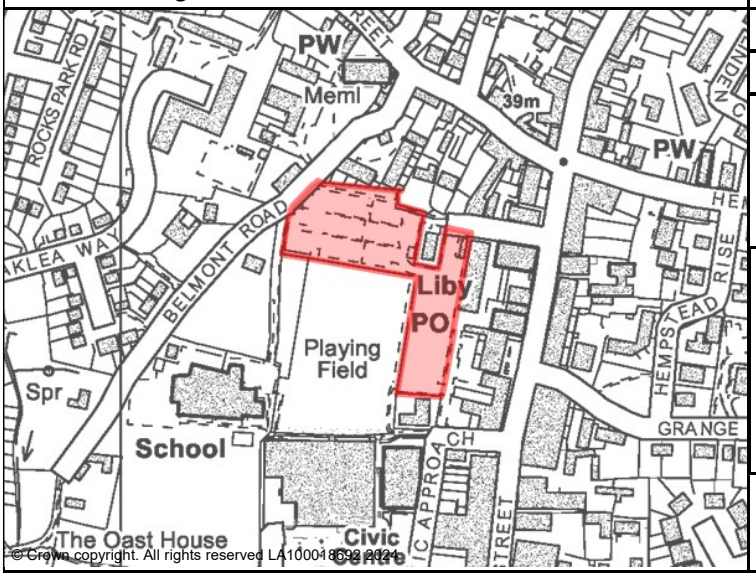
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 956/1410
	Settlement: Uckfield Parish: Uckfield Address: Uckfield Police Station, New Town, High Street, Uckfield Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.3 Site area (ha) Net: 0.3
Delivery Yr 1-5: 10	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 10

Reasons: The site comprises a police station and associated buildings, which is located close to the town centre of Uckfield, with existing pedestrian and vehicular access to New Town. The site has the potential to be well integrated into the existing character of the area and is within walking distance to Uckfield Rail Station and services/facilities within Uckfield Town Centre. Development would not be harmful to the wider landscape. Residential or commercial uses would be suitable on the site given the surrounding land uses. The loss of this community asset (police station) would need to be assessed by the Council against development plan policy and as part of the local plan process.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

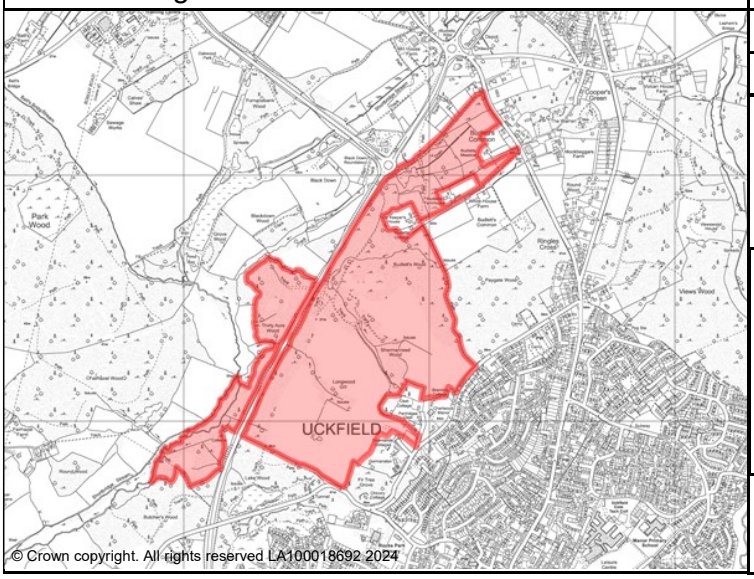
Plan showing whole extent of submitted site	Site Reference: 1002/1410
	Settlement: Uckfield Parish: Uckfield Address: Luxford Field Car Park, Belmont Road, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.88 Site area (ha) Net: 0

Reasons: The site comprises of two vehicular car parks located to the west of the High Street and to the east of Belmont Road. The car parks are currently accessed from the Civic Approach and Library Way to the east. To the west and south of the car parks is a park area named Luxford Field that contains a children's play area and open space. There are several community buildings to the south and north of the site, as well as a telephone exchange building to the east of the site alongside the rear of retail units at the High Street. The main constraint adjacent to the site is the Uckfield Conservation Area that surrounds the site on three sides (west, north and east). The most sensitive part of the site in conservation terms is to the northwest aligned with Belmont Lane due to its position adjacent to the Uckfield Conservation Area and listed buildings, most notably the Grade II Church Hall and School House.

The use of the car park is predominately for those visiting Uckfield Town Centre 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. At this stage, this process has not been demonstrated and renders the site unsuitable. If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding the future amenities of occupiers of the development and the protection of heritage assets to the northwest.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 137/1410
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Uckfield Parish: Uckfield Address: Land at Downlands Farm, Snatts Road, Uckfield Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 80.95 Site area (ha) Net: 0

Reasons: This is an area of attractive rural landscape on the fringes of Uckfield. Around a third of the site comprises ancient woodland (Longwood Gill, Shermanreed Wood and Budlett's Wood to name a few). The western portion of the site, incorporating Thirty Acre Wood, on the western side of the A22, is not suitable for residential development owing to its detached nature, lack of vehicular access, ancient woodland and flood risk zones 2 and 3. The eastern portion of the site (to the east of the A22 and northwest of Snatts Road) also comprises a large section of ancient woodland; however, the south of the site is less constrained, which contains mostly open grassland.

The site was subject to a planning appeal, which was dismissed by the Secretary of State in 2008 due to specific site constraints that included landscape impact, traffic impact and ecological concerns.

The site is located outside of the High Weald National Landscape. However, the designation is visible from the eastern portion of the site due to the site's elevated position in this location. There is substantial tree screening on the site's western boundary adjacent to the A22. At the previous appeal, it was found that the scheme would have been considered to 'spill out' into a new and relatively pristine area of countryside and, because of its scale, would appears as a separate and self-contained settlement ill-related to the existing town. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity. It is noted that the latest proposed scheme has vastly reduced since that appeal, but issues relating to screening and high-quality design would be needed to ensure that any landscape constraints are resolved.

In relation to vehicular access, the site does not currently have a suitable vehicular access that could serve development in this location. Snatts Road to the south and east only has a single lane to the south as it joins Rocks Road and would not be a suitable option for vehicular traffic. It would also not be possible to upgrade this road due to its existing width and ancient woodland along its boundaries to the south. There may be an option to the southwest corner of the site to provide a vehicular access onto the A22, but this would require significant

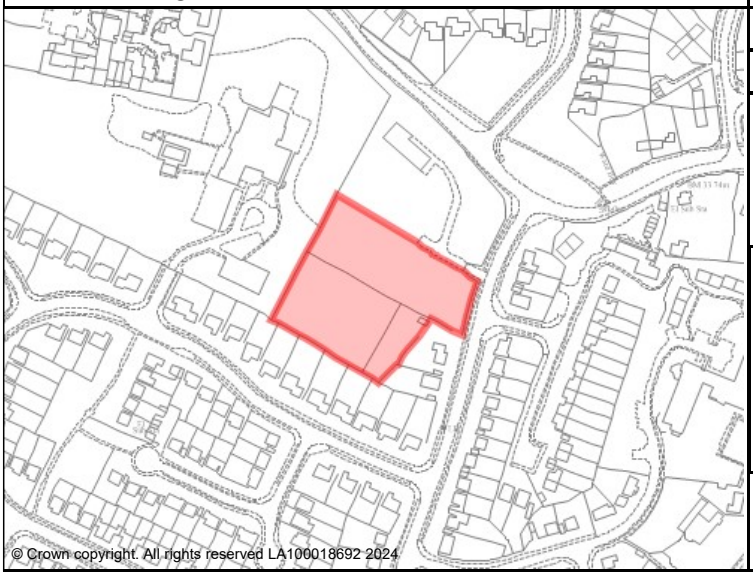
off-site infrastructure works and a transport assessment to be agreed. This would require the removal of mature trees also along the A22. Ancient woodland is the largest constraint in relation to providing a suitable vehicular access as it dissects the sites northwestern boundary limiting the ability to create a vehicular access from the Blackdown roundabout into the site.

In terms of a pedestrian access that provides opportunities to walk into Uckfield Town Centre, this would need to be provided towards the southeast onto Snatts Road and link to Rocks Road. The NPPF confirms that development resulting in the loss or deterioration of irreplaceable habits (such as ancient woodland) is not acceptable. To date an alternative solution (that does not impact upon ancient woodland) to deliver a pedestrian access has not been provided. Pedestrian connectivity from the site to Uckfield Town Centre is an integral issue to overcome.

Lastly, given the existing characteristics of the site (that includes ecological assets, such as ancient woodland) the scheme would need to ensure that such ecological assets are at least preserved where possible, and even enhanced. In addition to this, a Suitable Alternative Natural Green Space (SANGS) would also need to be provided on site that is likely to be more appropriate to the north of the site. Given the above, this site has not proven demonstrably how such issues from the appeal decision can be overcome.

The site was subject to a hybrid application for outline permission for 424 (net) dwellings and a full application for a Suitable Alternative Natural Green Space (SANGS) that was refused under planning reference WD/2022/1637/MEA. The site is currently subject to an ongoing planning appeal.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

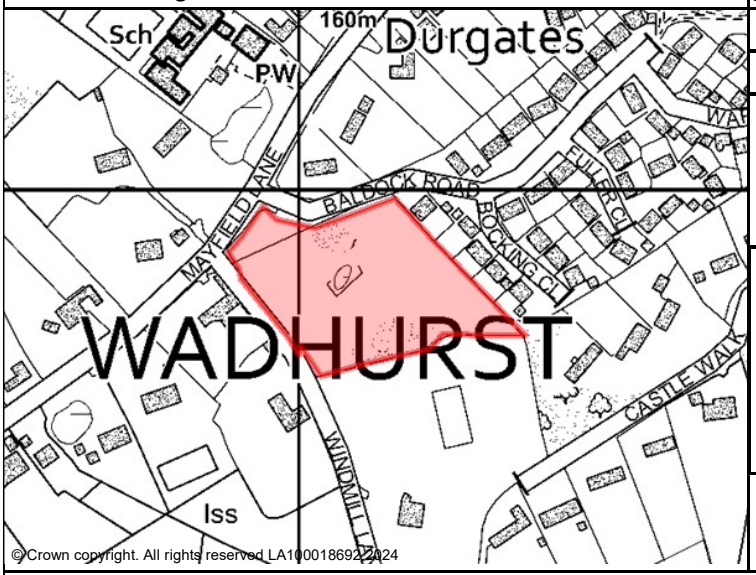
Plan showing whole extent of submitted site	Site Reference: 468/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: Land at Rocks Park Road, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.73 Site area (ha) Net: 0

Reasons: The site comprises of a large number of trees, which provides local visual amenity along Rocks Park Road in the northwest of Uckfield. The majority of the

site is covered by a group TPO. It is also an important site in the context of the wider green network of open spaces, particularly as it provides green “links” to the adjacent Local Wildlife Site (LWS) to the west. The development of the site would result in the unacceptable loss of a number of mature trees and this impact could not be mitigated. In addition, the development of the site could have a detrimental impact on the residential amenity of existing residential development to the south and east.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

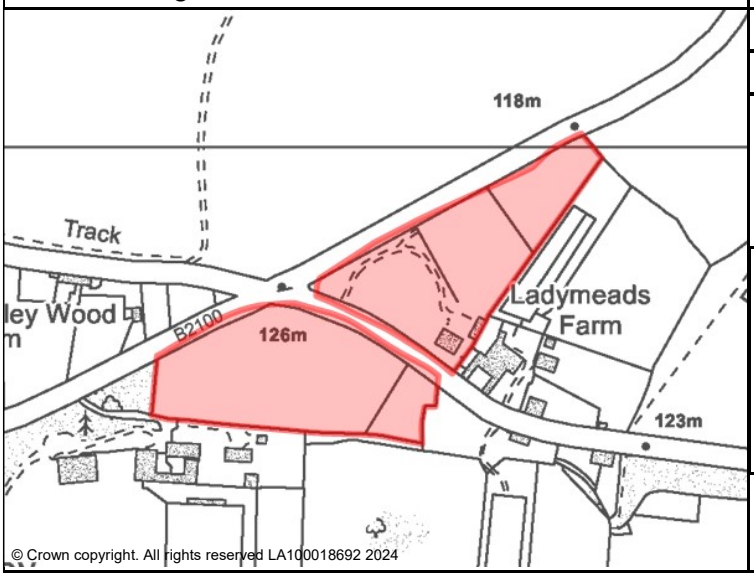
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 694/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land at Windmill House, Windmill Lane, Wadhurst Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.14 Site area (ha) Net: 0.64
Delivery Yr 1-5: 20	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20

Reasons: The site is located on the southern edge of Wadhurst just off the B2100 (Mayfield Lane) and is situated within the High Weald National Landscape. 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. 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 (namely the rail station). The site is within an existing residential area and a public footpath runs along Baldock Road on its northern boundary. The 2023 Landscape and Visual Appraisal states that the site is of moderate sensitivity, therefore if the site is to be developed, great care would be required with design, and mitigation will be needed. The site is reasonably level and consists of grassland and woodland. There is a perimeter Tree Preservation Order on the northern part of the site and also covering the whole of the southern part of the site associated with woodland in this area. The TPO includes a small copse of trees positioned around the pond in the centre of the northern part of the site. The TPO's are the sites main constraint and reduces the developable area of the site as these must be retained. The development proposals may be required to meet the requirements in paragraph 183 of the NPPF.

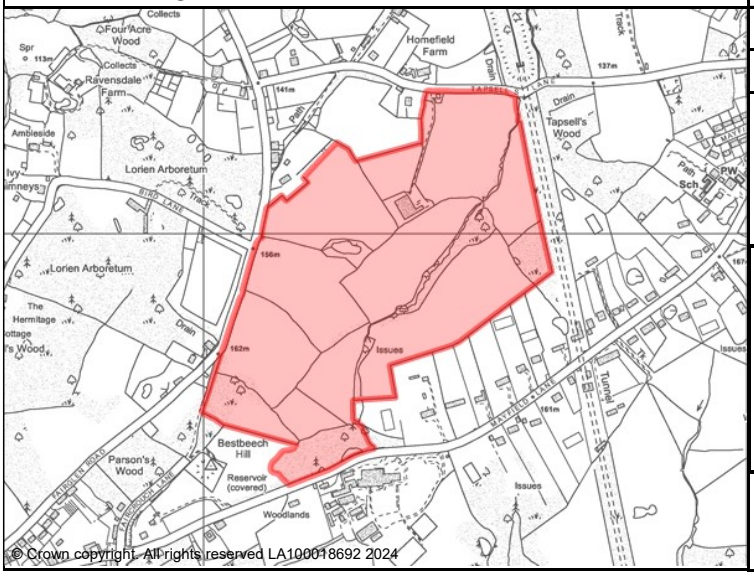
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1107/1910
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Coulsey Wood Parish: Wadhurst Address: Land north and south of Bewlbridge Lane, Cousley Wood Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.9 Site area (ha) Net: 0

Reasons: The site comprises two parcels of land located to the north and south of Bewlbridge Lane. The northern parcel of land incorporates Ladymeads House and garden and the southern site is used as a paddock. The site is situated within the High Weald National Landscape. Both sites are prominent within the landscape and the detrimental impact of individual housing developments in this location would be significant. The site is isolated and remote from local services and facilities and functionally separate from any settlement and therefore considered unsuitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

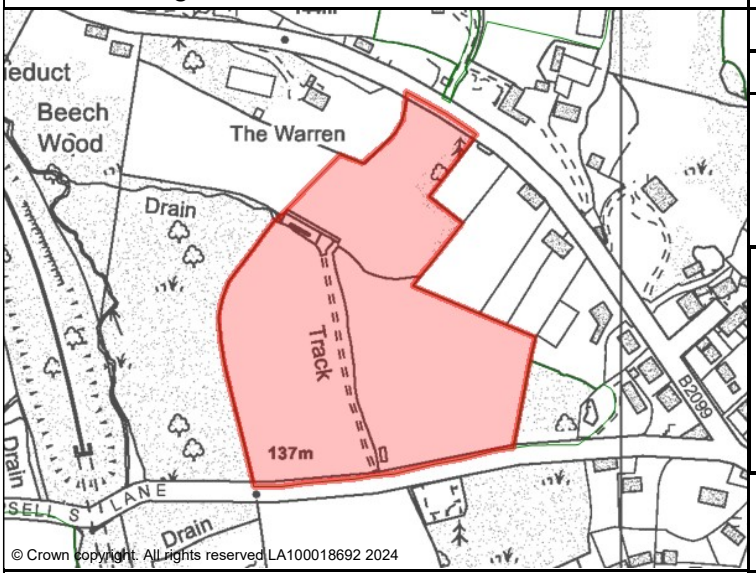
Plan showing whole extent of submitted site	Site Reference: 1147/3330
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Wadhurst Parish: Wadhurst Address: Land off Mayfield Lane, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 25.45 Site area (ha) Net: 0

Reasons: This large site primarily comprises grazing fields located to the north of Mayfield Lane to the rear of a row of detached residential properties set within large garden plots and to the west of the railway line to the west of Wadhurst. The site

Wealden SHELAA Unsuitable Sites Summary

also sits adjacent to Tapsell's Lane to the north and Faircrough Lane to the west. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. There are pockets of ancient woodland most notably on land fronting Mayfield Lane that would limit any opportunities to access the land from the B2100. The site is isolated from local services and facilities and poorly related to the existing settlement. Development of this scale in this location would have an unjustified impact on the character and appearance of the landscape.

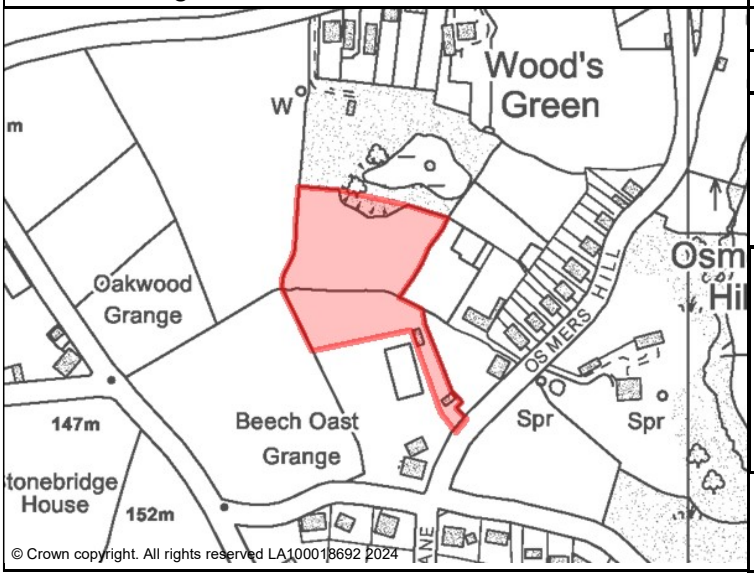
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 119/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land north of Tapsells Lane, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.59 Site area (ha) Net: 0

Reasons: This is a large site comprising agricultural land located to the north of Tapsell's Lane and to the south of Station Road along the existing highway network. The site's western boundary is adjacent to Ancient Woodland. Development in this location would appear somewhat visually disconnected from the existing settlement. Although the site is within walking distance to the rail station, the site would be relatively isolated from the village centre and its local services and facilities. The very steep slope down to the north of the site would make the provision of a vehicular access, and the development of the site generally very difficult and would impact upon the overall viability of development. Tapsells Lane to the south, is a narrow road in both directions and has substandard visibility at the junction with Station Road. The significant increase in vehicular flows arising from this development would cause a substantial increase in traffic along Tapsells Lane to the west. The site is within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. It is considered that the impact of the new development in this location, would be significant due to its contribution to the attractive setting of the village. It is considered therefore that development would have an unjustified impact on the character and appearance of the landscape.

Wealden SHELAA Unsuitable Sites Summary

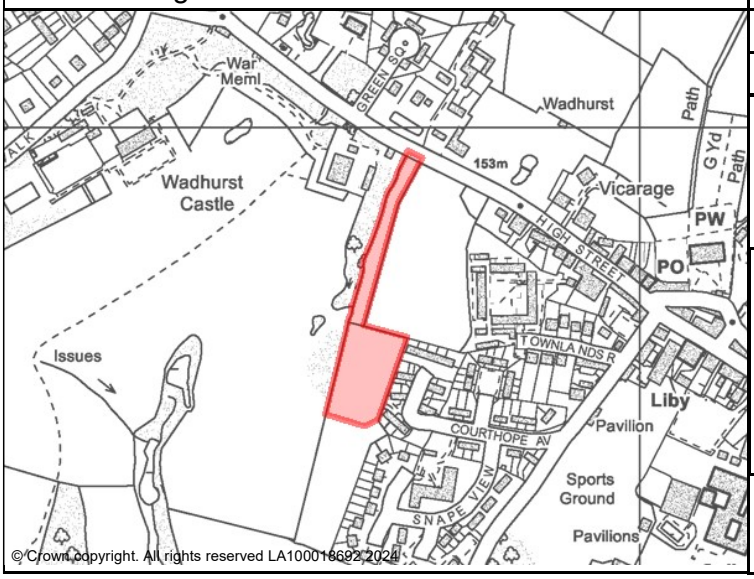
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1207/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land at Beech Oast Grange, Osmers Hill, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.08 Site area (ha) Net: 0

Reasons: The site comprises a small field located to the north of Wadhurst and to the west of Osmers Hill. The site is located some distance from the nearest facilities and local services and is served by narrow roads with no footpath connections into the existing settlement impacting on the sustainability of the site. The site is located wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Development of this site is considered to have an unjustified impact on the character and appearance of the landscape and would also be considered as a significant incursion into the open countryside to the north of Wadhurst.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

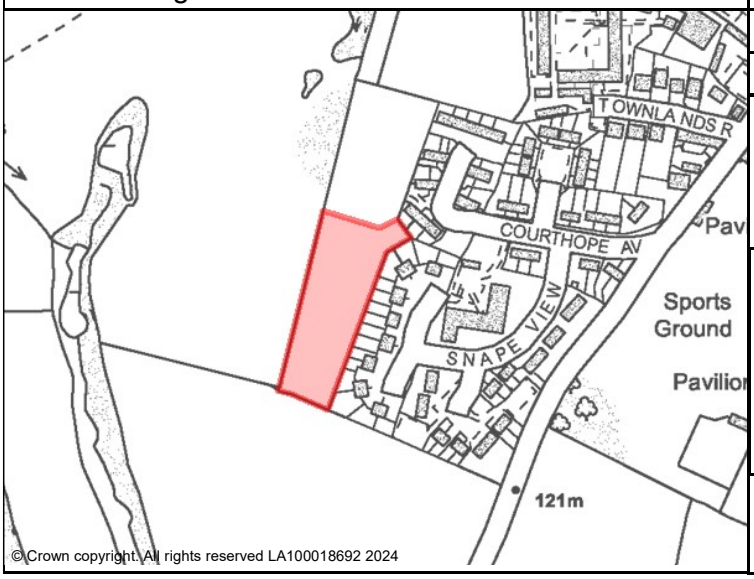
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1211/3300
	Settlement: Wadhurst Parish: Wadhurst Address: Land west of Style Lane and south of High Street, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.87 Site area (ha) Net: 0

Reasons: The site comprises of a field located at the south western perimeter of Wadhurst to the south of the High Street. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site is highly prominent within the landscape as the site slopes downwards significantly towards the south providing panoramic views across the High Weald National Landscape. Therefore, any development would have a detrimental impact upon the high quality landscape to the south of Wadhurst. The northern part of the site is located within the Wadhurst High Street Conservation Area and any development would therefore have a significant impact upon the historic setting of Wadhurst, particularly upon a number of listed buildings located to the north and south of the High Street. The site was refused full planning permission for 18 (net) dwellings under planning reference WD/2022/0391/MAJ.

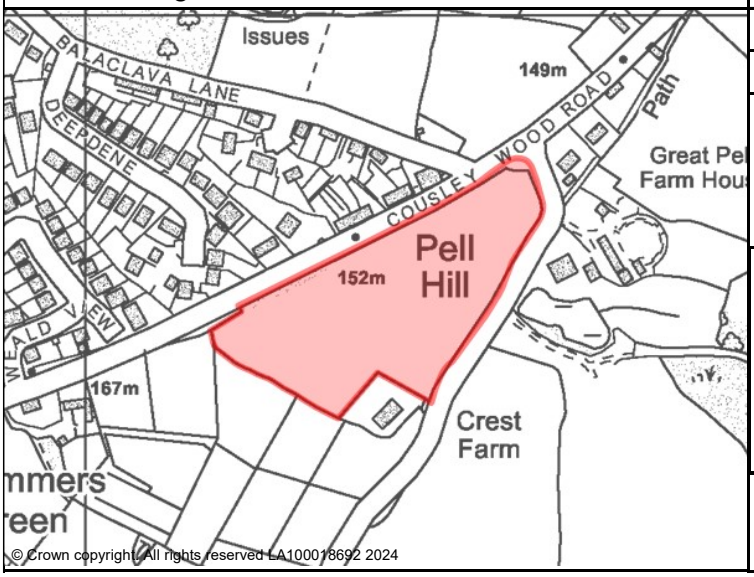
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1212/3300
	Settlement: Wadhurst Parish: Wadhurst Address: Land west of Styles Lane and south of High Street (southern section), Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.63 Site area (ha) Net: 0

Reasons: The site comprises of a field located at the south western perimeter of Wadhurst to the west of Snape View. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site is highly prominent within the landscape as the site slopes downwards significantly towards the south providing panoramic views across the High Weald National Landscape. Therefore, any development would have a detrimental impact upon the high quality landscape to the south of Wadhurst. The site cannot achieve a suitable vehicular access as this could only be provided via the adjacent SHELAA site to the north (1211/3330), which is also considered as unsuitable for development.

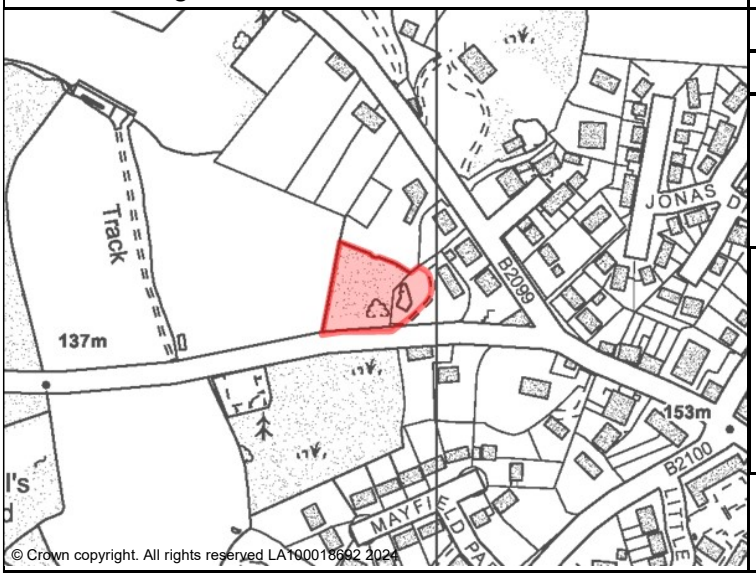
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 450/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Crest Farm, Pell Lane, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.14 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land located to the north of Wadhurst and to the south of Cousley Wood Road. The site is wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. The site is prominent within the landscape given its steep topography and far-reaching panoramic views that are provided to the High Weald National Landscape to the north. It is considered that development in this location would have an unjustified impact on the rural character and appearance of the surrounding high-quality landscape. The site is some distance from the local services, facilities and public transport that is available in the centre of Wadhurst, and the site is not considered to form a logical extension to the village or provide a sustainable location for residential development.

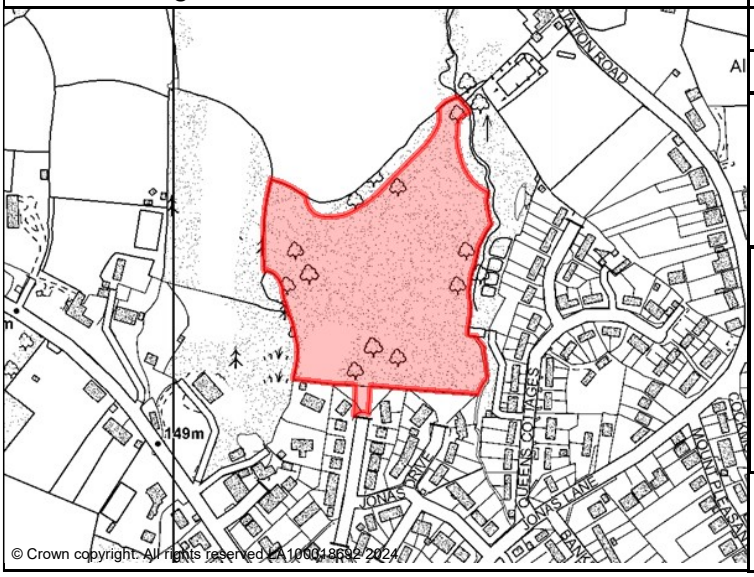
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 486/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land to the west of Herons Lea, Tapsells Lane, Wadhurst
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.36 Site area (ha) Net: 0

Reasons: The site is comprised of amenity land located to the north of Tapsell's Lane, close to the junction with the B2099 to the east. The site contains a number of mature trees which are of amenity value and there are significant slopes to the west. The developable area would be markedly reduced from that submitted. There is no alternative location available for a vehicular access and so additional traffic generated would need to use Tapsells Lane. However, visibility at the junction with Station Road (B2099) is poor and the lane to the west is narrow and unsuitable for significant vehicle usage. These factors render the site unsuitable for housing development. The site is wholly located within the High Weald National Landscape and is within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the landscape. The site was refused full planning permission for 3 (net) dwellings under planning reference WD/2022/0550/F and this is now the subject of a planning appeal.

Wealden SHELAA Unsuitable Sites Summary

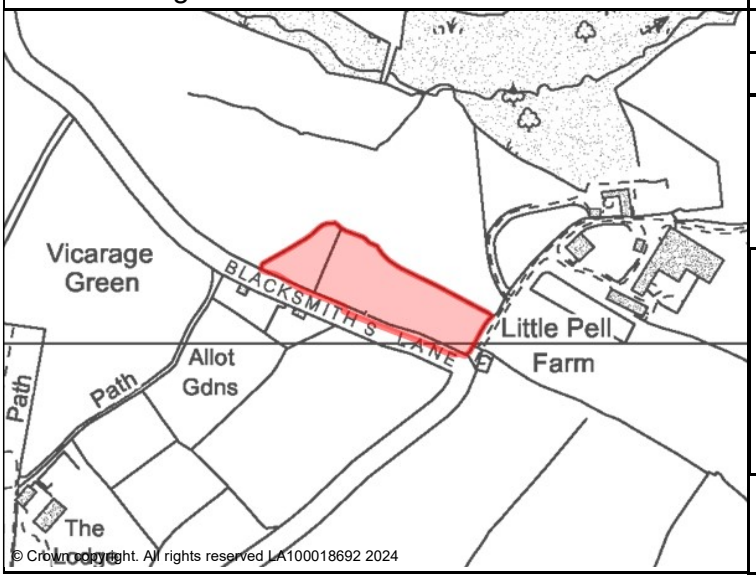
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 584/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land adjacent to Jonas Drive, Wadhurst
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.27 Site area (ha) Net: 0

Reasons: The site comprises of a medium size field of grass and scrub enclosed by woodland and shaws located adjacent to existing properties to the north-east of Durgates on the western edge of Wadhurst. The site is wholly within the High Weald National Landscape and the 2023 Landscape and Visibility Assessment states that the site is highly sensitive to development. The site slopes steeply downhill towards the northeast with exposed sections from the centre of the site to this elevation. The development of the site would remove the thick vegetation that covers the site, therefore having a detrimental impact upon the High Weald National Landscape, and the local habitats and biodiversity. This would cause harm to the High Weald National Landscape. Furthermore, Jonas Lane is narrow in parts and footway exists on the western side only and ends at Queens Cottages short distance to the north. Junction with B2099 [Station Road] has substandard layout and visibility but could not be significantly improved. A full transport assessment would be required to establish the impact any development would have on the wider road network and whether a suitable vehicular access via Jonas Drive is possible.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

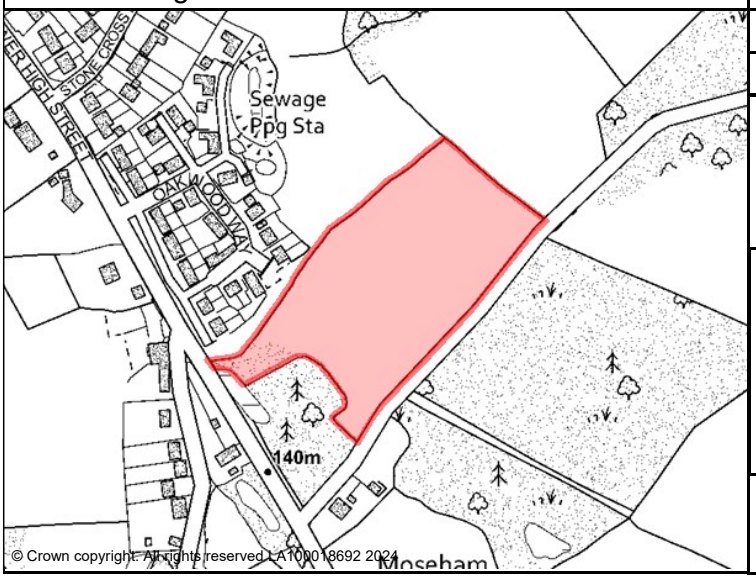
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 585/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land on corner of Blacksmith's Lane, Wadhurst
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.68 Site area (ha) Net: 0

Reasons: The site comprises a single field used for grazing located to the north of Wadhurst, to the north of Blacksmith's Lane. A Grade II listed building, lies to the south west of the site and a public right of way runs north to south adjacent to the sites eastern boundary. The site is detached from the settlement of Wadhurst and is therefore isolated from local services and facilities. The site lies wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. Therefore, development would be out of keeping with and have a detrimental impact upon the rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve development, given the narrow form of Blacksmith's Lane.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

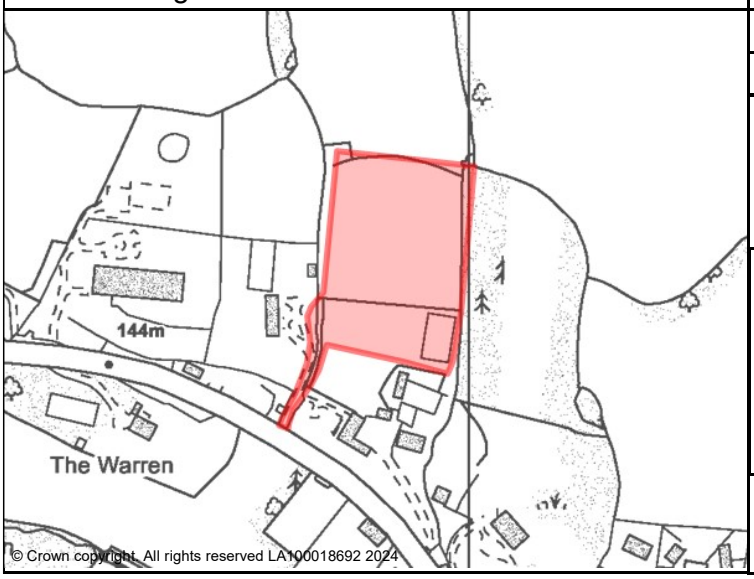
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 592/3330
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Wadhurst Parish: Wadhurst Address: Land at Foxhole Farm, Foxhole Lane, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.21 Site area (ha) Net: 0

Reasons: The site is located in open countryside to the north of the B2099 and to the south-east of Wadhurst. The site comprises a small field of grass enclosed by mature hedgerows and shaws situated on a ridge of higher ground. A historic routeway/public footpath crosses through the site from southwest to northeast where it joins Foxhole Lane. The site is adjacent to a site that has planning permission for 35 dwellings (WD/2016/0154/MEA) and has been constructed. The site is located within the High Weald National Landscape and is within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site retains many of the features of an High Weald landscape, that includes a smaller field pattern, some ancient woodland and the historic route way through the site. Even with the new housing development to the west, the site is well enclosed with limited views to it and acts a transitionary parcel of land to the open countryside and the rural lane to the east (Foxhole Lane). The site has ancient woodland at the southern section of the site and therefore a vehicular access would be required through adjoining land. Given the site's high landscape value and lack of vehicular access, it is considered unsuitable for residential development.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

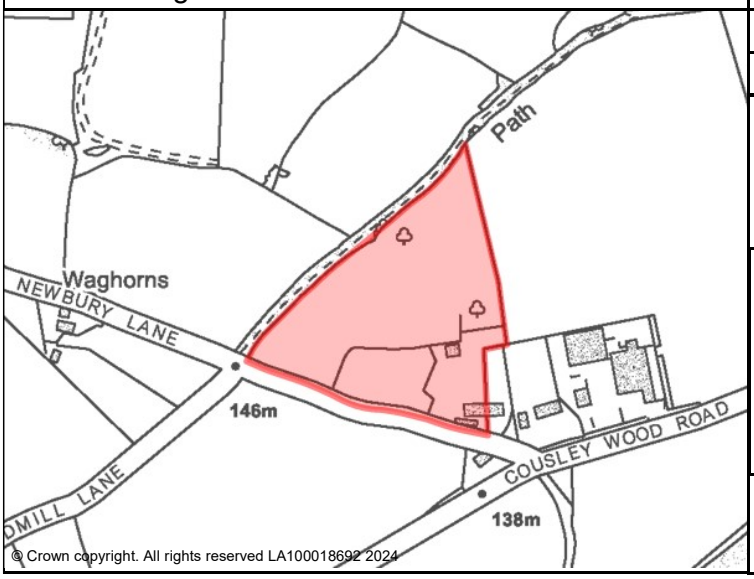
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 613/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land at Marling House, Station Road, Wadhurst
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.53 Site area (ha) Net: 0

Reasons: The site lies north-west of Durgates (to the north of Station Road) on the western side of Wadhurst and comprises a single small field of grass and part of a garden bounded on two sides by trees and hedges. The site is located wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development is highly unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside to the northwest of Wadhurst. The site is set back from, but accessed via the B2099 (Station Road). The site as submitted cannot be provided with a suitable vehicular access to serve housing development as this is reliant upon a narrow vehicular access at the current time. The site was subject to an outline planning application for 29 (net) dwellings under planning reference WD/2022/0535/MAO, but this was refused in December 2023.

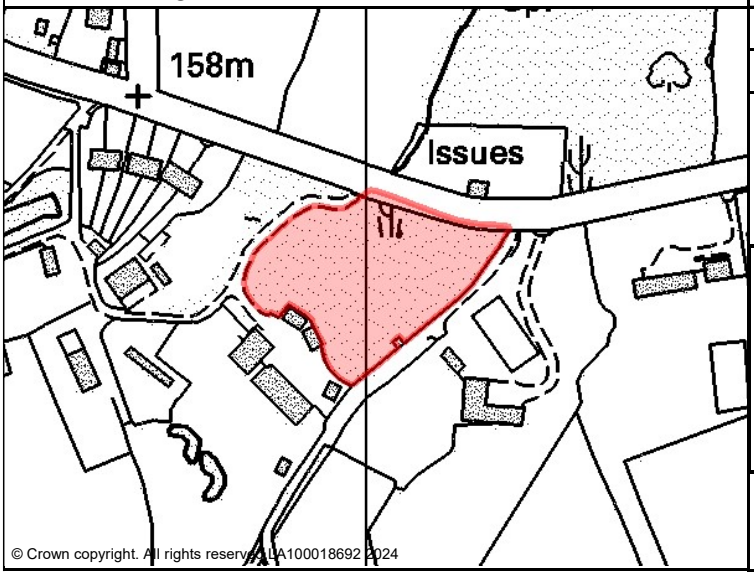
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 757/1910
	Settlement: Cousley Wood Parish: Wadhurst Address: Land at Cheviots, Newbury Lane, Cousley Wood Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.05 Site area (ha) Net: 0

Reasons: The site comprises part of the curtilage of a residential property located to the northeast of Cousley Wood adjacent to Newbury Lane. The site is within the High Weald National Landscape. The site is situated in an isolated location and is remote from local services and facilities and functionally separate from any settlement. In addition, the site as submitted cannot be provided with a suitable vehicular access, given the narrowness of Newbury Lane and its visibility.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

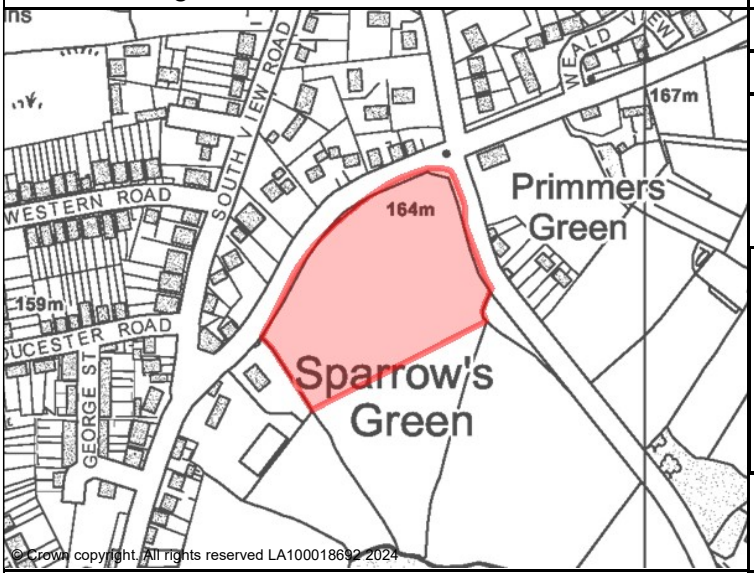
Plan showing whole extent of submitted site	Site Reference: 790/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land at Beechlands, Best Beech Hill, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.74 Site area (ha) Net: 0

Reasons: The site comprises of vacant overgrown land located in a rural location to the west of Wadhurst at Beech Hill. A public right of way extends north to south adjacent to the sites eastern boundary. The site is situated in an isolated location, detached from the settlement of Wadhurst and is therefore remote from local services and facilities. The site is located wholly within the High Weald National

Wealden SHELAA Unsuitable Sites Summary

Landscape and development would be out of keeping with and have a detrimental impact upon the rural character and appearance of this attractive and high-quality landscape which surrounds Wadhurst. The site is covered by a large number of mature trees and development would result in the unacceptable loss of this habitat.

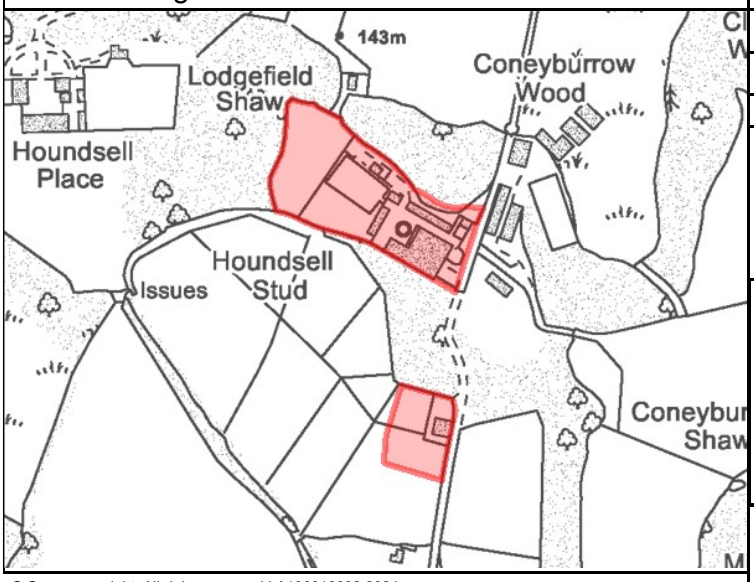
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 901/3330
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Wadhurst Parish: Wadhurst Address: Land on the south side of Cousley Wood Road, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.73 Site area (ha) Net: 0

Reasons: The site is located opposite existing properties on the south-eastern side of Sparrow's Green, to the north of Wadhurst. The site comprises part of a medium-sized field of grassland enclosed by hedgerows. The site is within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. There are extensive views to open countryside to the south of the site as the site slopes downwards towards the centre of Wadhurst. Therefore, development would have an unjustified impact on the high-quality character and appearance of the landscape. Given the openness of the field, the impact of development on the landscape would be difficult to mitigate. The site was refused outline planning permission for 15 (net) dwellings under planning reference WD/2022/1610/MAO and was dismissed at planning appeal. This was due to the impact of development upon the High Weald National Landscape, which is exacerbated due to the sites prominent ridge top location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

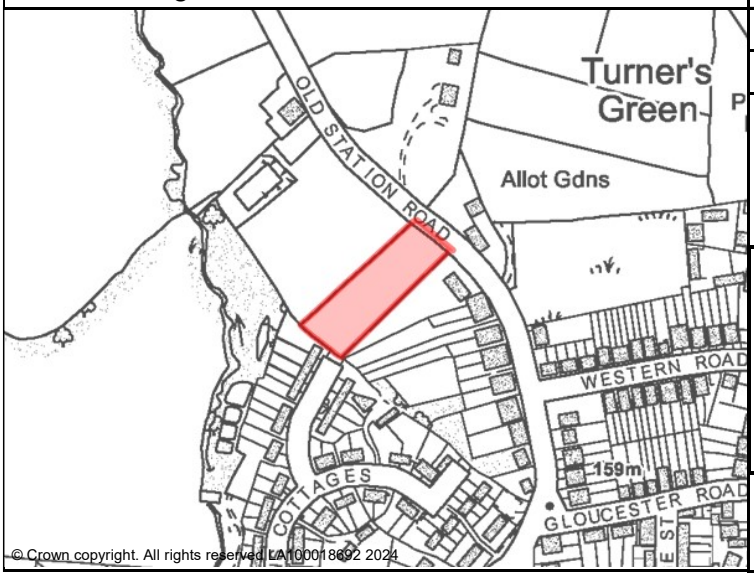
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 982/1630
	Settlement: Mark Cross (Other 1630)
	Parish: Wadhurst
	Address: Houndsell Stud, Wadhurst Road, Mark Cross
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.24 Site area (ha) Net: 0

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Reasons: The site is comprised of land used for equestrian uses and forestry located to the south of Wadhurst Road in countryside situated between the settlements of Mark Cross and Wadhurst in the High Weald National Landscape. The site is isolated and remote from local services and facilities in an unsustainable location unsuited to residential development. Development in this location would be out of keeping with the rural character and appearance of the countryside. As submitted, the site cannot be provided with a suitable vehicular access, given that there are no obvious access points from the B2100 to the north.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 988/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land adjacent to Brookfields, Old Station Road, Wadhurst
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.4 Site area (ha) Net: 0

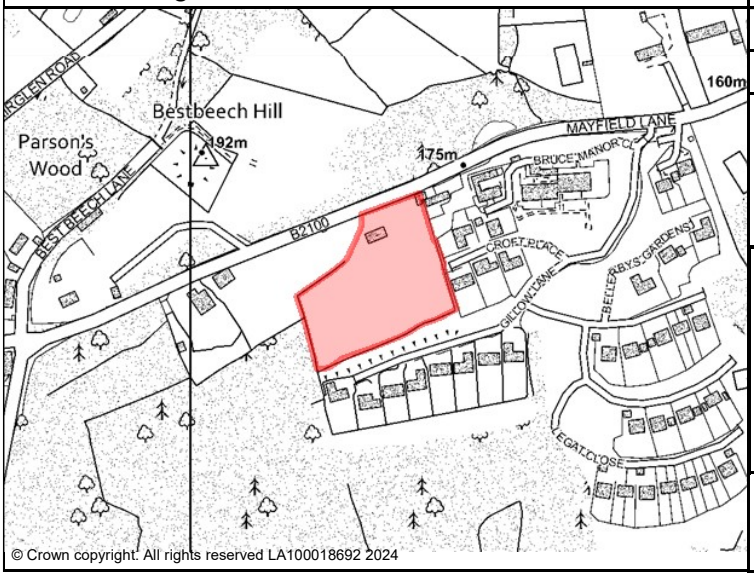
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Reasons: The site is comprised of a grass field enclosed by mature hedgerows and trees located at the northern edge of Sparrow's Green. The site is wholly within the

Wealden SHELAA Unsuitable Sites Summary

High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The land slopes steeply to the south-west and the site would therefore be prominent in the landscape, which would adversely impact the landscape in this location. The existing access is via Old Station Road. Old Station Road is narrow with no pavements and is unsuitable for additional vehicular movements and the lack of a vehicular access, opportunities to create one render the site unsuitable for development.

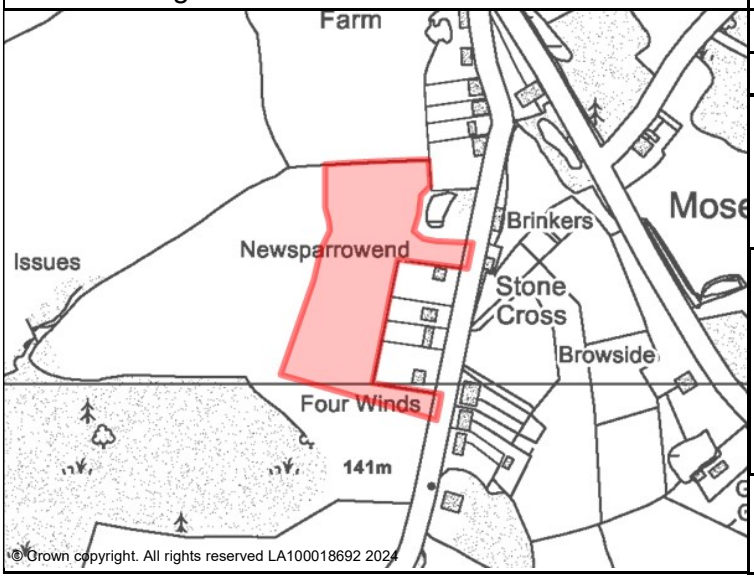
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 989/3330
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Wadhurst Parish: Wadhurst Address: Woodlands, Mayfield Lane, Wadhurst, Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.27 Site area (ha) Net: 0

Reasons: This site is located to the south of Mayfield Lane in the High Weald National Landscape. The site currently comprises a single residential property and garden. The site is immediately adjacent to Wadhurst College site where planning permission was granted for enabling residential development to secure the future of the listed buildings on the site. No such exceptional circumstances exist on this site, which is located over 1km from most local services in Wadhurst and is therefore considered to be remote from local services, amenities and public transport. The site is wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape to the west of Wadhurst. The site is therefore unsuitable for residential development.

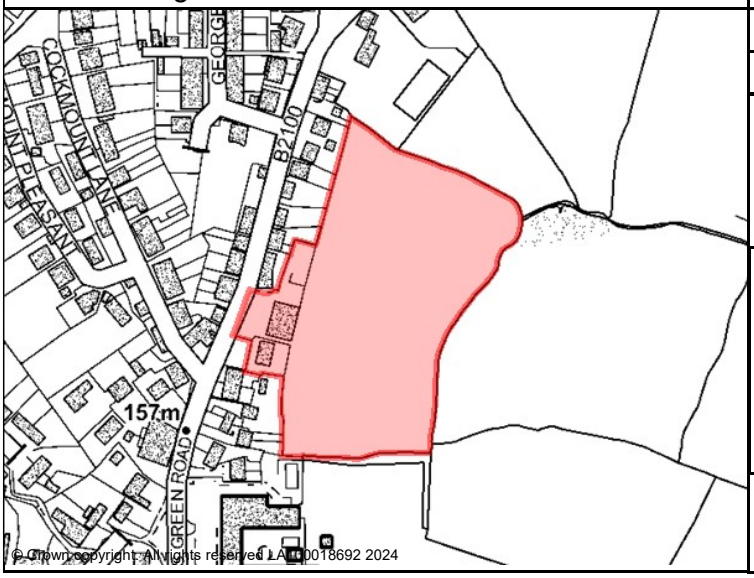
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 990/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land to the west of Brinkers Lane, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.22 Site area (ha) Net: 0

Reasons: This site is comprised of grazing fields that slope westwards located at the southern end of Wadhurst High Street behind a row of large detached properties on the narrow Brinkers Lane. The site is situated immediately to the south of SHELAA site 993/330 and is highly visible from vantage points to the north along the public right of way. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

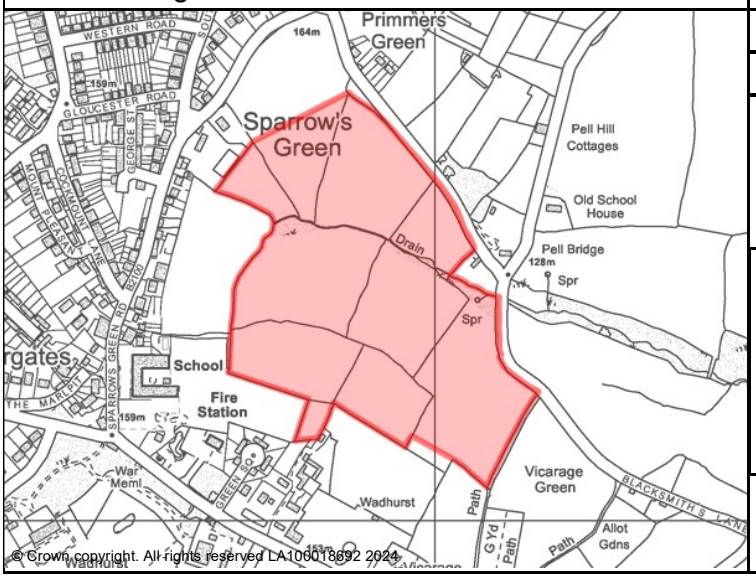
Plan showing whole extent of submitted site	Site Reference: 991/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land to the north of Wadhurst Primary School, Sparrows Green Road, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.93 Site area (ha) Net: 0

Reasons: The site is located to the east of Sparrows Green Road behind a row of residential properties and a car dealership. The site comprises a field of

Wealden SHELAA Unsuitable Sites Summary

grassland enclosed by trees and hedgerow on three side. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site slopes downwards to the east and there are panoramic views of the landscape from Sparrows Green Road, so the site is highly prominent within the landscape. Therefore, development in this location would have an unjustified impact on the character and appearance of the landscape to the east of Wadhurst. Five of the residential properties adjacent close to the site are Grade II listed and their setting may be harmed through new development on this site.

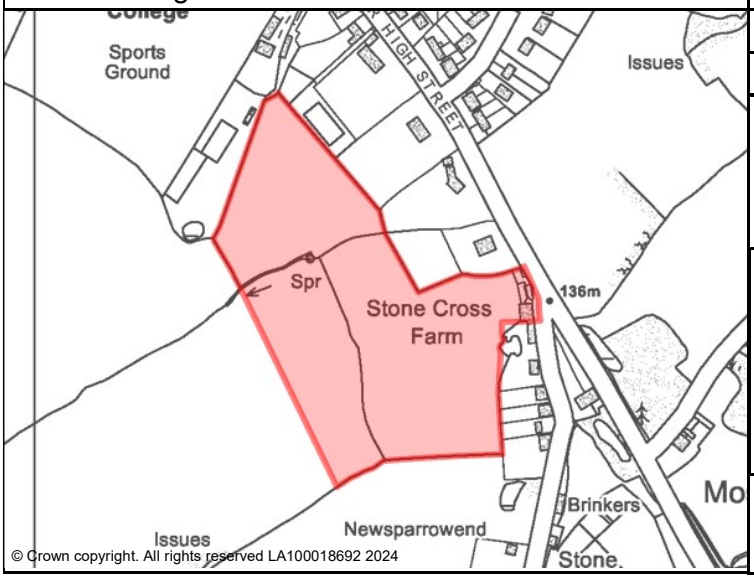
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 992/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land to the north of Wadhurst High Street, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 12.72 Site area (ha) Net: 0

Reasons: This large site is located to the north of the High Street, to the east of Sparrow's Green Road and to the south of Primers Green within the High Weald National Landscape. The site comprises grass fields used for grazing. The site is sloped either side of a stream that runs east/west through the middle of the site. The only potential access to the site, as submitted, is provided from Primmers Green, which is a narrow lane unsuitable for additional vehicular movement or for providing a suitable vehicular access. The site provides long range views to Bewl Water. The site is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity and development would have an unjustified impact on the character and appearance of the landscape. Access and landscape factors render the site unsuitable for development.

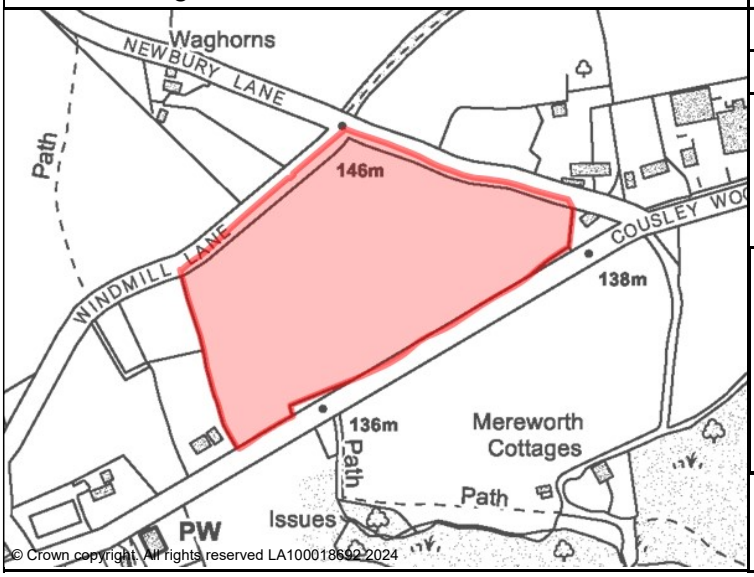
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 993/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land to the west of High Street, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 4.74 Site area (ha) Net: 0

Reasons: This site is comprised of grazing fields that slope westwards located to the west of Lower High Street at the southern end of Wadhurst High Street. The site boundary does not follow field boundaries and therefore the site remains open to the remainder of the field on its western side. There are views to open countryside to the west of the site. The site is situated within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the landscape. The site is also adjacent to the Wadhurst High Street Conservation Area and would therefore likely have a significant impact upon the historic setting of Wadhurst.

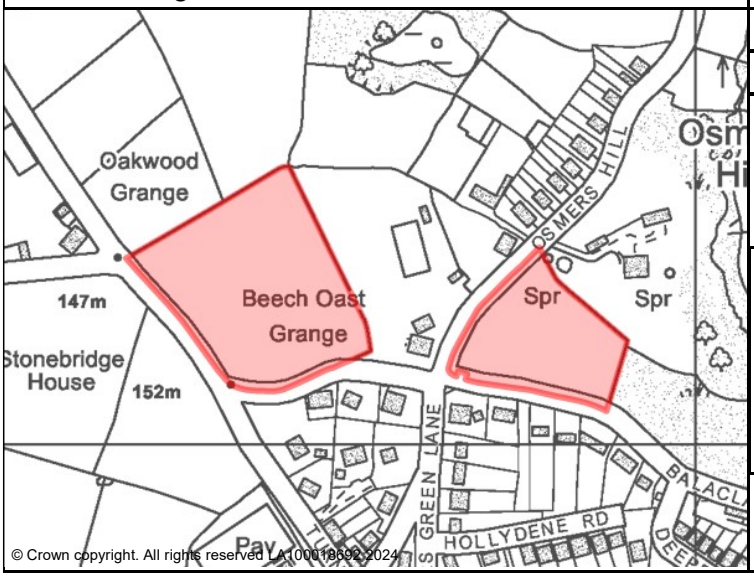
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 994/1910
	Settlement: Cousley Wood Parish: Wadhurst Address: Little Windmill Farm, Windmill Lane, Cousley Wood Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.5 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is located to the east of Cousley Wood and comprises a greenfield site located immediately adjacent to the Cousley Wood Conservation Area along the B2100. The site is wholly within the High Weald National Landscape, and it is considered that the scale of the site in this location would detrimentally impact the landscape and rural character of the area. The site is isolated and remote from local services and facilities and therefore residential development in this location is considered unsuitable. The site was refused outline permission for 12 (net) dwellings under planning reference WD/2022/0662/MAO and is subject to an ongoing planning appeal.

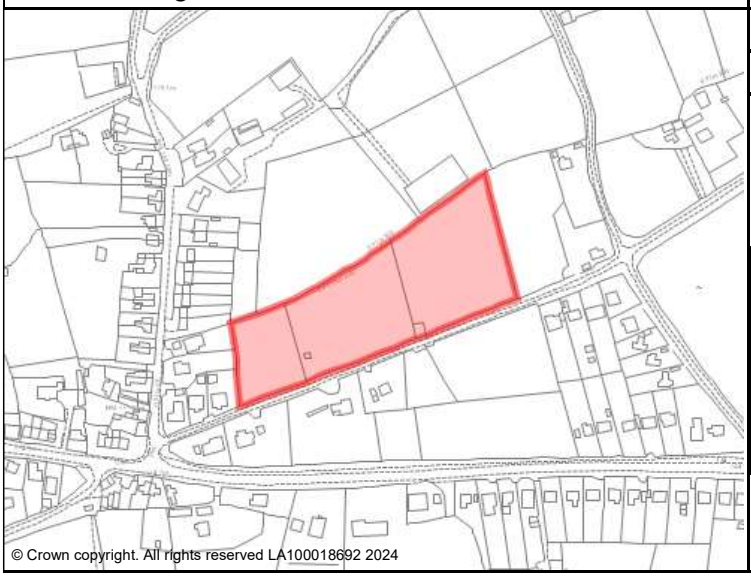
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 995/3330
	Settlement: Wadhurst Parish: Wadhurst Address: Land at Balaclava Lane, Wadhurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.5 Site area (ha) Net: 0

Reasons: The site comprises two grazing fields located in the open countryside to the north of Balaclava Lane beyond the existing settlement. The site is located some distance from the nearest facilities and local services and is served by narrow roads with no footpath connections into the existing settlement impacting on the sustainability of the site. Both sites are in prominent locations within the High Weald National Landscape, (particularly the western field) that are elevated within the landscape with long panoramic views northwards. The site is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Development of these sites is therefore considered to have an unjustified impact on the character and appearance of the landscape and would also be considered as a significant incursion into the open countryside that would be difficult to mitigate.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

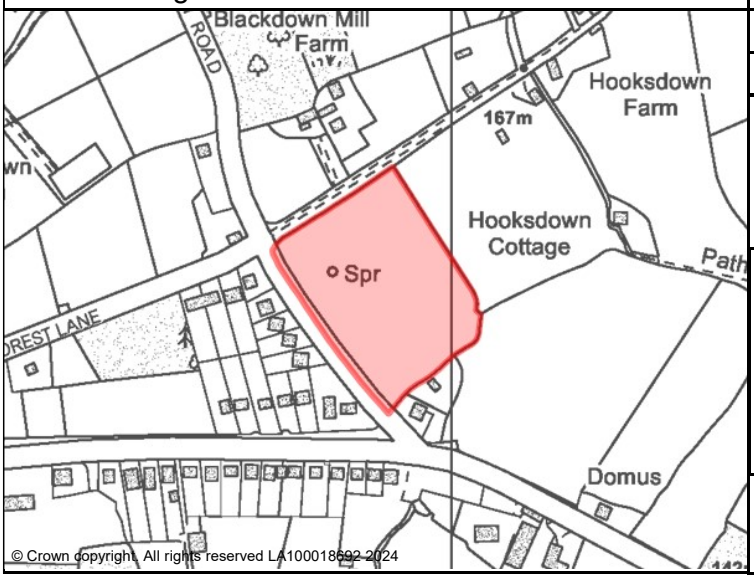
Plan showing whole extent of submitted site	Site Reference: 011/3220
	Settlement: Punnetts Town
	Parish: Warbleton
	Address: Land adjacent to Little Home Farm, Forest Lane, Punnetts Town
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.37 Site area (ha) Net: 0

Reasons: The site comprises of three fields used for horse grazing to the north east of Punnetts Town, north of Forest Lane. Residential properties adjoin the site to the west and scattered fields and agricultural uses bound the site to the north, south and east. The development of the whole site would be unacceptable due to its prominence within the High Weald National Landscape. In addition, large scale development here would be unsuitable in part due to vehicular access issues. Forest Lane is a narrow single track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane.

Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

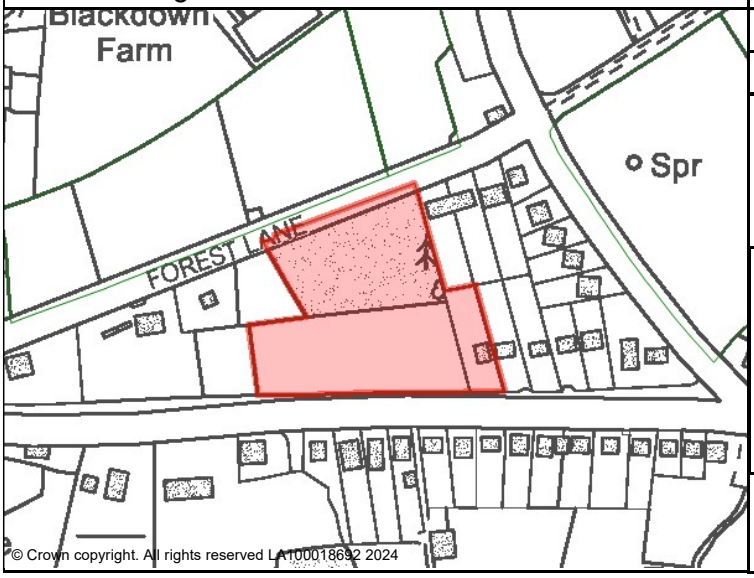
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1148/3220
	Settlement: Punnetts Town Parish: Warbleton Address: Little Pig Farm, Blackdown Road, Punnetts Town Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.47 Site area (ha) Net: 0

Reasons: The site comprises of a large field used for grazing on the eastern outskirts of Punnett's Town, to the east of Blackdown Lane. The site is located in an isolated and prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. The site is severely constrained by the far reaching views offered over the designated landscape to the south. The creation of a suitable pedestrian and vehicular access would be difficult due to the narrowness of Blackdown Lane and the site would therefore lack adequate connectivity to local services, facilities and public transport.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 277/3220
	Settlement: Punnetts Town Parish: Warbleton Address: Scots Paddock, Forest Lane, Punnetts Town Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.95 Site area (ha) Net: 0

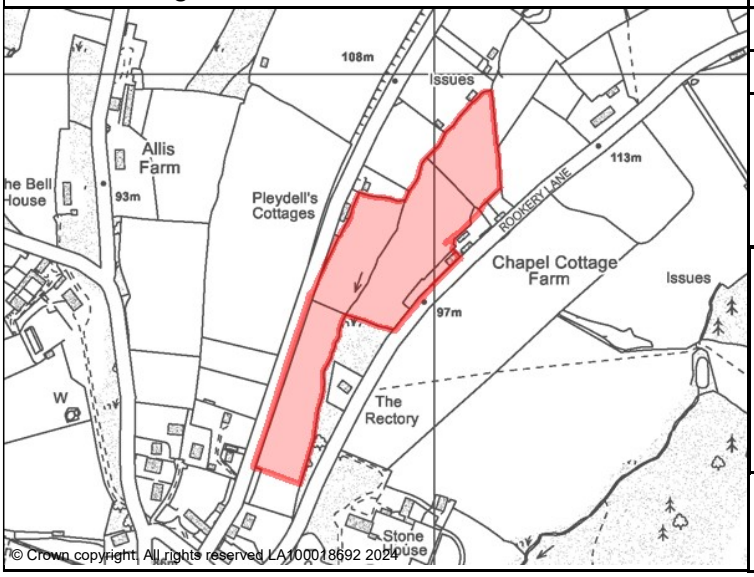
Reasons: The site comprises of agricultural land and woodland on the eastern fringe of Punnett's Town, to the south of Forest Lane. The site is wholly located within the

Wealden SHELAA Unsuitable Sites Summary

High Weald National Landscape and development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The northern section of the site comprises dense woodland of amenity value and is not suitable for development. The southern part of the site is more contained and small-scale development could be integrated into the existing settlement if it were to follow the existing linear development along the B2096.

However, Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

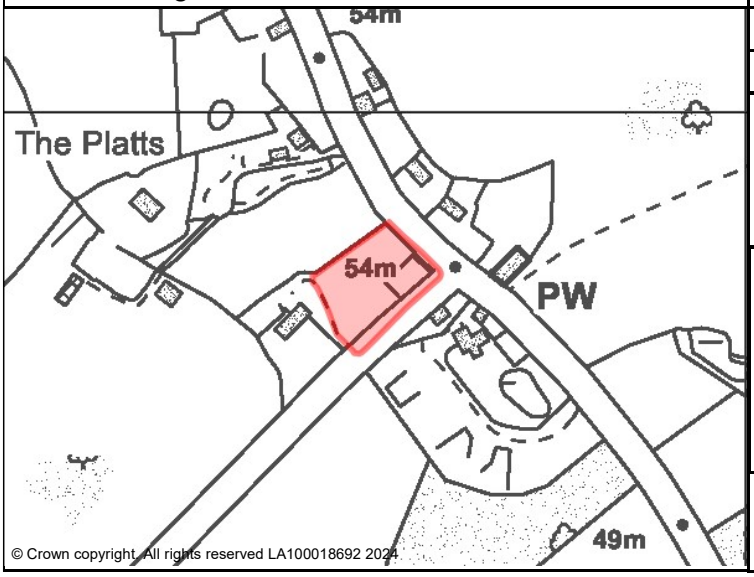
Plan showing whole extent of submitted site	Site Reference: 347/3260
	Settlement: Rushlake Green Parish: Warbleton Address: Chapel Cottage Farm, Rookery Lane, Rushlake Green Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.34 Site area (ha) Net: 0

Reasons: The site is comprised of two irregular shaped fields located to the north of Rushlake Green between Middle Lane and Rookery Lane. The large-scale residential development of the whole site would not be supported due to its prominence within the High Weald National Landscape. The site is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. The site is also in a rural location with limited access to services, facilities and public transport and would not offer a suitable location for new housing. The Rushlake Green Conservation Area adjoins the southern boundary of the site and a Grade II listed building, Forster's, lies to the east of the site.

The closest field to the settlement of Rushlake Green included within this SHELAA site is located to the east of Middle Lane and would impact both the setting of the listed building and the adjoining Conservation Area. The remaining land would not be appropriate for development given their location some distance from the settlement.

Wealden SHELAA Unsuitable Sites Summary

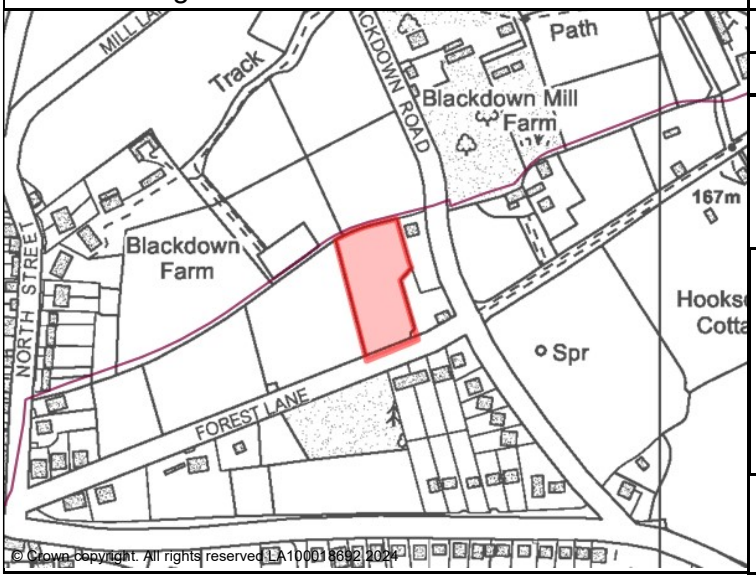
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 385/1810
	Settlement: Bodle Street Green
	Parish: Warbleton
	Address: Old Homestead, Chilsham Lane, Bodle Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.24 Site area (ha) Net: 0

Reasons: The site comprises of a small meadow to the northwest of Bodle Street and to the north of Chilsham Road which is detached from the settlement. The site lies wholly within the High Weald National Landscape and is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. Therefore, development would have a detrimental impact on its attractive landscape character and appearance. The creation of a suitable pedestrian access to Bodle Street would be unachievable and the site lacks connectivity to local services, facilities and public transport. The site lies in an isolated location and therefore new housing development would be unsuitable and would be out of keeping with the generally rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

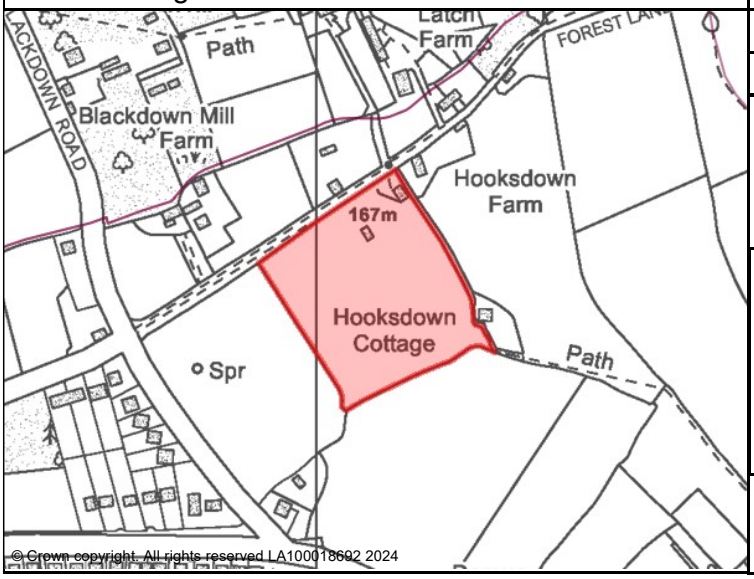
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 398/3220
	Settlement: Punnetts Town Parish: Warbleton Address: Land adjacent Sunny Slope, Forest Lane, Punnetts Town Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.39 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land on the eastern outskirts of Punnett's Town, to the north of Forest Lane. The site lies wholly within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. The site lies wholly within the High Weald National Landscape and is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. The site is in an isolated location and is visually and functionally separated from the settlement of Punnetts Town. Development would be unsuitable in this location and would appear out of keeping with the generally rural character and appearance of the surrounding countryside. Forest Lane is a narrow single track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 716/3220
	Settlement: Punnett's Town Parish: Warbleton Address: Land south of Forest Lane, Punnett's Town Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.57 Site area (ha) Net: 0

Reasons: The site comprises of a large field used for grazing located on the eastern outskirts of Punnetts Town and to the south of Forest Lane. A public right of way bounds the site's eastern boundary and crosses the southeast corner of the site. The site is located in an isolated and prominent position within the High Weald National Landscape and development would have a detrimental impact on this attractive landscape character and appearance. The site is severely constrained by the far-reaching views offered over the designated landscape to the south. The creation of a suitable pedestrian and vehicular access would be difficult due to the narrow form of Forest Lane and the site would therefore lack adequate connectivity to local services, facilities and public transport.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

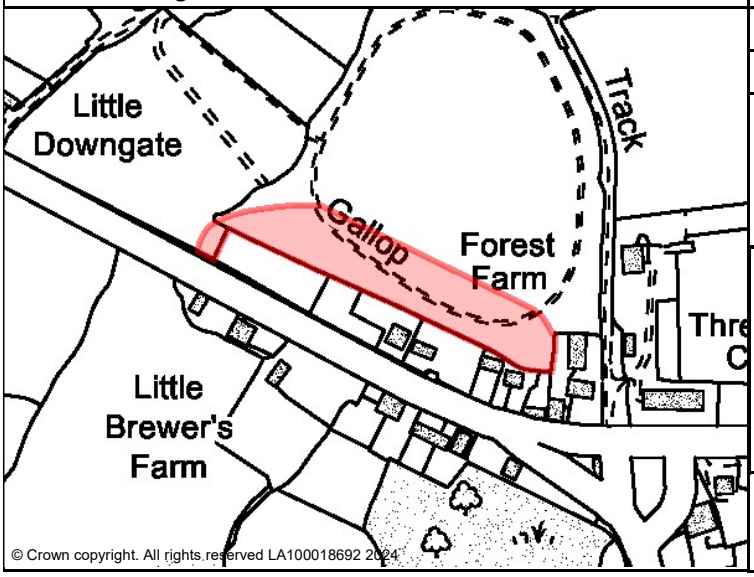
Plan showing whole extent of submitted site	Site Reference: 905/3285
	Settlement: Three Cups Corner Parish: Warbleton Address: Land at the Old Brickyard, Middle Lane,Three Cups Corner Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.44 Site area (ha) Net: 0

Reasons: The site comprises of extensive woodland to the south of Three Cups Corner and

Wealden SHELAA Unsuitable Sites Summary

is in an isolated location to the west of Middle Lane. The site is located in a prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside. The site is covered by woodland and a group TPO extends along the eastern and western boundaries of the site making provision of a suitable vehicular access difficult.

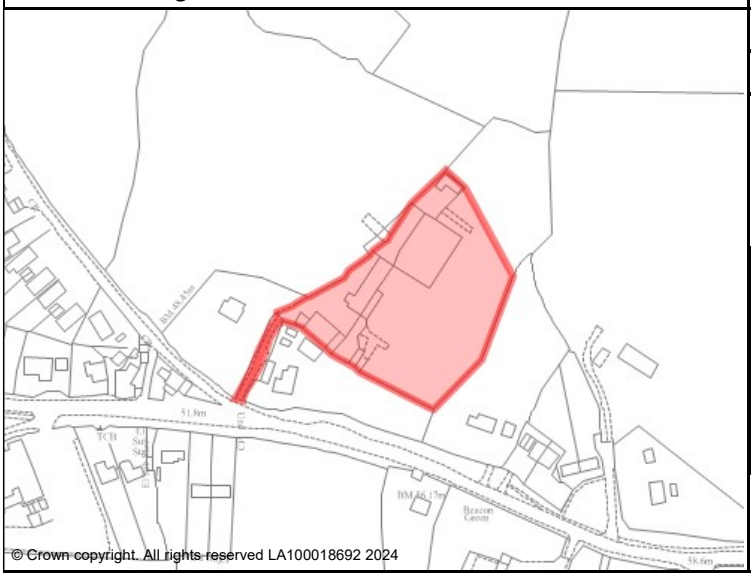
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 917/3285
	Settlement: Three Cups Corner Parish: Warbleton Address: Land at Spring Hill, Battle Road, Three Cups Corner Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.5 Site area (ha) Net: 0

Reasons: The site comprises of a thin strip of agricultural land lying behind existing residential dwellings that front onto the north side of the B2096 near the centre of Three Cups Corner. The site is located in a prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. Housing development would be unsuitable in this isolated location and would be out of keeping with the generally rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

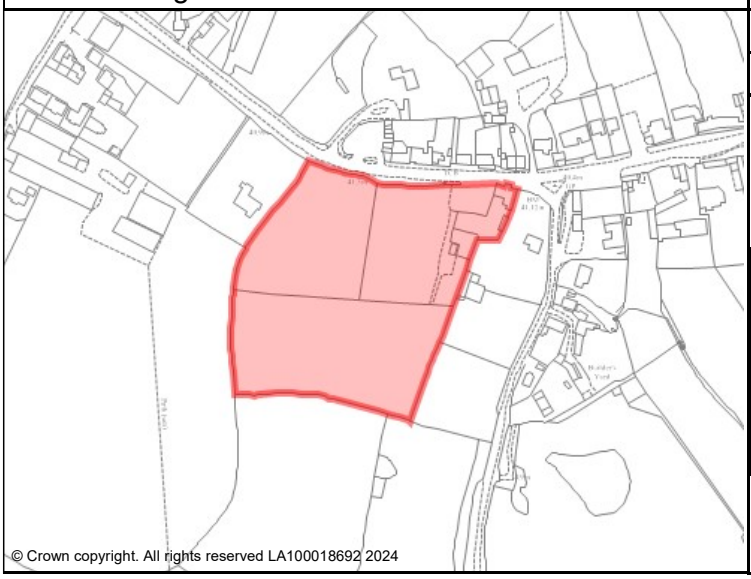
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 178/3390
	Settlement: Windmill Hill
	Parish: Wartling
	Address: Dormers Farm, Joe's Lane, Windmill Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.76 Site area (ha) Net: 0

Reasons: The site comprises of a farmyard and agricultural land located to the east of Windmill Hill with access from the A271. Several of the existing farm buildings on site have been granted full planning permission for conversion/replacement into 2 dwellings under planning reference WD/2020/1090/F, which has now been completed. To the south east of the site and fronting onto the A271 (Windmill Hill Road) a further development of 2 dwellings has come forward under planning reference WD/2018/1517/RM and have been constructed. The site as submitted cannot achieve suitable vehicular access to serve further housing development on this scale unless third party land is used, which does not form part of the submission. In addition, the site is located adjacent to the High Weald National Landscape and further development of this site would have a detrimental impact on the character and appearance of the attractive and high-quality landscape which surrounds the settlement. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity overall. A Grade II listed building (Dormers Farmhouse) is located just beyond the southern boundary of the site. The setting of a listed building would also need to be considered and is an additional constraint.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

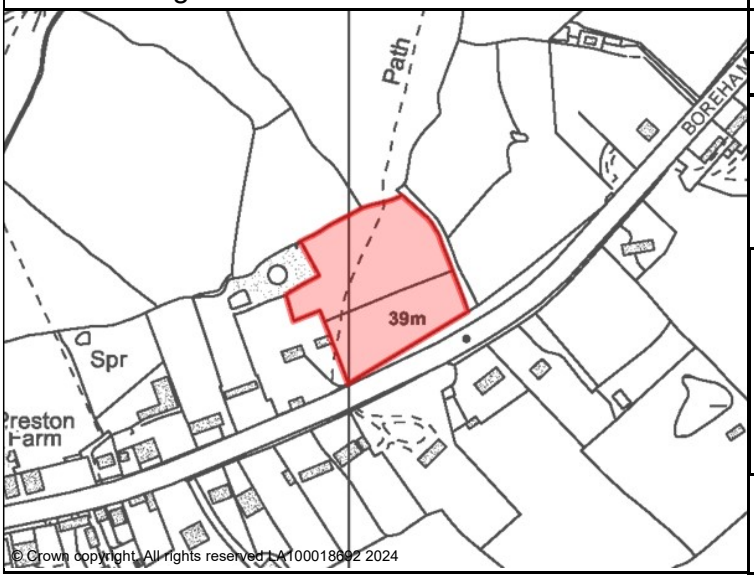
Plan showing whole extent of submitted site	Site Reference: 248/1820
	Settlement: Boreham Street
	Parish: Wartling
	Address: The Bull's Head and adjoining land, A271, Boreham Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.12 Site area (ha) Net: 0

Reasons: The site comprises of a pub, beer garden, car parking and camping accommodation located on the southern fringe of Boreham Street fronting the A271. The site would require an upgraded access with increased visibility, which in turn may require a reduction in the speed limit past the site. The site's topography and a steep slope close to the road will help define access layouts. Vehicle noise could have an impact on residential amenity, which would require mitigation to be incorporated into the site's design. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development due to historic assets on site and its prominent position within the landscape. Any development involving the loss of the Grade II listed public house is not suitable and any development will need to mitigate any impact on the setting on the Listed Buildings nearby, the adjacent Boreham Street Conservation Area and further archaeological assessment would be required.

Boreham Street is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

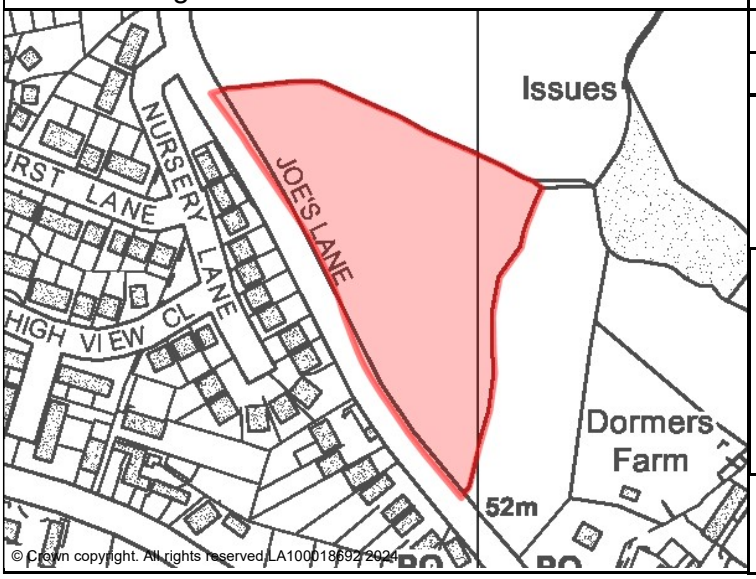
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 623/1820
	Settlement: Boreham Street
	Parish: Wartling
	Address: Land adjacent to Northfield Cottage, A271, Boreham Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.04 Site area (ha) Net: 0

Reasons: The site comprises of land used for equestrian use to the east of Boreham Street, to the north of the A271. A substantial tree belt runs along the southern boundary of the site aligned with the main road (Boreham Hill) and this should be retained. A public right of way also runs through the centre of the site from north to south. The site is wholly within the High Weald National Landscape and is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. Therefore, development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape which surrounds the northern part of Boreham Street. The site sits adjacent to the Boreham Street Conservation Area on the sites western boundary and its setting should be considered as part of any development. The site as submitted cannot be provided with a suitable vehicular access to serve new housing development.

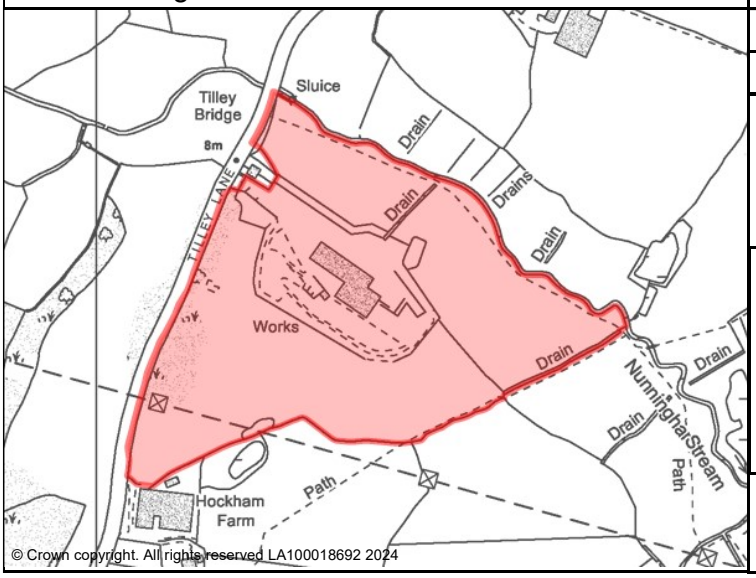
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 691/3390
	Settlement: Windmill Hill Parish: Wartling Address: Land east of Joe's Lane, Windmill Hill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.65 Site area (ha) Net: 0

Reasons: The site comprises of grazing land on the eastern fringe of Windmill Hill, to the east of Joe's Lane. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of this attractive high-quality landscape that surrounds Windmill Hill. Development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. In addition, the site, as submitted, cannot be provided with a suitable vehicular or pedestrian access to serve housing development, given the narrow character of Joes's Lane and the raised nature of the land submitted, when compared to the adjoining road.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 787/3390
	Settlement: Windmill Hill Parish: Wartling Address: The Old Flyn Concrete Works, Tilley Lane, Windmill Hill Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 10.86 Site area (ha) Net: 0

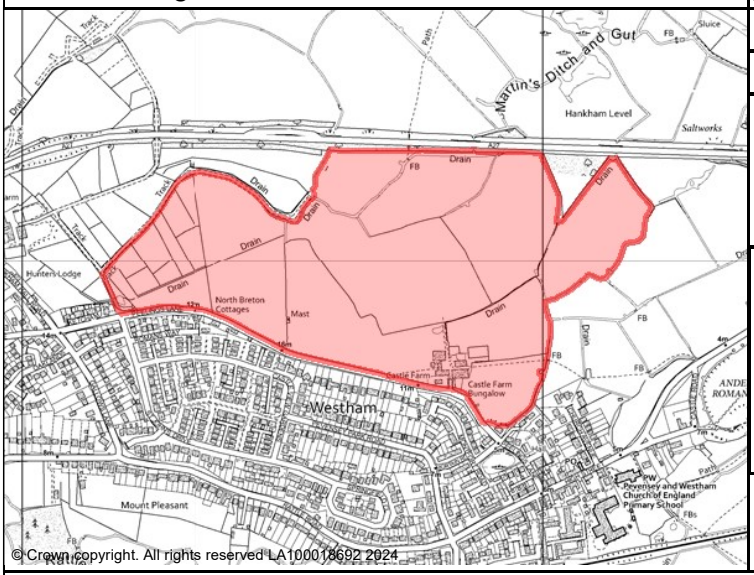
Reasons: The site is comprised of a former concrete works that is currently used for vehicle and machinery storage as well as fields used for grazing, located to the east of

Wealden SHELAA Unsuitable Sites Summary

Tilley Lane. Nunningham Stream runs through the northern part of the site and therefore a portion of the site is located within Flood Zones 2 and 3. A large pylon is present within the southwestern corner of the site which is an added constraint. The site is detached from any nearby settlement and is therefore remote from local services, facilities and public transport. The site is wholly within the High Weald National Landscape and is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. Therefore, development would have an unjustified impact on the character and appearance of this high-quality landscape that surrounds Windmill Hill. Development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

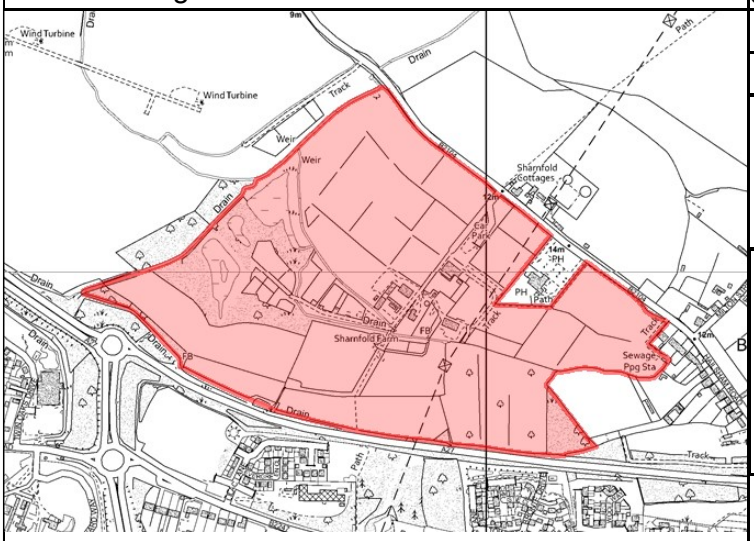
Plan showing whole extent of submitted site	Site Reference: 1099/3360
	Settlement: Westham Parish: Westham Address: Land at Peelings Lane, Westham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 32.49 Site area (ha) Net: 6.8
Delivery Yr 1-5: 100	Delivery Yr 6-10: 50	Delivery Yr 11+:	Total Capacity: 150

Reasons: The site is located to the northeast of Westham, with the eastern portion of the site close to the historic core and adjacent to existing residential development along Peelings Lane. A public right of way crosses the centre of the site from north to south. The site comprises of several open agricultural fields which are separated by trees and hedgerows of varying maturity. There are a number of agricultural buildings situated within the southeastern portion of the site at Castle Farm. Development of this site would be highly dependent upon vehicular access being provided from Peelings Lane to the west of the site (near to St Johns Drive). It is considered difficult to achieve a suitable vehicular access to the eastern portion of the site (submitted originally under SHELAA reference 242/3360) given the steep lined banks of Peelings Lane and its narrow nature at this section of the site. Peelings Lane would require widening to allow for two lane traffic and pedestrian footpaths at the western portion of the site.

The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development. This is 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. It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site. There are two fields in the southwestern portion of the site (including SHELAA reference 732/3360) that are well screened by existing landscape features and the visual impact of development would be more limited in these locations. The A27 bounds the sites northern boundary and the road noise generated would require mitigation as part of the schemes design. On site, there are a large number of trees, hedgerows and watercourses, which would require ecological investigation to determine their significance for biodiversity and be retained as appropriate. This includes a small number of trees along the southwestern boundary that are protected by a Tree Protection Order. A large portion of the site is covered by Flood Risk Zones 2 and 3 along the eastern boundary and northern portion of the site. Lastly, the historic nature of the

site and its proximity to Pevensey Castle and associated listed buildings should be considered. An archaeological assessment would also be required to understand any significant historic assets on site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

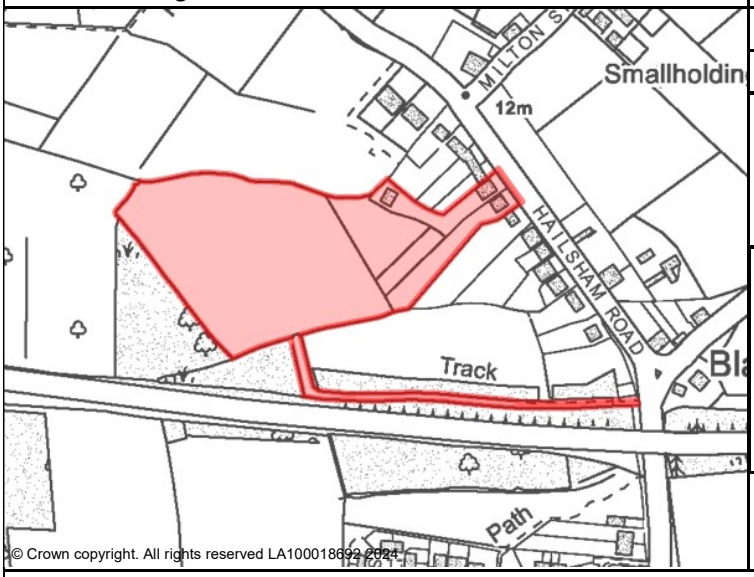
Plan showing whole extent of submitted site	Site Reference: 1132/3280
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Stone Cross Parish: Westham Address: Sharnfold Farm, Hailsham Road, Sto ne Cross Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 32.96 Site area (ha) Net: 6
Delivery Yr 1-5: 120 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 120	

Reasons: This site lies to the southwest of the Hailsham Road (B2104) to the north of Stone Cross and extends to the southwest to the A27 (Pevensey Bypass) and Golden Jubilee roundabout. The site incorporates Sharnfold Farm that is a visitor attraction (incorporating a farm shop and cafe) alongside both arable and livestock farming. The site also includes Holly Blue Public House that is set back from the Hailsham Road and associated parking (both formal and informal). There are also some fishing lakes located to the far southwest of the site. The site itself is covered by substantial flood risk zone 2 along the western and south-western boundaries that precludes new residential development in this location, or indeed any formal vehicular access from the A27. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development. The north-western portion of the site (to the west of the existing vehicular access to Sharnfold Farm) is the most open in landscape terms and is rural in nature given its location some distance from Stone Cross itself and is therefore not considered suitable for residential development.

However, parts of the eastern portion of the site (particularly the sites submitted under this SHELAA, such as 745/2070 and 786/2070) could be suitable for residential development subject to layout, the maintenance of existing tree boundaries and the provision of a suitable vehicular access onto the B2104. This could also serve residential development to the east of the site (submitted separately under SHELAA reference 1153/3280). The formation of pedestrian route along the B2104 (or through the site) should also be incorporated into the design of this site to ensure access and connectivity to Stone Cross (this may

require third party land). It should be noted that there are two listed buildings on the main farm complex towards the centre of site named Sharnfold Farm Barn and Sharnfold Farm Cartshed (Grade II) that need to be considered (particularly their setting and the inter-visibility between the listed buildings and new residential development as part of any scheme. The north-eastern corner of the site has already been granted planning consent for 31 (net) dwellings at appeal under planning reference (WD/2020/2047/MAO) in May 2023.

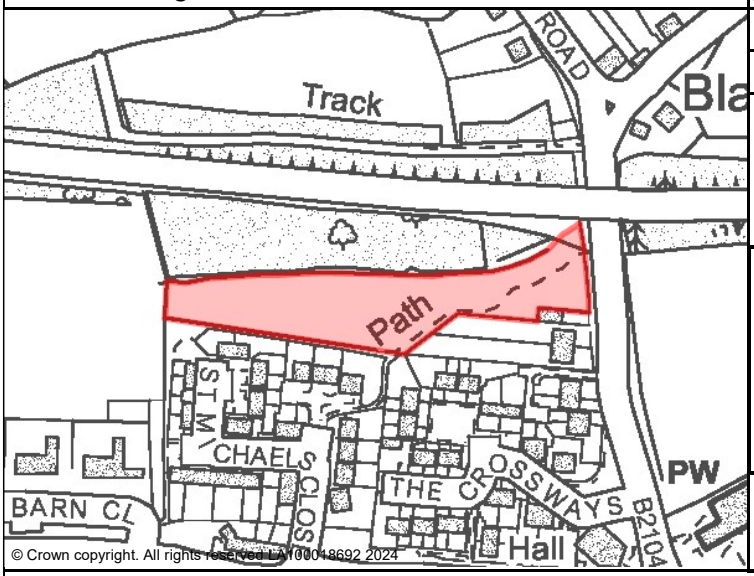
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1153/3280
	Settlement: Stone Cross Parish: Westham Address: Land at and adjacent to The Downs Vew and Emberson, Hailsham Road, Stone Cross Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 2.44 Site area (ha) Net: 2.44
Delivery Yr 1-5: 60	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 60

Reasons: The site lies to the west of Hailsham Road (B2104) to the north of Stone Cross and the A27. The eastern portion of the site comprises two residential dwellings named Emberson and The Downs View, as well as a large outbuilding and associated garden amenity space. The western portion of the site is a field comprising existing stables and land used for grazing purposes. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed on all boundaries by existing landscape buffers which limits the impact of development on the wider landscape. Development of the site should take into consideration the amenity of existing residential development to the north and east. Further investigation is required to assess whether the site can secure a suitable vehicular access, given the bend of the B2104 as it moves northwards. It is considered that the development of this site would likely be suitable if the adjoining site at Sharnfold Farm to the west (SHELAA reference 1132/3280) comes forward and this may alleviate the requirement for a new vehicular access from the east. The retention of hedgerow and trees within the site would be supported, particularly the large oak tree located in the rear garden. The western portion of the site is constrained by a pylon line, which travels in a north westerly direction across the site.

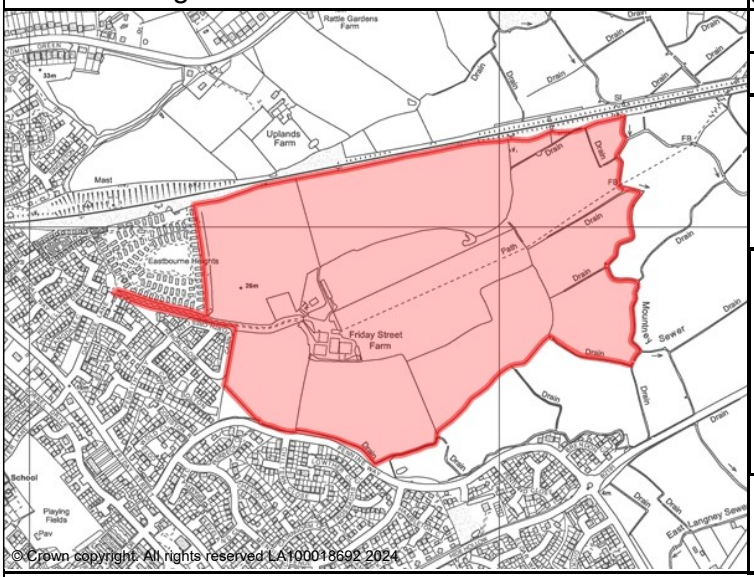
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1187/3280
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Stone Cross Parish: Westham Address: Land north of St Michaels Close, Stone Cross Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.66 Site area (ha) Net: 0.66
Delivery Yr 1-5: 9	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 9

Reasons: The site comprises of overgrown scrub land located to the north of Stone Cross (at St Michaels Close and the Crossways). The eastern part of the site has achieved permission in principle on appeal for a minimum of 7 (net) dwellings and maximum of 9 (net) dwellings under planning reference WD/2021/1759/PIP. The remaining part of the site is considered suitable for a small number of dwellings should a suitable access be achieved to this part of the site via the newer development recently granted permission.

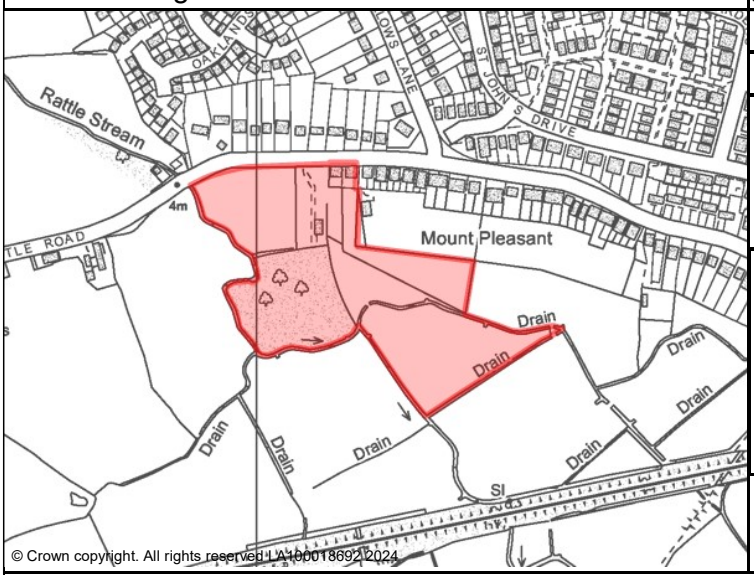
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 206/1620
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Eastbourne Parish: Westham Address: Friday Street Farm, Oak Tree Lane, Eastbourne Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 47.01 Site area (ha) Net: 10.5
Delivery Yr 1-5: 250	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 250

Wealden SHELAA Suitable Sites Summary

Reasons: This is an extensive site comprising of several agricultural fields with associated farm buildings and some industrial units, located to the southeast of Stone Cross and to the north of Eastbourne. The three fields within the western part of the site (to the south and north of the Friday Street Farm complex) have been granted outline planning permission for up to 250 net dwellings, under planning reference WD/2020/1391/MAO. The Mountney Levels bound the site to the east and a railway line bounds the north of the site. The eastern portion of the site is wholly encompassed by Flood Risk Zones 2 and 3, which would preclude residential development on this part of the site. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive. This is because the eastern section of the site is greatly more exposed in landscape terms with far reaching panoramic views available in multiple directions. Given the remaining part of the site's landscape and flood risk constraints, the further development of this site outside of the current planning permission is deemed unsuitable.

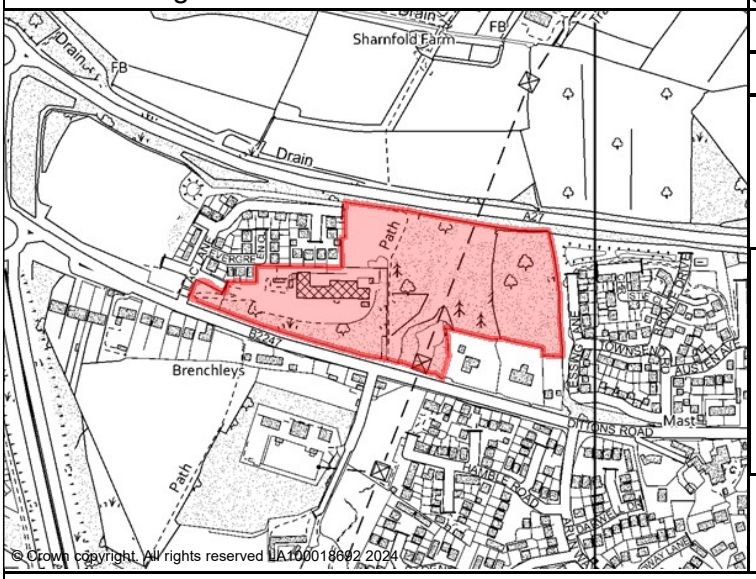
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 473/3360
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Westham Parish: Westham Address: Land adjacent to 125 Rattle Road, Westham Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 4.47 Site area (ha) Net: 0.28
Delivery Yr 1-5: 7	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 7

Reasons: The site comprises of a number of agricultural fields on the southwestern fringe of Westham, to the south of Rattle Road. The site is almost wholly within Flood Risk Zones 2 and 3, which would preclude residential development in this location, with the exception of the northeast corner along Rattle Road. The larger site is clearly visible in the wider landscape and the impact of housing in this location would be significant, albeit that frontage development could resemble the development pattern in the area and would therefore be far less harmful. The land adjacent to the site's western boundary (north and south of Rattle Road) has been granted outline planning permission for 318 dwellings, under planning reference WD/2019/2027/MAO and therefore, in this context, frontage development would be supported away from areas that are contained within fluvial flood risk zones.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 529/3280
	Settlement: Stone Cross
	Parish: Westham
	Address: Dittons Nursery, Dittons Road, Stone Cross
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 5.94 Site area (ha) Net: 0.81
Delivery Yr 1-5: 20 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 20	

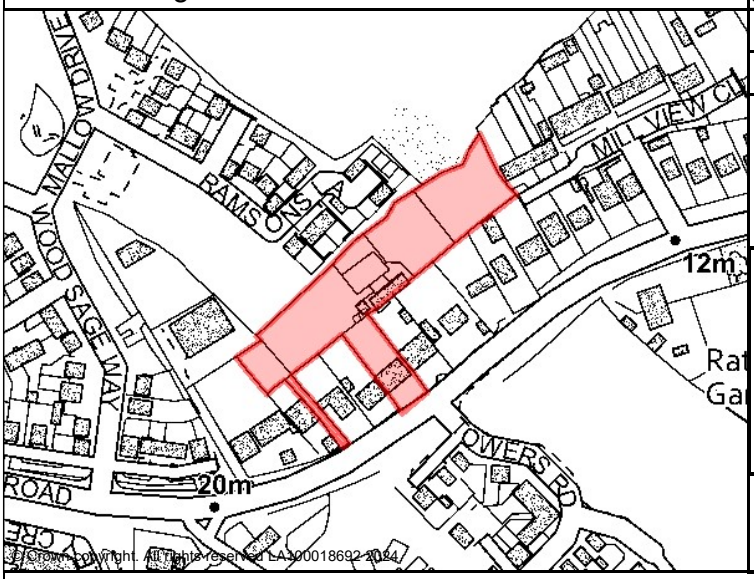
Reasons: This site is situated towards the northwestern edge of Stone Cross, bounded to the north by the A27 and to the south by Dittons Road (B2247). The site is bounded by land to the west that was granted planning permission for 44 net dwellings (reserved matters) under planning reference WD/2018/0931/MRM and has now been completed.

The southeastern portion of the site is currently in use as a garden centre and associated car parking. The garden centre is currently seen in the backdrop of new residential development on site as highlighted above that is located to the south of the A27 and to the north and west of the existing garden centre. Therefore, replacement development for the garden centre (either housing or employment use) would be appropriate in this context and would have limited impact on the character of the area and/or the landscape. However, the loss of an employment generating use would need to be considered against adopted policies within the statutory development plan.

To the east of the site and the public right of way (that runs north to south) is ancient woodland that bounds the site on the eastern boundary and a suitable buffer would be required if development was to be brought forward in this location. There is also a pylon and other vegetation to the east of the garden centre, including trees that are not ancient woodland. It is not considered that the land to the east of the garden centre is suitable for significant residential development due to the constraints on site, albeit that some smaller scale development (associated with the larger scheme constructed to the west) may be appropriate. This eastern part of the site was refused planning permission for 30 (net) dwellings under planning reference WD/2022/3369/MAJ, but smaller revised scheme could still be supported in principle, subject to ecological measures and buffers being in place.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 575/3280
	Settlement: Stone Cross Parish: Westham Address: Land at Hazlebank, Rattle Road, Stone Cross Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 0.61 Site area (ha) Net: 0.61
Delivery Yr 1-5: 8	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 8

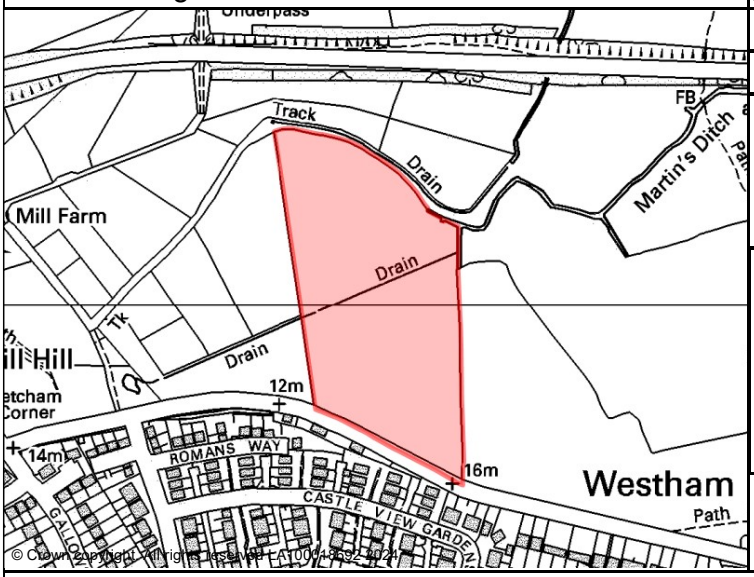
Reasons: The site comprises of a house, garden and small paddock located to the east of Stone Cross and to the north of Rattle Road (B2247). The site is surrounded by existing residential development to the south, north and east whilst commercial uses are located to the west. The land to the north was previously submitted to the SHELAA and new residential development has now been constructed under planning reference WD/2016/1629/RM. The SHELAA site to the northeast (reference 535/3280) has also been granted outline planning permission for residential development under planning reference WD/2019/2027/MAO.

In terms of the site itself, planning permission was refused at appeal for 12 dwellings under planning reference WD/2021/0102/MAJ in July 2023. In part this was due to the delivery of a suitable vehicular access given the restricted visibility splays provided onto Rattle Road, which bends at this location. Furthermore, the proposed access at its junction with Rattle Road is located directly opposite an existing access to a significant housing development located to the south of Rattle Road and it was considered that due to its close proximity and the lack of stagger distance between the two accesses, hazards would be introduced by the additional slowing, stopping and turning in this location. It is not considered that the site will be able to achieve a suitable vehicular access to the site via the existing development to the north. In addition, the development of this site for 12 homes would result in a development that would relate poorly to the existing form of surrounding development and would result in a cramped form of development.

However, it is considered that a reduced housing scheme (in terms of the number of dwellings) may resolve those character issues and may reduce the impact on highway safety in this location. Subject to those issues being resolved, it is considered that a housing scheme would in principle, be acceptable in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 732/3360
	Settlement: Westham
	Parish: Westham
	Address: Land north of Peelings Lane, Westham
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 4.22 Site area (ha) Net: 2.5
Delivery Yr 1-5:	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 60

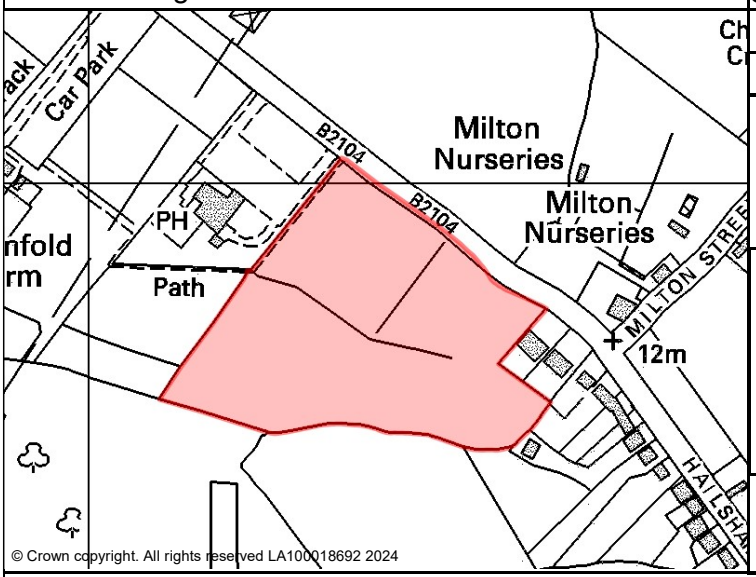
Reasons: The site comprises of a single grass field located to the north of the built-up area of Westham and to the north of Peelings Lane. A public right of way crosses through the southwest corner of the site. Development of this site is highly dependent upon vehicular access being provided from Peelings Lane to the west of the site (near to St Johns Drive), which this site cannot provide without land submitted under SHELAA site 1099/3360. Therefore, development would not be suitable on this land by itself.

The site is well screened by existing landscape features and the visual impact of development on the Pevensey Levels countryside landscape to north would be limited. A large number of trees and hedgerows, some are of which are covered by a Tree Protection Order forms the site boundaries and a drainage ditch also crosses east to west through the centre of the site. These features would require ecological investigation to determine their significance for biodiversity and should be retained as appropriate. The northern half of the site is largely covered by Flood Risk Zones 2 and 3, which preclude development on this part of the site. The historic nature of the site and its proximity to Pevensey Castle and associated listed buildings should be considered. An archaeological assessment would also be required to understand any significant historic assets on site. This site has also been assessed as part of SHELAA site 1099/3360.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site



Site Reference: 745/2070

Settlement: Hankham

Parish: Westham

Address:
Land to the west of Sharnfold Farm, Hailsham Road, Hankham

Suitable for housing: Yes
Suitable for employment: Yes
Site available: Yes
Site achievable: Yes
Site Conclusion: Deliverable

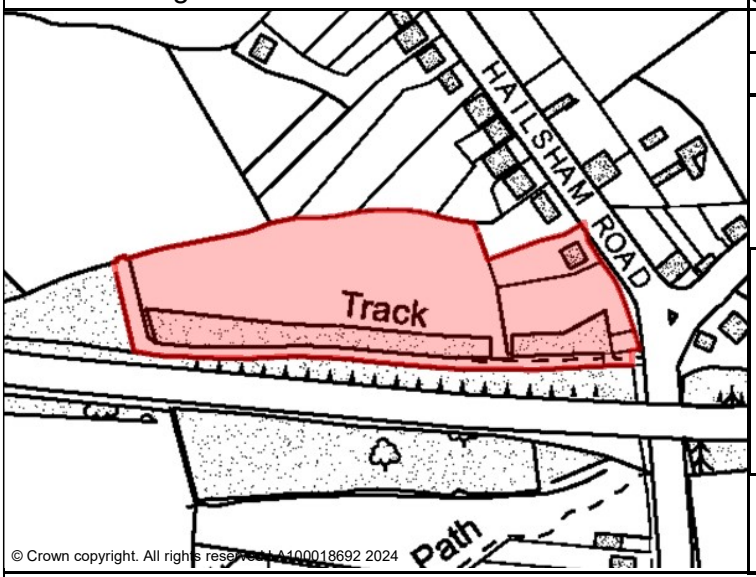
Site area (ha) Gross: 3.07
Site area (ha) Net: 1.24

Delivery Yr 1-5: 31	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 31

Reasons: The site comprises of an agricultural field along Hailsham Road between the public house and the existing linear residential properties to the southeast of the site. It forms a small part SHELAA site 1132/3280 (Sharnfold Farm), but this northern portion has gained planning consent for 31 (net) dwellings at appeal under planning reference (WD/2020/2047/MAO) in May 2023.The site is located on the edge of Stone Cross and is in a reasonably sustainable location on the edge of that settlement. It is noted that there is no pedestrian walkway along the Hailsham Road at this point and this would need to be considered as part of any residential development scheme in this location to address sustainability and access to services. It is considered that a highway access can be achieved from the Hailsham Road. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive to development. The enclosed character of the site limits its visual influence on/within the wider landscape and the close proximity to the A27 and B2104 reduce tranquillity and sensitivity. Any development would need to retain and enhance the network of mature hedgerow and hedgerow trees to provide ecological and landscape benefits. Furthermore, the existing character of the area will need to be considered as part of any scheme alongside a consideration relating to drainage.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

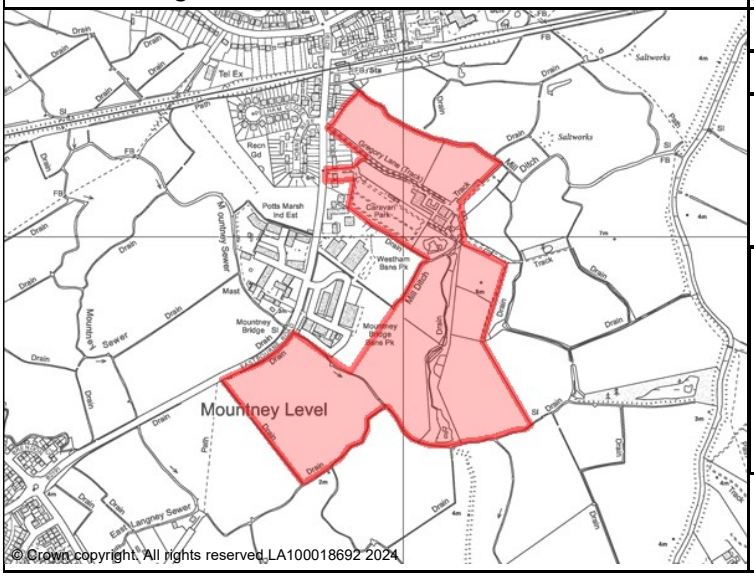
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 944/3280
	Settlement: Stone Cross Parish: Westham Address: Land to the west of the B2104, Stone Cross Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 1.48 Site area (ha) Net: 1
Delivery Yr 1-5: 15	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity: 15

Reasons: This site is comprised of a residential dwelling, commercial timber yard and a large proportion of greenfield land. The site is separated from Stone Cross to the north by the A27, although Stone Cross is still highly accessible by an existing footpath along Hailsham Road (B2104) on the site's eastern boundary. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited. A number of existing residential dwellings bound the site's northern boundary and therefore residential amenity of those occupiers would need to be considered. A transport assessment would be required to determine whether the site can achieve a suitable vehicular access (either through a new access or widening the access); given that the Hailsham Road (B2104) bends as it progresses northwards. The noise generated from the A27 to the south may require mitigation as part of the design of any development. In addition, it is also known that there is a high-pressure gas line running through part of the site under the ownership of Southern Gas Network that will need to be considered as part of the scheme's layout and design. The site was subject to a planning appeal for 22 dwellings under planning reference WD/2020/2501/MAO that was dismissed following a refusal of the planning application. This was in part due to its location outside of an existing designated development boundary and the proximity to the elevated A27 and amenities of future occupiers. It is considered that a redesign of the scheme, with a lower number of dwellings could alleviate the latter issue and the scheme is generally in a relatively sustainable location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

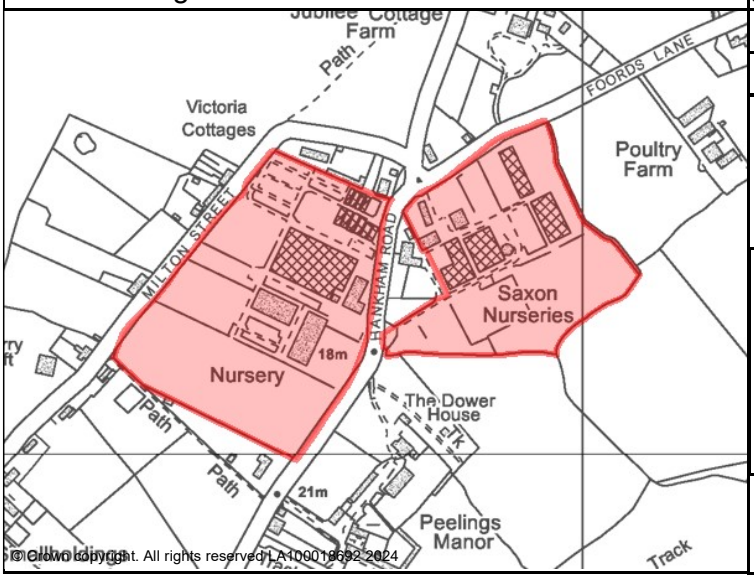
Plan showing whole extent of submitted site	Site Reference: 221/3360
	Settlement: Westham
	Parish: Westham
	Address: Fairfield Farm, Eastbourne Road, Westham
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 23.63 Site area (ha) Net: 1

Reasons: The site comprises of a residential dwelling, caravan park, agricultural land and associated farm buildings located at the southwestern fringe of Westham. A large proportion of the site, excluding the existing buildings, half of the caravan park and an eastern field are within Flood Zones 2 and 3, which would preclude residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive. This is because the site is clearly visible in the landscape and the impact of housing in this location would be significant. The site forms part of the wider network of watercourse making up the Mountney Levels and development would have a detrimental impact on this natural habitat. However, the part of the site used as a caravan and camping site could be suitable for employment uses subject to further work required to assess the impact of flooding and any mitigation/adaptation measures incorporated into any scheme.

It is noted that a planning application for the erection of 142 dwellings was submitted to the Council under planning reference WD/2018/1426/MAO but was withdrawn by the applicant in August 2021.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

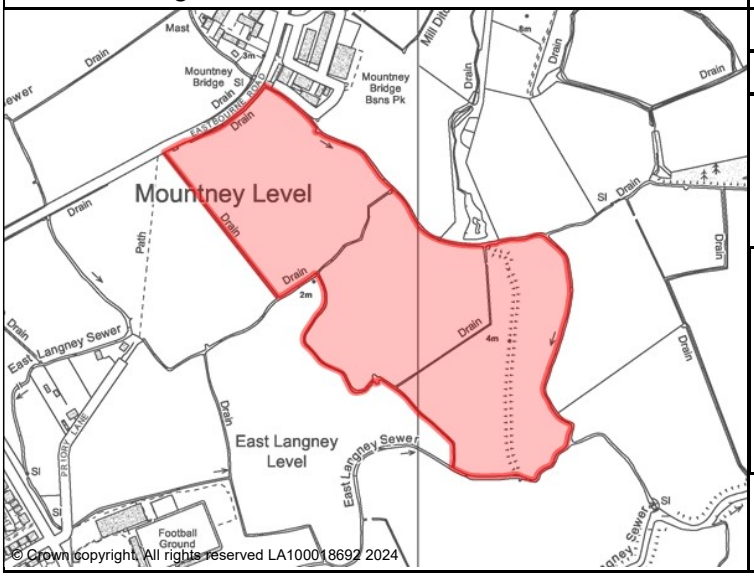
Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 675/2070
	Settlement: Hankham Parish: Westham Address: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 7.3 Site area (ha) Net: 4.5

Reasons: The site is split into two distinct portions to the west and east of Hankham Road and is located to north of Stone Cross. The western portion comprises an existing horticultural nursery with associated outbuildings and an area of commercial car storage. The eastern portion is more vacant in nature, featuring disused horticultural/agricultural buildings and amenity land. The site is in an isolated location, remote from services and amenities, and visually and functionally separated from Stone Cross. The site is not considered suitable for residential development due to its unsustainable location. However, given the site's current use, it is considered suitable for further, non-intensive employment uses. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well contained within the existing landscape, although, there are views to the South Downs National Park from the southwestern portion of the site. The site is well enclosed by existing vegetation on the site's northern and western boundary. This screening would require improvement on the southwestern boundary, to provide a buffer to existing residential development. There is suitable access to both portions of the site currently taken from Hankham Road. A transport assessment will be required to determine their suitability to serve further new employment development. A grade II listed building, Corner Cottage, is located to the north of the site and its setting should be considered as part of any new development.

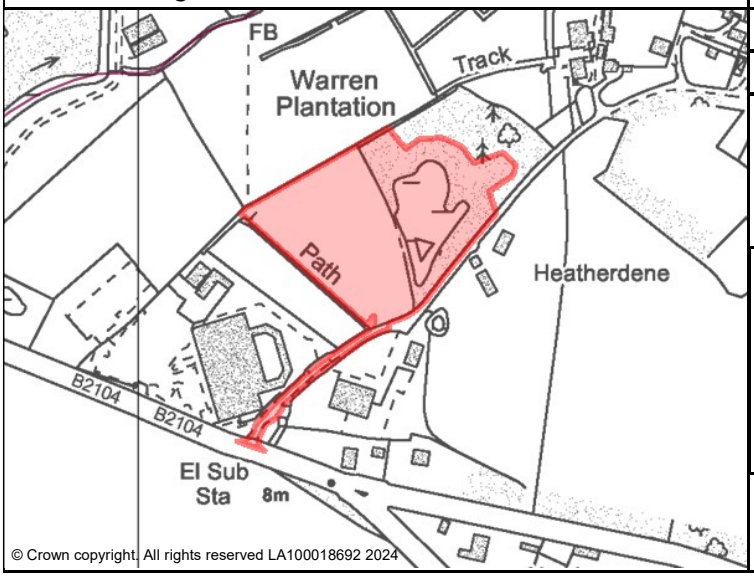
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 041/1620
	Settlement: Eastbourne Parish: Westham Address: Peelings Marsh, Eastbourne Road, Eastbourne Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 17.82 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located to the south of Westham on the Mountney Levels, to the south of the B2191 (Eastbourne Road). The site is wholly located within Flood Zone 3 and is subject to severe flood risk, which would preclude residential development in this location. The site is clearly visible and exposed in the wider landscape and the visual impact of housing on the landscape character would be significant.

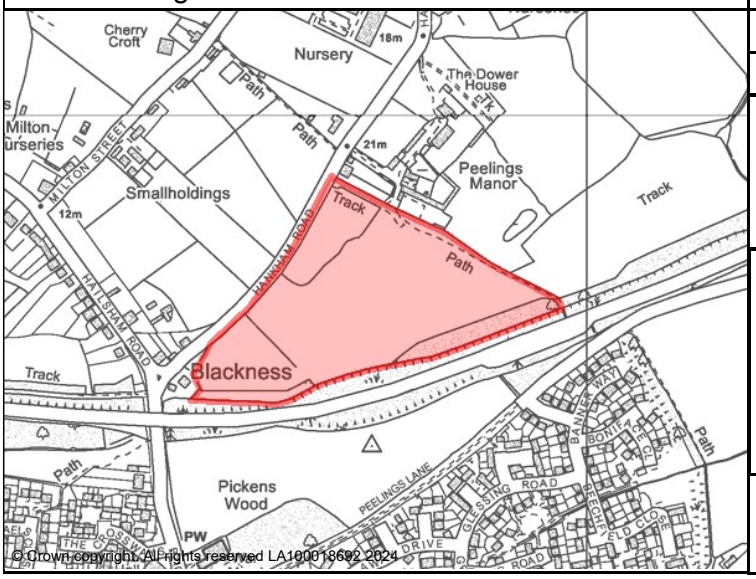
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1006/3280
	Settlement: Stone Cross Parish: Westham Address: Warren Wood Holiday Park, Hailsham Road, Stone Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.67 Site area (ha) Net: 0

Reasons: The site comprises of an existing holiday park comprising of 24 lodge style caravans and a large pond located in the countryside to the northwest of Stone Cross and Hankham and to the east of Hailsham Road (B2104). A public right of way crosses east to west along the southern boundary of the site. The site is situated in an isolated location, remote from existing services and amenities, and

is visually and functionally separated from any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside to the north of Stone Cross.

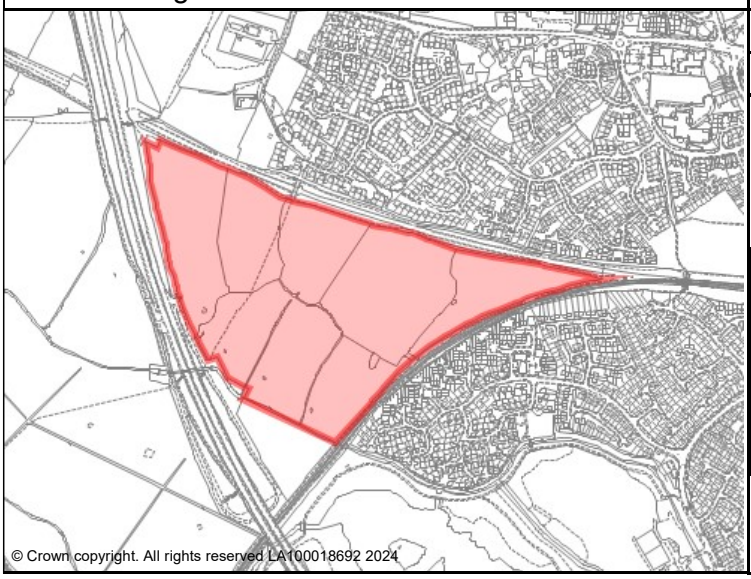
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1025/3280
	Settlement: Stone Cross Parish: Westham Address: Land south of Hankham Road, Stone Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 5.75 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land on the northern outskirts of Stone Cross and is bounded by Hankham Road to the north and the A27 to the south. A public right of way crosses east to west through the northern boundary of the site. The site is located in a reasonably sustainable location, benefitting from close proximity to existing facilities, amenities and public transport available within Stone Cross. However, the development of this site would result in the inappropriate extension of residential development eastwards along Hankham Road that would not be in keeping with the rural character of the area and surrounding countryside to the northeast of Stone Cross. Two Grade II listed buildings lie in close proximity to the sites western (The White House) and northern boundaries (Peelings).

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

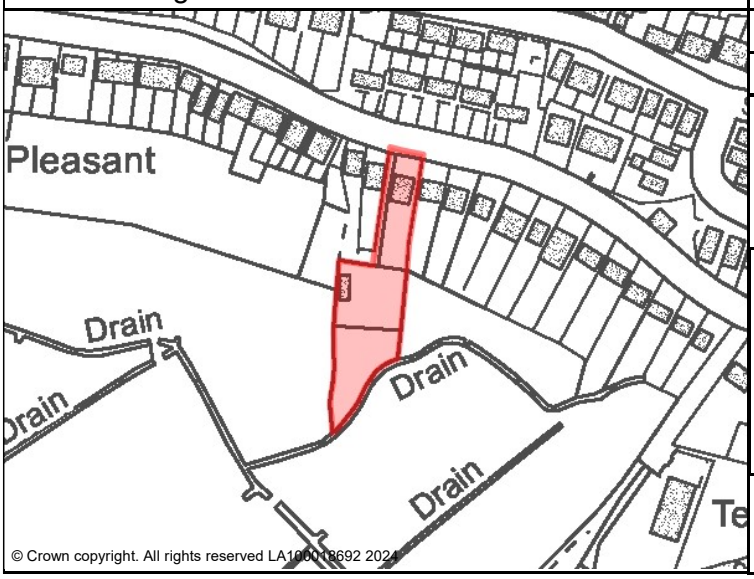
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 109/1620
	Settlement: Eastbourne
	Parish: Westham
	Address: Land to the east of Golden Jubilee Way, A22, Westham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 19.09 Site area (ha) Net: 0

Reasons: This site is comprised of agricultural land used for grazing located to the southwest of Stone Cross and to the east of the A22 (Golden Jubilee Way). The site is a substantial, relatively open and exposed site, which provides far reaching views to the South Downs National Park to the west. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitivity to development. The site contributes to the perceived visual gap between Stone Cross and Eastbourne to the southeast. The site is also elevated above the adjacent busy A22 to the west. The site is also crossed by a significant electrical pylon line from north to south. A substantial part of the site's central and southern portions is affected by Flood Risk Zones 2 and 3, which would restrict residential development on this part of the site. This results in two parts of the site, in the northwest and northeast corners to be located within Flood Risk Zone 1. However, access to the site would be required to come from the A22 and would require significant works which would affect the financial viability of the site, given the limited amount of developable land. It is not clear whether an adequate and suitable vehicular access can be achieved to and from the site, which is constrained to the east and west by the railway and the dual carriageway respectively. Given, that the site is elevated above the adjacent busy A22 to the west and therefore is exposed to significant traffic noise, which would impact residential amenity. The site is subject to an ongoing outline planning application for 250 (net) dwellings under planning reference WD/2022/1927/MAO.

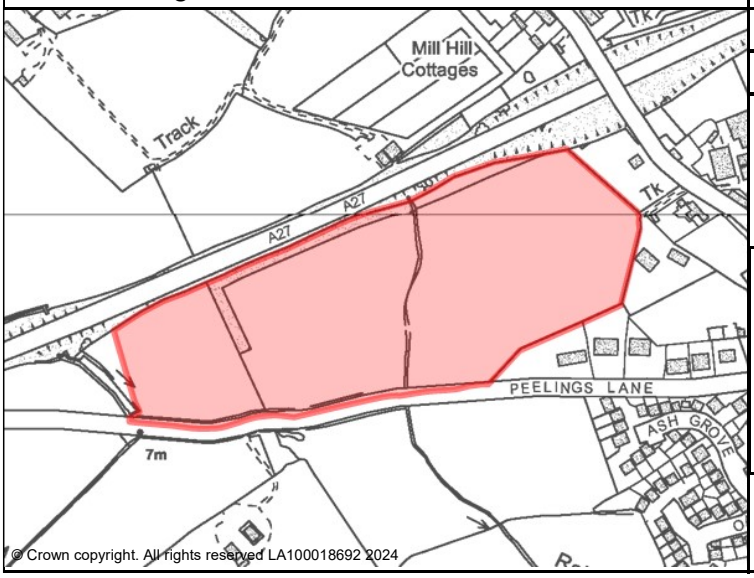
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1094/3360
	Settlement: Westham Parish: Westham Address: 55 Rattle Road, Westham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 0.33 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, garden and amenity land to the west of Westham and to the south of Rattle Road. The site, other than the existing dwelling is within Flood Risk Zones 2 and 3 associated with the Rattle Stream, which would preclude residential development in this location.

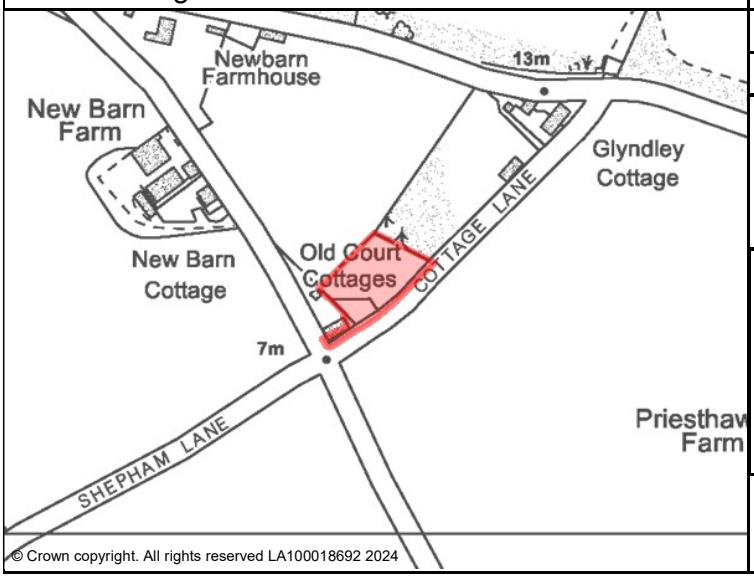
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1096/3360
	Settlement: Westham Parish: Westham Address: Rear of The Paddock, Hankham Hall Road, Westham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 6.83 Site area (ha) Net: 0

Reasons: The site comprises three agricultural fields, which are separated by hedgerows and trees. The site sits at the northern outskirts of Westham and is bounded to the north by the A27, to the south by Peelings Lane and to the east by Hankham Hall Road. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. The site as submitted cannot achieve suitable vehicular access as both Hankham Hall Road and Peelings Lane are not suitable to serve residential development in this location, given their

narrow width and alignment. To access Hankham Hall Road would also require third party land. The site would therefore require direct vehicular access from the A27 to the north and this would not likely be viable or feasible given the quantum of development envisaged and the speed of the road at this point. The site would also be unable to provide suitable pedestrian connectivity to the wider area, as the surrounding roads are too narrow to allow for the creation of pedestrian footpaths to Westham.

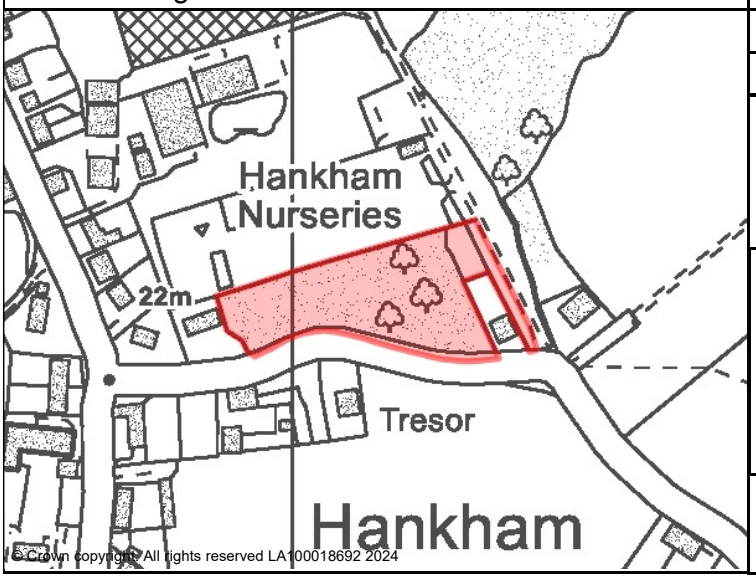
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1126/3280
	Settlement: Stone Cross Parish: Westham Address: Land at Old Court Cottages, Cottage Lane, Stone Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.32 Site area (ha) Net: 0

Reasons: The site comprises of a large paddock located in the countryside to the north of Stone Cross and to the west of Cottage Lane. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside in this location.

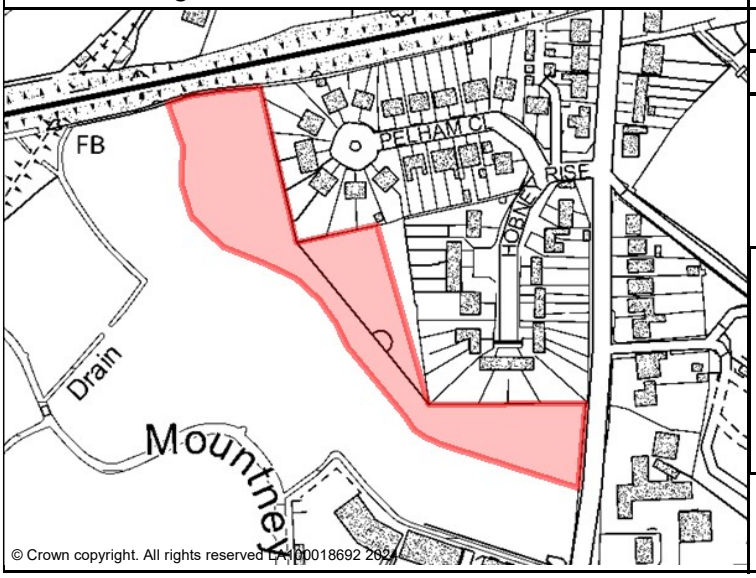
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1167/2070
	Settlement: Hankham Parish: Westham Address: Land east of Pump Piece, Hankham Hall Road, Hankham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.65 Site area (ha) Net: 0

Reasons: The site comprises woodland to the north of Hankham Hall Road and is located in Hankham village. The site is in an unsustainable location for development given the lack of services, facilities and public transport provided in Hankham (with the exception of a small primary school). The development of the site would result in the unacceptable loss of the existing vegetation that wholly covers the site. The site would require a new vehicular access from Hankham Hall Road, which is narrow and of a single lane that is unsuitable to serve further residential development.

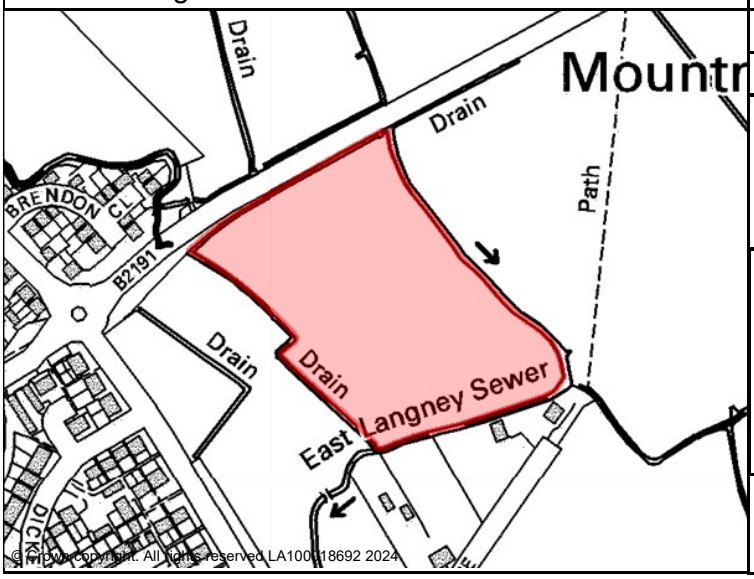
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 159/3360
	Settlement: Westham Parish: Westham Address: Land to the west of Eastbourne Road, Westham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.45 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the south of Westham and to the west of the B2191 (Eastbourne Road) where scattered employment development, caravan park and residential development exist to the north and

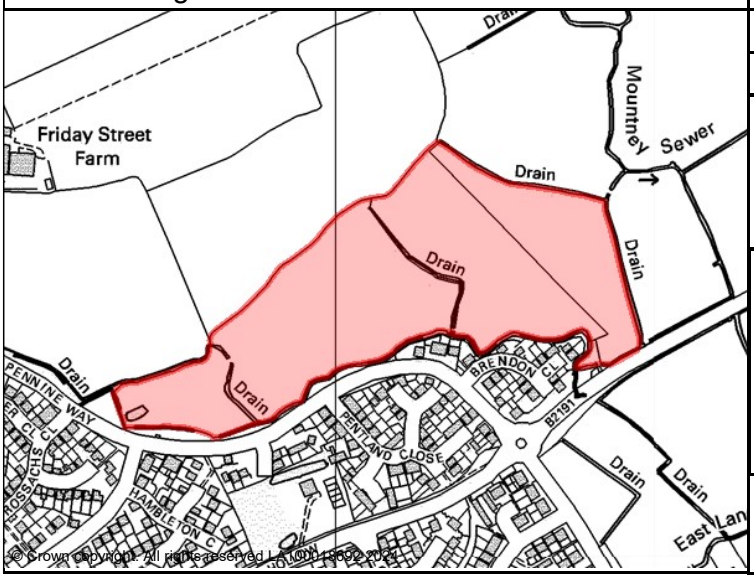
south. However, the site is almost wholly located within Flood Risk Zones 2 and 3 and is at severe risk of flooding, which would preclude residential development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 161/1620
	Settlement: Eastbourne Parish: Westham Address: Land at Mountney Bridge, Eastbourne Road, Eastbourne Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.09 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located on the eastern edge of Eastbourne (Langney) and to the south of the B2191 (Eastbourne Road). The site is wholly located within Flood Zone 3, which would preclude residential development in this location. Development of this highly exposed site would also have a detrimental impact upon the landscape character of the surrounding Mountney Levels.

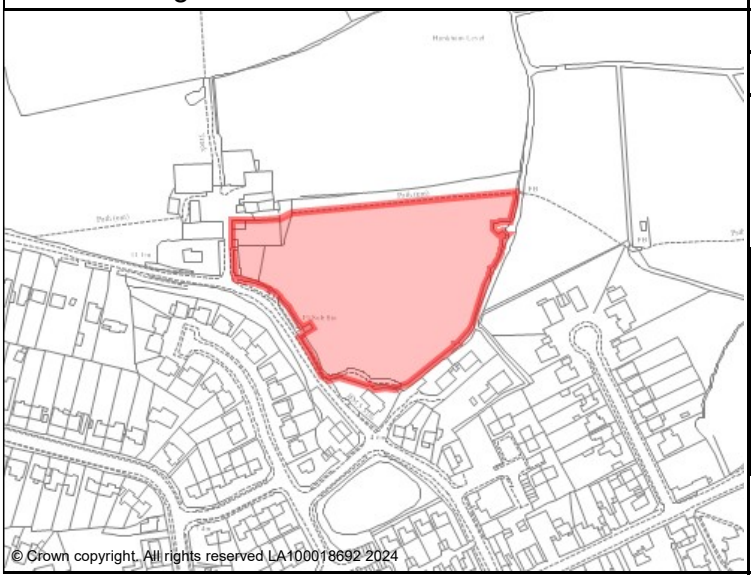
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 190/1620
	Settlement: Eastbourne Parish: Westham Address: Land at Hide Hollow, Pennine Way, Eastbourne Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 7.46 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of agricultural land located at the northern fringe of Eastbourne (Langney) to the north of Pennine Way. The site is wholly located within Flood Zone 3, which would preclude residential development in this location. The overall site is clearly visible in the landscape and the visual impact of housing on the landscape character would be significant.

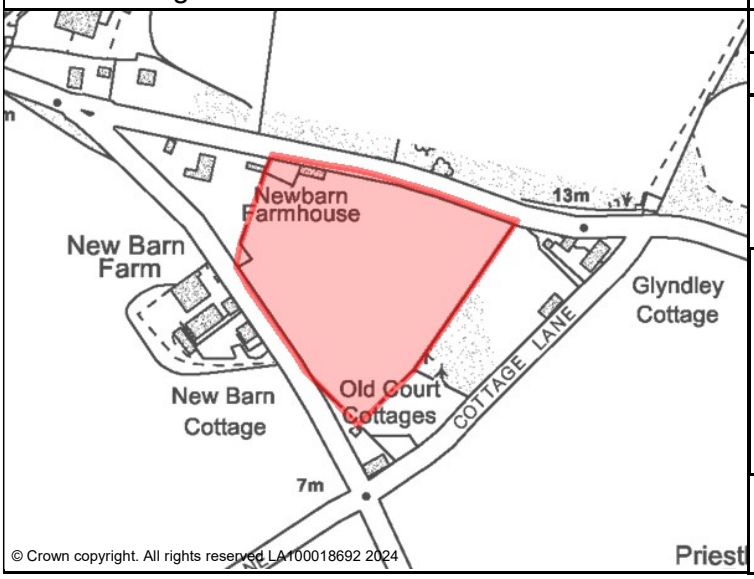
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 242/3360
	Settlement: Westham
	Parish: Westham
	Address: Land adjacent to Peelings Lane, Westham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.48 Site area (ha) Net: 0

Reasons: The site is located to the north-east of Westham, close to the historic core and adjacent to existing residential development and Castle Farm. The site comprises a small grass field and a large agricultural shed, surrounded by hedges and trees. Public footpaths run through the farmstead and the promoted long-distance 1066 Country Walk follows the Site's northern boundary. The eastern part of the site is covered by flood zone 3, which precludes residential development in this part of the site. Development of this site would depend on a vehicular access being provided off Peelings Lane. It is considered difficult to achieve a suitable vehicular access to the site given the steep lined banks of Peelings Lane and its narrow nature at this section of the site, therefore the site is unsuitable for development. This site has also been assessed as part of the wider SHELAA site 1099/3360.

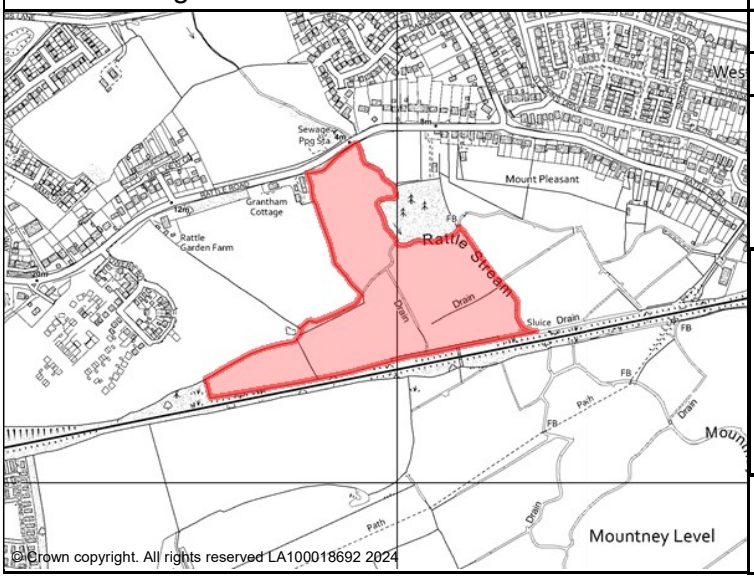
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 336/3280
	Settlement: Stone Cross Parish: Westham Address: Land south of Glynleigh Road, Stone Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 2.29 Site area (ha) Net: 0

Reasons: The site comprises of a paddock located in the countryside to the north of Stone Cross and to the south of Glynleigh Road. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

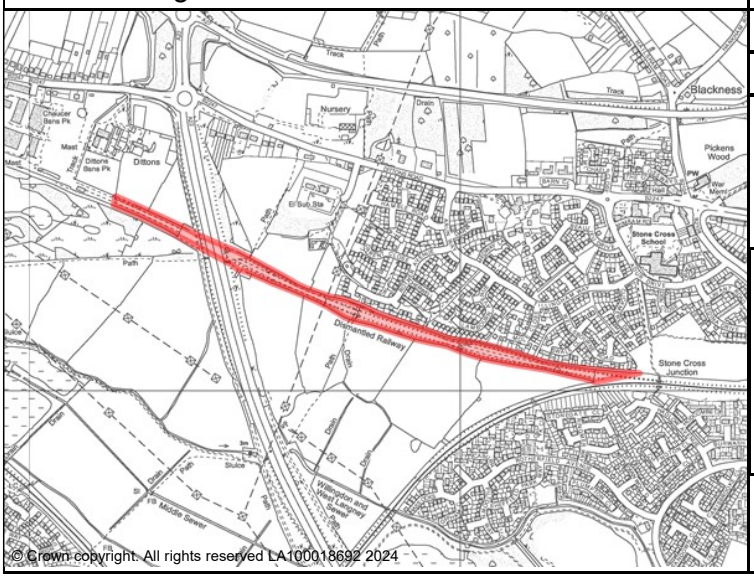
Plan showing whole extent of submitted site	Site Reference: 342/3280
	Settlement: Stone Cross Parish: Westham Address: Uplands Farm, Rattle Road Stone Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.09 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land to the south of Rattle Road. The land to the west known as Uplands Farm) was granted planning permission (under reserved matters) for 183 dwellings under planning reference WD/2018/1757/MRM and is under construction (it is expected to be completed by the end of 2024/25 period). The site is almost wholly covered by severe flood risk

Wealden SHELAA Unsuitable Sites Summary

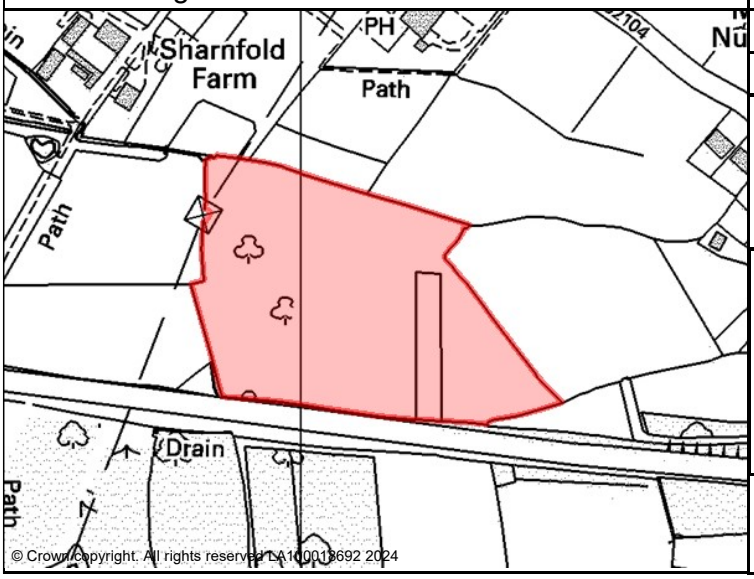
(Flood Zones 2 and 3), which would preclude residential development in this location.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 536/3280
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Stone Cross Parish: Westham Address: Land at former Railway Tracks, Rother Avenue, Stone Cross Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable Site area (ha) Gross: 3.29 Site area (ha) Net: 0

Reasons: The site comprises of a heavily wooded disused railway embankment located to the southeast of Stone Cross. Two public rights of way cross through the site from north to south. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development due to the woodland in-situ. The narrow shape of the site along the disused railway embankment severely restricts any development potential.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

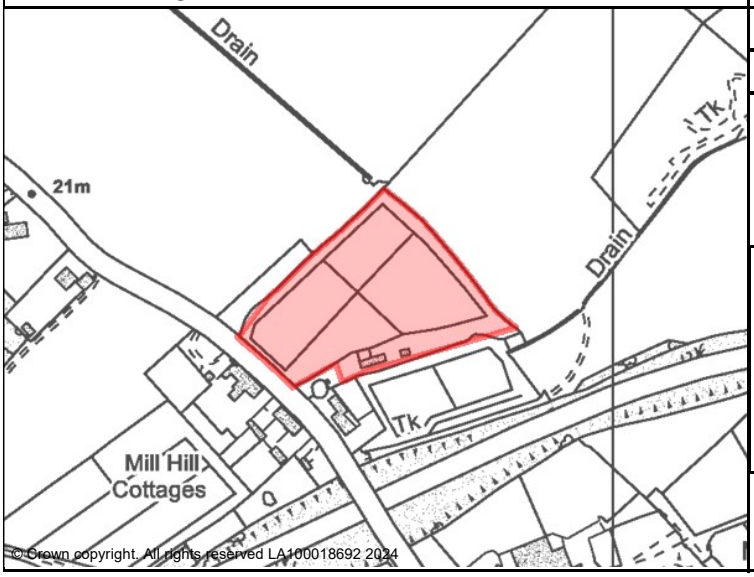
Plan showing whole extent of submitted site	Site Reference: 786/2070
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Hankham Parish: Westham Address: Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Hankham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.39 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises a field used for horticultural purposes located to the north of the A27 and to the north of Stone Cross. The site forms a small part of SHELAA site 1132/3280, which has also been assessed within the SHELAA. The site is located in a reasonably sustainable location on the edge of Stone Cross, although access to the site would be required to come from via wider land submitted as part of SHELAA site 745/2070 and 1132/3280 and for this reason, the site by itself is considered unsuitable for development.

It is noted that there is no pedestrian walkway along Hailsham Road at this point and this would need to be considered as part of any residential development scheme to address sustainability and access to services. The enclosed character of the site limits its visual influence on/within the wider landscape and the close proximity to the A27 and B2104 reduce tranquillity and sensitivity. Any development would need to retain and enhance the network of mature hedgerow and hedgerow trees to provide ecological and landscape benefits. Any development would need to take mitigate the potential impacts of the A27, which bounds the sites southern boundary. This site has also been assessed as part of SHELAA site 1132/3280.

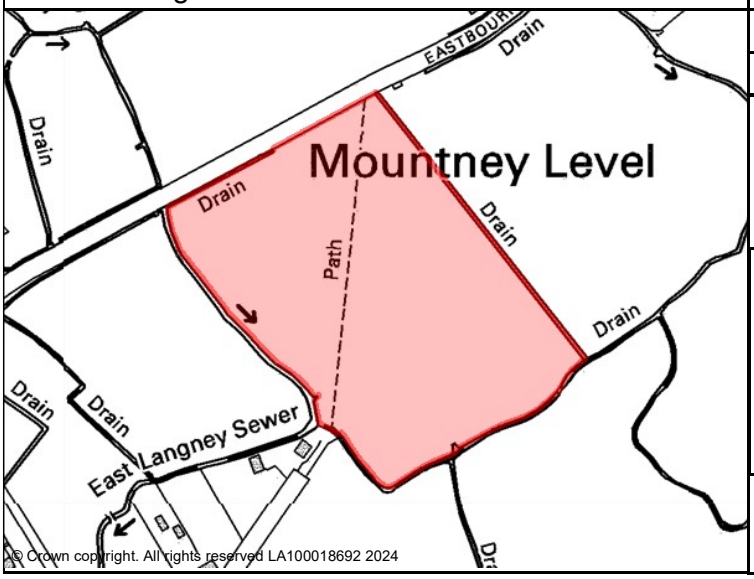
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 817/3360
	Settlement: Westham Parish: Westham Address: Land at Rose Cottage, Hankham Hall Road, Westham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.49 Site area (ha) Net: 0

Reasons: The site comprises of a residential dwelling, equestrian land and associated buildings to the southeast of Hankham and north of Westham. The site's location is functionally and visually separated from Westham and therefore remote from local services and facilities. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. Housing development would be out of keeping and have a detrimental impact upon the general rural character and appearance of the countryside.

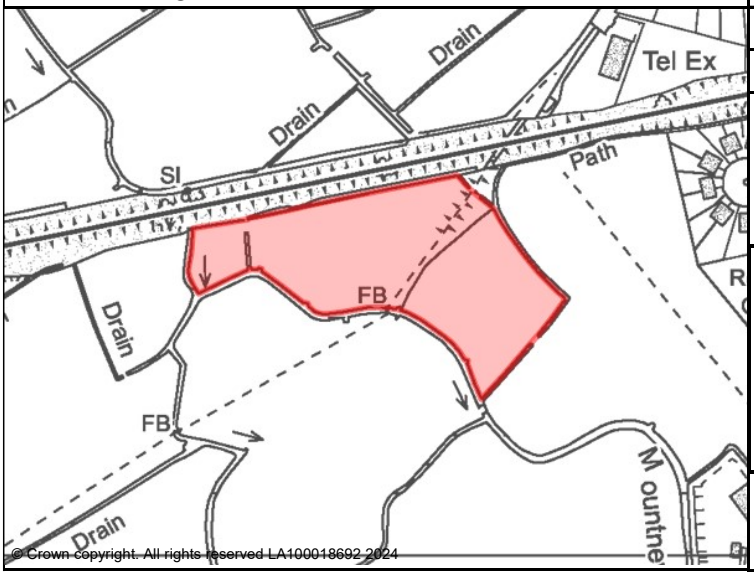
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 828/1620
	Settlement: Eastbourne
	Parish: Westham
	Address: Land at Mountney Bridge, Eastbourne Road, Eastbourne
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 6.38 Site area (ha) Net: 0

Reasons: The site comprises of grazing land located in between the settlements of Eastbourne and Westham along the Eastbourne Road. A public right of way crosses through the centre of the site from north to south. The site is wholly within Flood Zone 3, which would preclude residential development in this location. The site is clearly visible in the landscape and the visual impact of housing on the wider landscape character would be significant.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

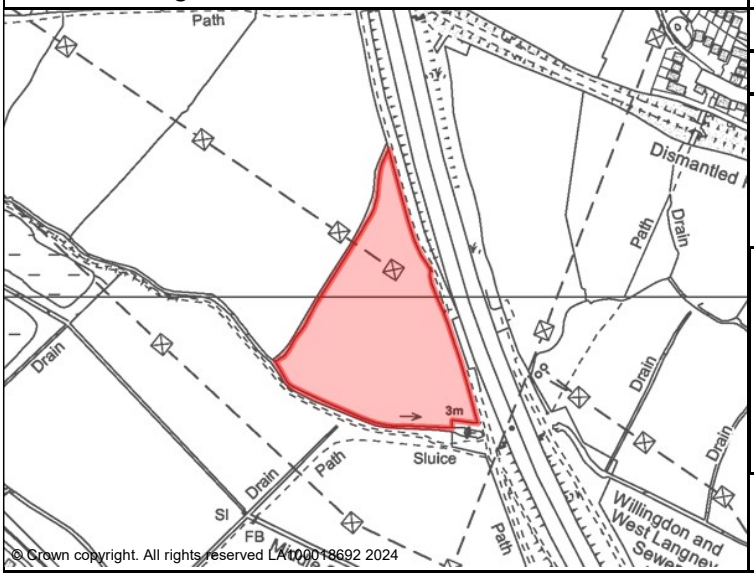
Plan showing whole extent of submitted site	Site Reference: 893/3360
	Settlement: Westham
	Parish: Westham
	Address: Land at the rear of Hobney Rise, Westham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.06 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the southwest of Westham, to the south of the east coast way railway line. A public right of way crosses through the centre of the site from north to south. Almost the whole of the site is within flood zone 3, which would preclude residential development in this location. The site is also clearly visible in the landscape and the impact of housing in this

location would be significant. The site forms part of the wider network of watercourses making up the Mountney Levels and development would have a detrimental impact on this natural habitat. In addition, the site as submitted cannot achieve suitable pedestrian and vehicular access and would be reliant on neighbouring SHELAA site 159/3360, which is also considered unsuitable owing to severe flood risk.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

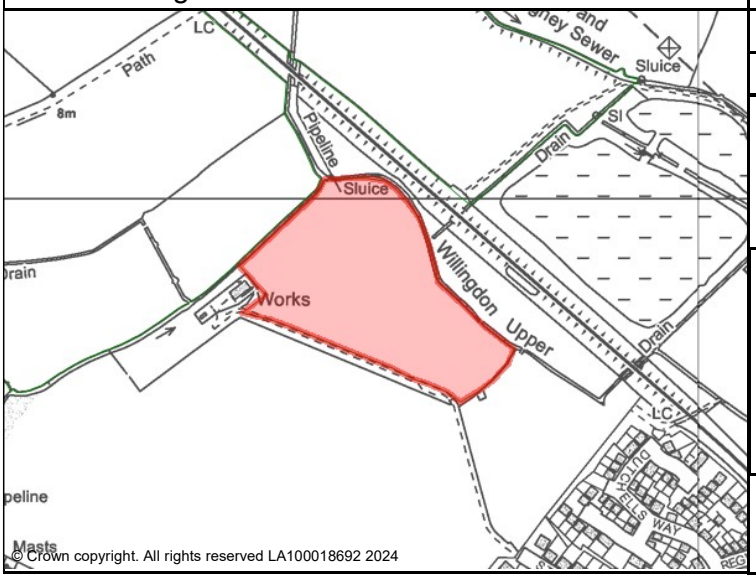
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1166/1620
	Settlement: Eastbourne
	Parish: Willingdon and Jevington
	Address: Land west of Golden Jubilee, Eastbourne
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.08 Site area (ha) Net: 0

Reasons: The site comprises of a field located to the east of Willingdon and to the west of the A22 (Golden Jubilee Way). The site is visually and functionally separated from any of the nearby settlements and is located on the Eastbourne Levels that is prone to flood risk. The site also contains a Public Right of Way that sits alongside the A22 running north to south on the eastern boundary of the site. In landscape terms, the site is a relatively open and exposed, which provides far reaching views to the South Downs National Park to the west. A substantial part of the sites southern boundary is affected by Flood Zone 2 (with high to central climate change) as outlined in the Council's Strategic Flood Risk Assessment (SFRA), which would restrict residential development on this part of the site. A significant pylon line also crosses the northern part of the site from east to west, limiting the potential for residential development further. Given the limited scale of the site (subject to the constraints above) and that there is no suitable existing vehicular access from the A22, it is not considered that a suitable or financially viable vehicular access could be provided for the site.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

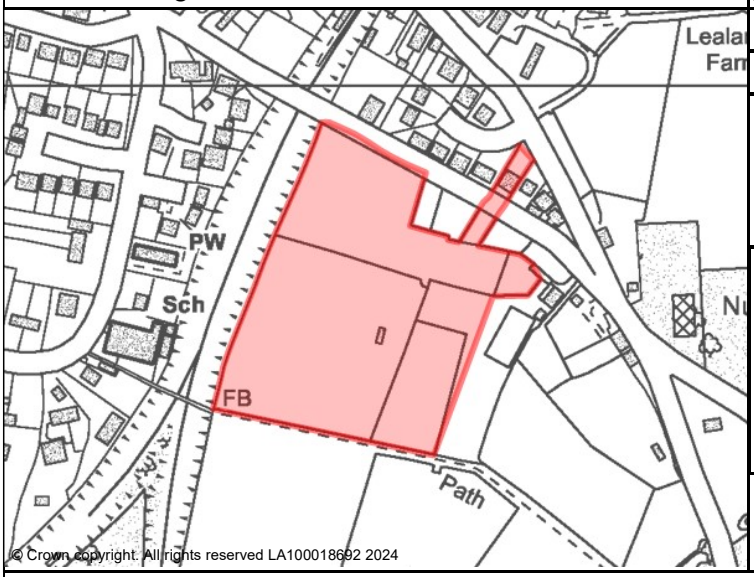
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 540/3370
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Willingdon Parish: Willingdon and Jevington Address: Brodricklands and Hamlands Farm, Willingdon Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 3.38 Site area (ha) Net: 0

Reasons: This site comprises an agricultural field located in Willingdon to the north of land that has been granted outline planning permission under planning reference WD/2016/0986/MAO for 390 (net) dwellings in late 2016 and has since been subject to several approved reserved matters applications and is under construction. This site is within flood zones 2 and 3 is considered unsuitable for residential development

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

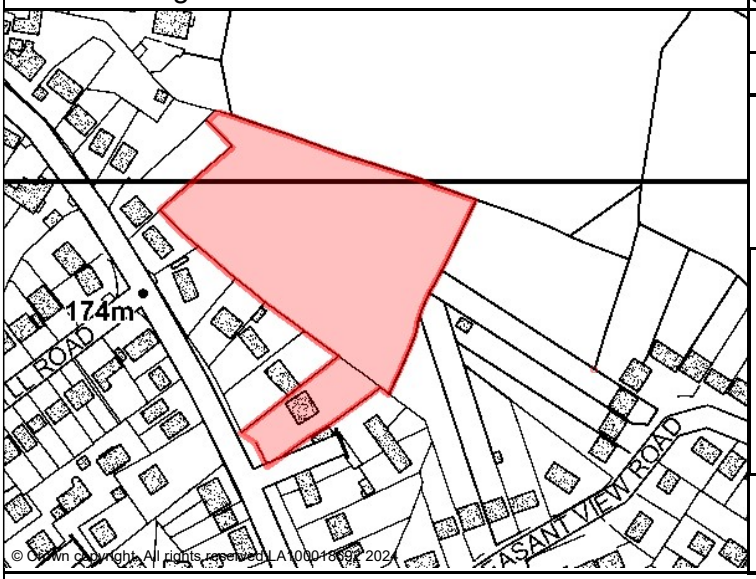
Plan showing whole extent of submitted site	Site Reference: 213/2040
	Settlement: Groombridge Parish: Withyham Address: Land south of Back Lane and to the west of the railway line, Groombridge Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable Site area (ha) Gross: 3.24 Site area (ha) Net: 1.3
Delivery Yr 1-5: 21	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 21

Reasons: The site comprises of a residential dwelling known as 'Little Wold' and an undeveloped parcel of land (greenfield) south of the dwelling. The site is located to the south of Station Road and Lealands Close, approximately 400 metres south of Groombridge village centre. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. The site is wholly within the High Weald National Landscape but does have mature screening to the west (aligned with the Spa Valley railway line) and east and is surrounded by residential development to the west, north and partially to the east and would act as a logical extension to Groombridge. Given its location within the High Weald National Landscape, it would need to satisfy paragraph 183 of the NPPF.

Mitigation methods would need to be implemented if the site was to be developed. These would include efforts to locate development in the north of the site to relate to the existing residential development, which has extended east as well as minimising the visibility of the proposed development from Lealands Close, Station Road and from public rights of way. In addition, the creation of a satisfactory vehicular access to the site may prove difficult, due to the inadequate visibility at the junction with Station Road, and the sub-standard width available in Station Road itself, the crossing of a byway and a dwelling on Station Road (named Little Wold). Subject to the provision of a safe vehicular and pedestrian access, it is considered that the site would be suitable for housing provision. The site was refused full planning permission for 21 (net) dwellings under planning reference WD/2021/2568/MAJ and was dismissed at planning appeal. It is considered that a revised scheme is possible on site, and this would need to consider the issues raised through the appeal decision.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Suitable Sites Summary

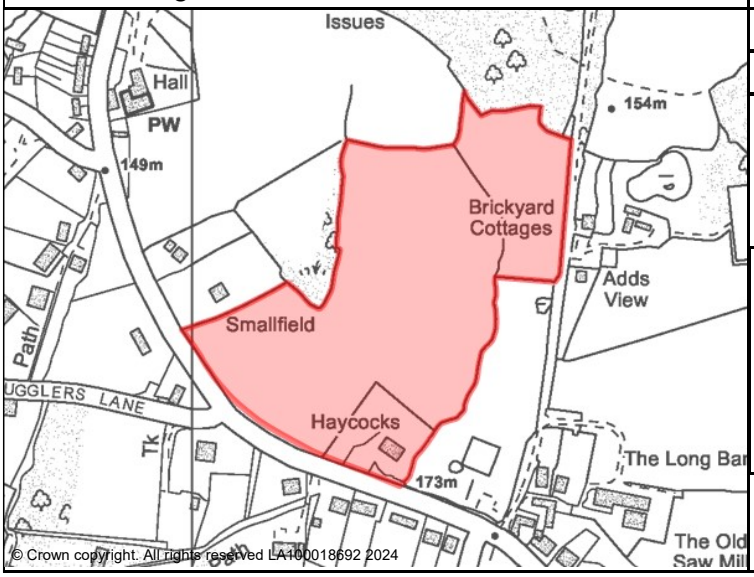
Plan showing whole extent of submitted site	Site Reference: 576/1110
	Settlement: Crowborough
	Parish: Withyham
	Address: Land to rear of Cooks Corner Farm and to the north of houses fronting London Road, Crowborough
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.33 Site area (ha) Net: 1

Delivery Yr 1-5: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity: 15

Reasons: The site is comprised of agricultural land on the northern outskirts of Crowborough, to the north of London Road. The site is wholly within the High Weald National Landscape and the 2023 Landscape and Visual Assessment states that the site is of moderate sensitivity, therefore if the site is to be developed, great care would be required with design, and substantial mitigation likely to be needed. The site was refused outline planning permission for 31 (net) dwellings at appeal under planning reference WD/2021/1699/MAO in April 2023. The planning inspector determined that the proposal would cause harm to the character and appearance of the area, and would cause harm to the landscape character of the AONB. It is considered that the scheme subject to the appeal failed to demonstrate that the site would be capable of accommodating this level of development without resulting in an adverse visual amenity impact on the rural landscape character of the area. However, it is also considered that a scheme proposing a lower quantum of development in this location would be able to mitigate these impacts upon the landscape. There are also additional concerns regarding highway access, although this may be able to be addressed through the reduced scheme. In short, subject to the reduction in the quantum of the housing, it is considered that residential development could be appropriately accommodated here, subject to the achievement of a satisfactory access.

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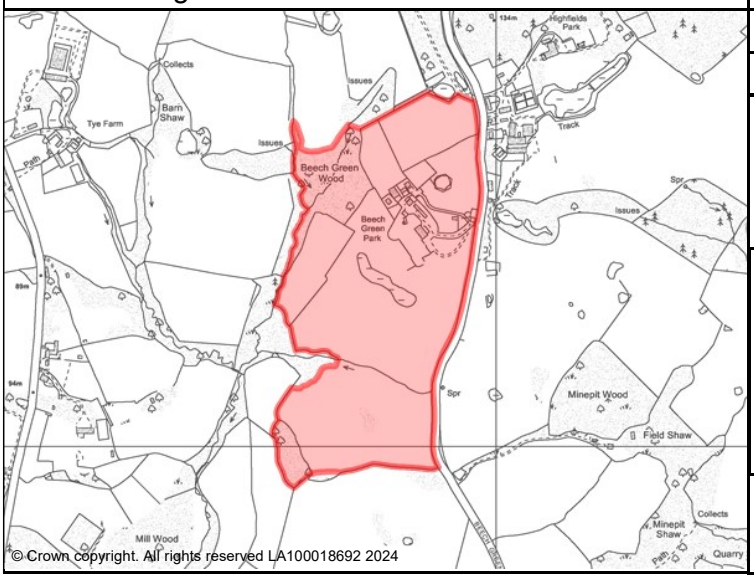
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1020/1110
	Settlement: Crowborough
	Parish: Withyham
	Address: Land adjacent to Haycocks, London Road, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 5.18 Site area (ha) Net: 0

Reasons: This is a large site that lies on the northern outskirts of Crowborough and comprises a single residential dwelling (Havcocks) and fields to the north east of London Road. Ancient woodland bounds the site on the northern boundary. New housing development would appear out of keeping with the general rural character and appearance of the surrounding area. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape. The south western part of the site was refused full planning permission for 4 (net) dwellings at appeal under planning reference WD/2021/2860/F in September 2023. The Planning Inspector determined that the proposed development would unacceptably harm the character and appearance of the area, and the landscape and scenic beauty of the AONB would not be conserved or enhanced.

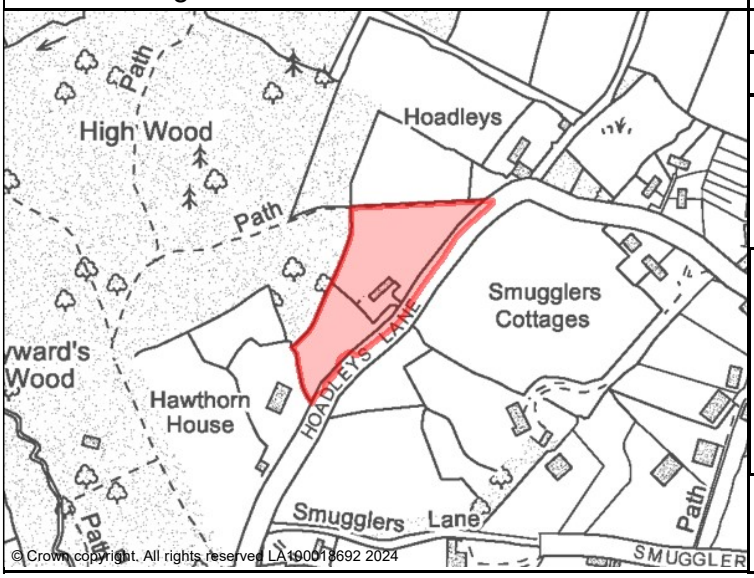
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1122/3400
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Withyham Parish: Withyham Address: Land west of Beech Green Lane, Withyham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 23.59 Site area (ha) Net: 0

Reasons: This is a large site comprising of a large dwelling and associated outbuildings set in extensive grounds located in open countryside to the west of Beech Green Lane. The site is in a remote location, with no nearby public transport, local services and facilities, and visually and functionally separated from any settlement. Ancient woodland is located within the site at the northwest and is located on the western boundary. Housing development would be wholly unsuitable in this location. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape. The site was refused full planning permission for the conversion of an existing farm building into 3 (net) dwellings under planning reference WD/2022/3036/F.

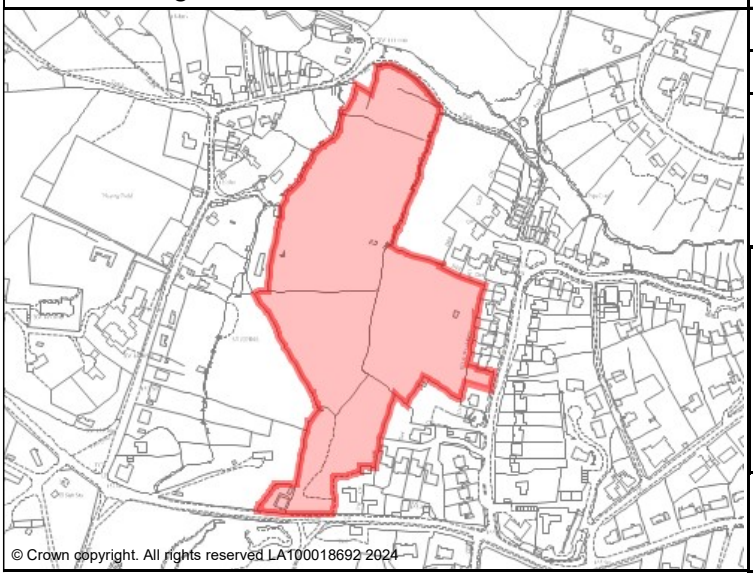
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 1204/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Withyham Address: Hoadleys Stables, Hoadleys Lane, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.83 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises an existing Gypsy and Traveller site and stables, which is located on the north western outskirts of Crowborough, to the west of Hoadleys Lane. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have a detrimental impact on the character and appearance of the attractive and high quality landscape, which surrounds Crowborough to the north west. The site takes its current vehicular access from Hoadleys Lane, which is a narrow road with limited passing places and is not considered suitable to serve further development was refused planning permission on appeal for a change of use application for a proposed stationing of 3 touring caravans for residential occupation under planning reference WD/2021/1086/FR.

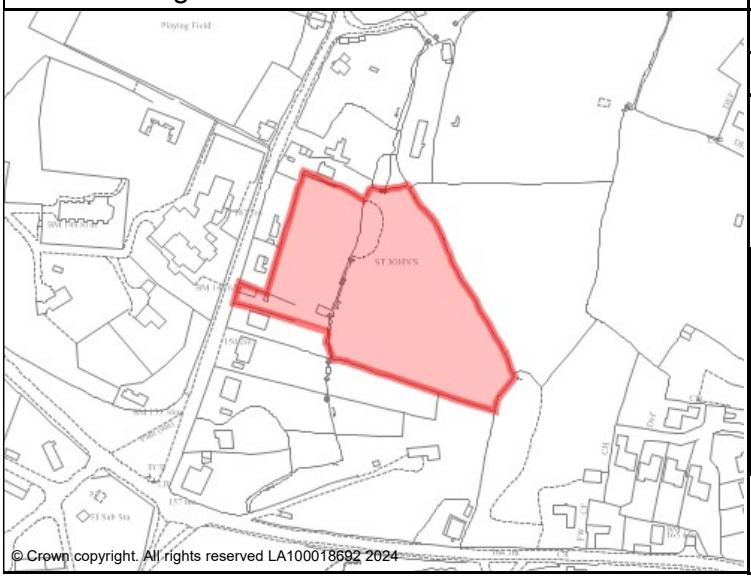
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 152/1110
	Settlement: Crowborough
	Parish: Withyham
	Address: Land north of St. Johns Road and west of Coopers Lane, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.46 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located on the north western fringe of Crowborough. The site is wholly within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and new housing development is precluded within a 400 metre zone outside the Ashdown Forest boundary, as advised by Natural England. The site is not currently, nor could be accessible by vehicles or pedestrians either from Coopers Lane or St Johns Road (that is heavily wooded), both of which are located within 400 metres of the Ashdown Forest SPA. Housing on this site would therefore create an isolated form of development. Ancient woodland bounds the site on the northern boundary.

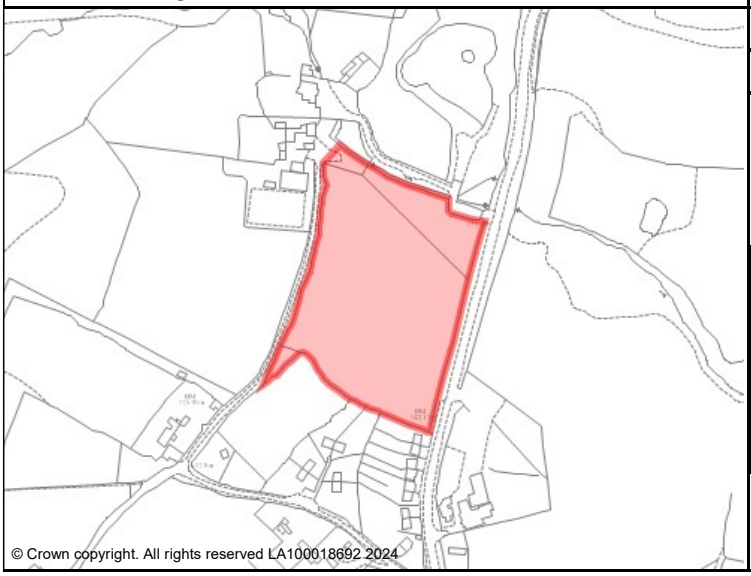
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 218/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Withyham Address: Land rear of Springmount, School Lane, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.07 Site area (ha) Net: 0

Reasons: The site is comprised of a paddock and agricultural field located to the west of Crowborough and east of School Lane. This site is located within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and new housing development is precluded within a 400 metre zone outside the Ashdown Forest boundary to the SPA as advised by Natural England.

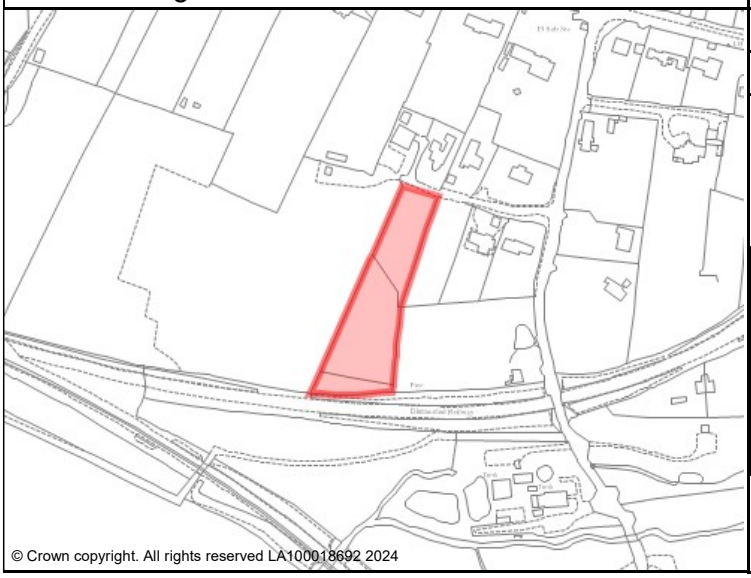
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 222/1110
 © Crown copyright. All rights reserved LA100018692 2024	Settlement: Crowborough Parish: Withyham Address: Adds Farm, Hoadleys Lane, Crowborough Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.74 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located to the north west of Crowborough and to the west of London Road. The site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough. The site is located wholly within the High Weald National Landscape and is located within the Crowborough North assessment

area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would be out of keeping with the character and appearance of the countryside and would have an unacceptable impact on landscape character in this location. Only sporadic, low density residential development exists to the south of the site (along London Road), whilst only rural development and open fields appear to the east, west and north (Pennybridge Lake), meaning that the site would appear as an isolated form of development.

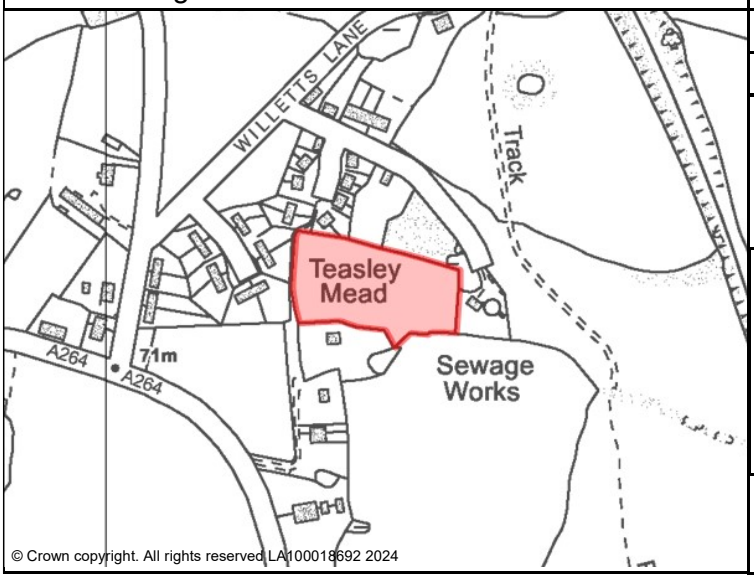
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 343/2040
	Settlement: Groombridge
	Parish: Withyham
	Address: Land adjoining Maynards, Corseley Road, Groombridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.49 Site area (ha) Net: 0

Reasons: The site comprises of amenity land located wholly within the High Weald National Landscape at the southern edge of Groombridge, to the west of Corseley Road. Corseley Road is not suitable for the creation of a vehicular access and there is no alternative access route to the site. The site is located wholly within the High Weald National Landscape and is located within the Groombridge assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. Therefore, development would likely have an unjustified impact on the character and appearance of the landscape to the south of Groombridge.

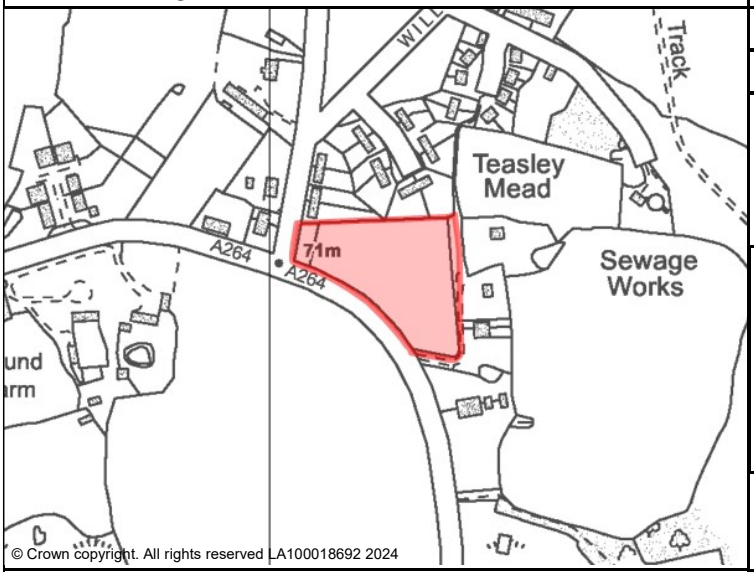
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 500/1800
	Settlement: Blackham Parish: Withyham Address: Sewage Works Field, A264, Blackham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.71 Site area (ha) Net: 0

Reasons: The site is comprised of a small field located within Blackham, to the south of Willetts Lane. The site is not able to be provided with a satisfactory vehicular access, due to the single width of the existing unmade track, which provides the only potential access into the site. In addition, the site is also poorly related to local services or facilities and is in a generally unsuitable location for housing development. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

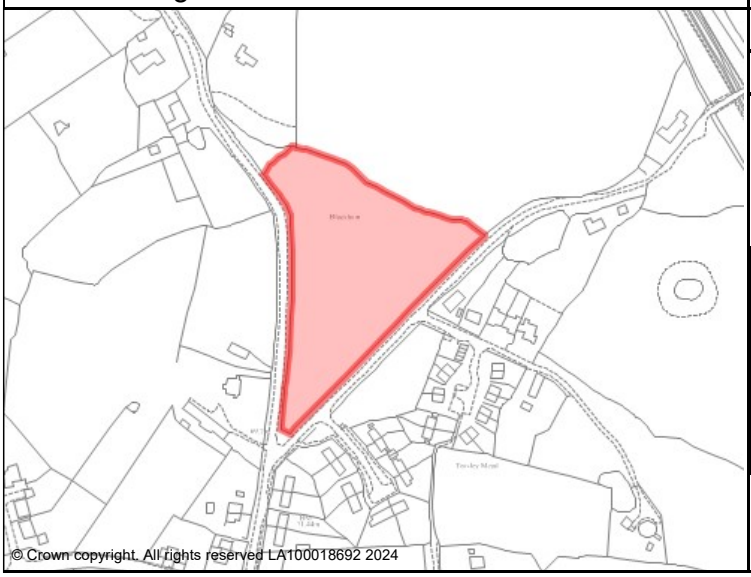
Plan showing whole extent of submitted site	Site Reference: 501/1800
	Settlement: Blackham Parish: Withyham Address: Allotment Field, A264, Blackham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.82 Site area (ha) Net: 0

Reasons: The site is comprised of a field located at the southern edge of Blackham, to the north of the A264. The site is located in an isolated location and has poor accessibility to local services and facilities. The Highway Authority has indicated

Wealden SHELAA Unsuitable Sites Summary

that the creation of a new vehicular access would not be acceptable off the A264 given both visibility and speed along the A264 at this location. The site is wholly located within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape.

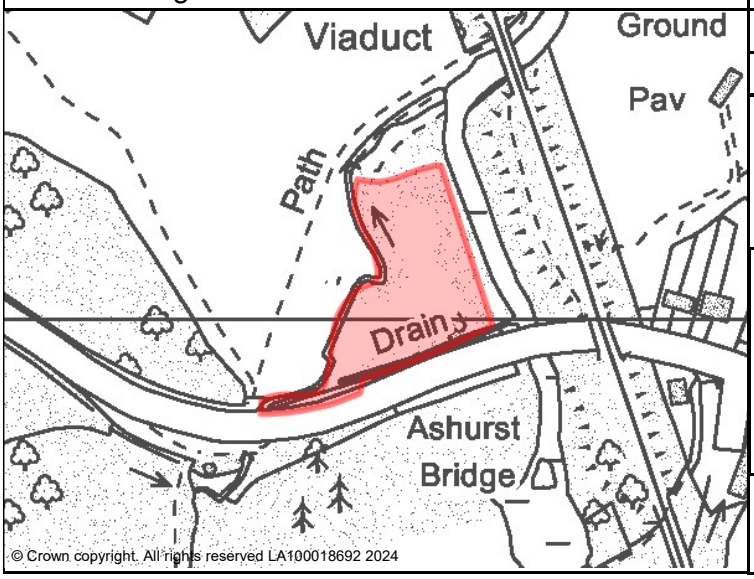
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 502/1800
	Settlement: Blackham
	Parish: Withyham
	Address: The Common Field, Iron Church Lane, Blackham
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.33 Site area (ha) Net: 0

Reasons: The site is comprises of a field located at the northern edge of Blackham, to the east of Ironchurch Lane. The site is in an isolated location and has poor accessibility to local services and facilities. Vehicular access to the site would have to be from narrow country lanes, which are unsuitable for the increased levels of traffic likely to be generated by housing development of this scale. The site is wholly within the High Weald National Landscape and development of this nature would have an unjustified impact on the character and appearance of the landscape.

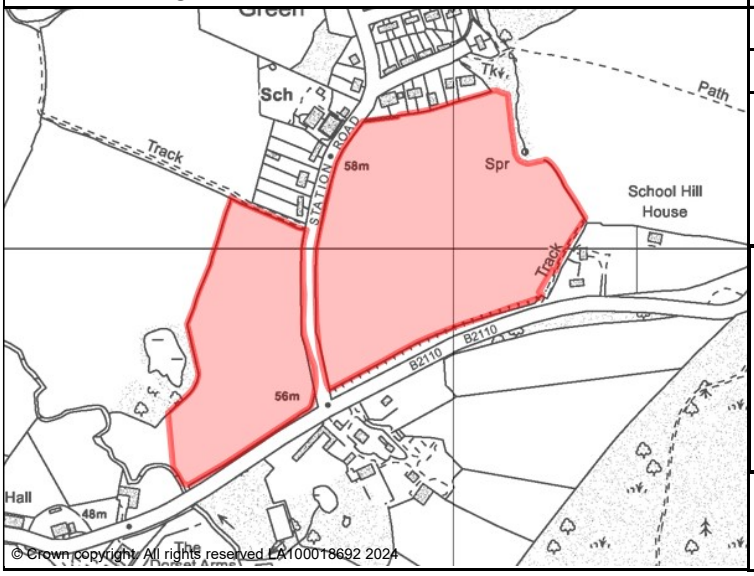
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 683/1630
	Settlement: Ashurst (Other1630) Parish: Withyham Address: Land at Watch Oak Hill, Ashurst Hill, Ashurst Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 0.62 Site area (ha) Net: 0

Reasons: The site is comprised of a small field located to the west of Ashurst and to the north of the A264. The site is isolated and remote from local services and facilities and any settlement. Development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and in an exposed location. The site is wholly within flood zones 2 and 3, which would preclude development in this location.

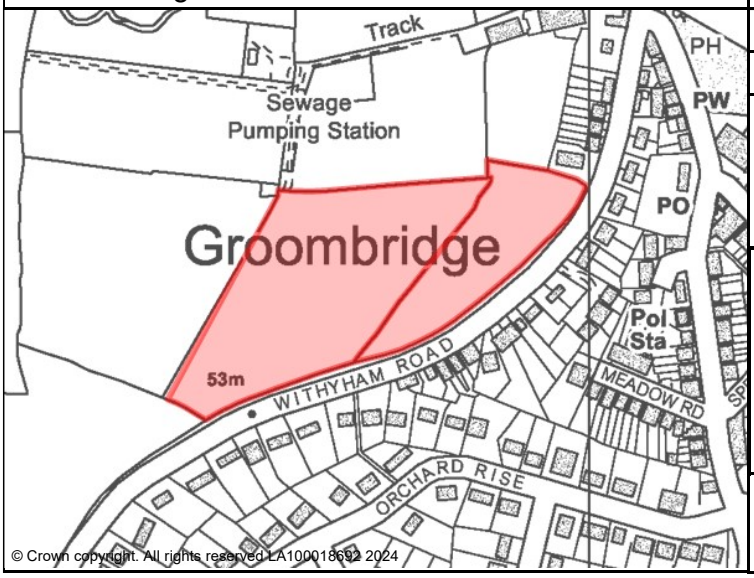
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 707/3400
	Settlement: Withyham Parish: Withyham Address: Land at Balls Green, Station Road, Withyham Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 9.21 Site area (ha) Net: 0

Reasons: The site is comprised of two large agricultural fields in open countryside, located to the south of Balls Green on either side of Station Road. The site is located in a remote location and is a significant distance from local services and facilities. The site is wholly within the High Weald National Landscape and development would

have an unjustified impact on the character and appearance of the attractive and high-quality landscape. The site is open and exposed with limited visual screening. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is adjacent to the Withyham Conservation Area to the south west and is near to a number of listed buildings to the south west, south and south east. Therefore, housing development of scale could also have a detrimental impact on a number of listed buildings and their setting.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 710/2040
	Settlement: Groombridge Parish: Withyham Address: Land at Florence Farm, Withyham Road, Groombridge Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable Site area (ha) Gross: 1.17 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural land located at the northern edge of Groombridge, to the west of Withyham Road. The site is wholly within the High Weald National Landscape and is located within the Groombridge assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Development of this site would have an unacceptable impact on an area of attractive landscape and character at the fringe of Groombridge village.

N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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