

Wealden District Council

Strategic Housing and Economic Land Availability Assessment



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1. Executive Summary

- 1.1 This document is the Wealden District Council Strategic Housing and Economic Land Availability Assessment (SHELAA), January 2019. It supersedes all previous Strategic Housing Land Availability Assessments (SHLAA).
- 1.2 The SHELAA is an evidence base document used to support the development of planning policy documents including the Wealden Local Plan and to help inform emerging Neighbourhood Development Plans. The SHELAA is an assessment of land availability that identifies a future supply of land, which is suitable, available and achievable for housing and economic development uses. The SHELAA enables the Council to identify a sufficient supply of deliverable sites or broad locations within the time periods: 1-5 years; 6-10 years; and 11-15, as required by paragraph 67 of the National Planning Policy Framework (NPPF 2018). The majority of these sites have been brought forward to the Council by developers and land owners.
- 1.3 The findings of the SHELAA present a snap-shot of information held in the Council's SHELAA database at the time the report was published. The SHELAA is a living document and will be updated on a regular basis.
- 1.4 This report has been prepared in accordance with the National Planning Policy Framework (NPPF) that was published in July 2018, but is also compliant with the NPPF published in March 2012 that the Wealden Local Plan will be assessed against.

2. Important Note about the SHELAA

- 2.1 The SHELAA only identifies opportunities for housing and/ or employment development on sites that are considered suitable, available, available and achievable. It does not allocate sites to be developed. The allocation of sites for future housing and/ or employment development will be identified through Local Plans or Neighbourhood Development Plans. The SHELAA has been undertaken before any decision has been taken on the strategy to be included in the Council's Local Plan. The SHELAA is therefore an aid for plan making and not a statement of Council policy.
- 2.2 The level and location of housing development potential indicated in the SHELAA does not therefore indicate the level or location of housing growth that will be permitted in the District. It is merely the aggregate potential arising from the individual sites as presently identified and assessed.
- 2.3 The identification of potential housing sites within the SHELAA does not imply that planning permission would be granted if a planning application were to be submitted. The SHELAA is a high level assessment. All planning applications will continue to be considered against the

appropriate policies within the Development Plan, having regard to any other material considerations.

- 2.4 The inclusion of potential housing or employment sites within the SHELAA does not preclude them from being considered for other uses.
- 2.5 Site boundaries are based on the information available at the time of the assessment. The SHELAA does not limit an extension or contraction of these boundaries for the purpose of a planning application.
- 2.6 The site capacity for development is a high level assessment, taking into account factors known at the time of assessment. As a result site capacities may change when considered as part of planning policy or through a formal planning application.
- 2.7 The SHELAA includes sites suitable to accommodate five units or more. The exclusion of sites from the SHELAA which fall below this threshold does not preclude the possibility of a planning application being submitted and later granted. Suitable sites (particularly small sites) for residential development that have not been identified in the SHELAA will continue to come forward through the usual planning processes, including neighbourhood planning.

3. Introduction

- 3.1 The National Planning Policy Framework (NPPF) requires Local Planning Authorities to maintain an adequate supply of housing and employment sites within the area. As part of the local plan process, Local Planning Authorities must consider where housing development would be best located and assess all potential opportunities for development locations. The assessment contained within the SHELAA has assisted Wealden District Council (WDC) in the identification of potential locations for housing, either to be allocated through the Wealden Local Plan or to assist Parishes in the identification of sites to be considered for their emerging Neighbourhood Development Plans.

4. Background

- 4.1 Paragraph 67 of the National Planning Policy Framework (NPPF)(2018) requires Local Planning Authorities to prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and likely economic viability of land within their area. This is to enable them to maintain an adequate supply of housing land to meet their identified local housing needs. As part of this process, Local Planning Authorities must assess all potential opportunities for development to help identify which sites or locations are most suitable or deliverable for a particular use.
- 4.2 In addition, the National Planning Practice Guidance (NPPG) requires Local Planning Authorities to assess the existing and future supply of land available for economic development and its sufficiency and suitability to meet identified needs.
- 4.3 The SHELAA Planning Practice Guidance, last updated 13 September 2018, states that as a minimum a SHELAA assessment should:
 - Identify sites and broad locations with potential for development;
 - Assess their development potential; and
 - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).

- 4.4 This approach ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for the use identified.

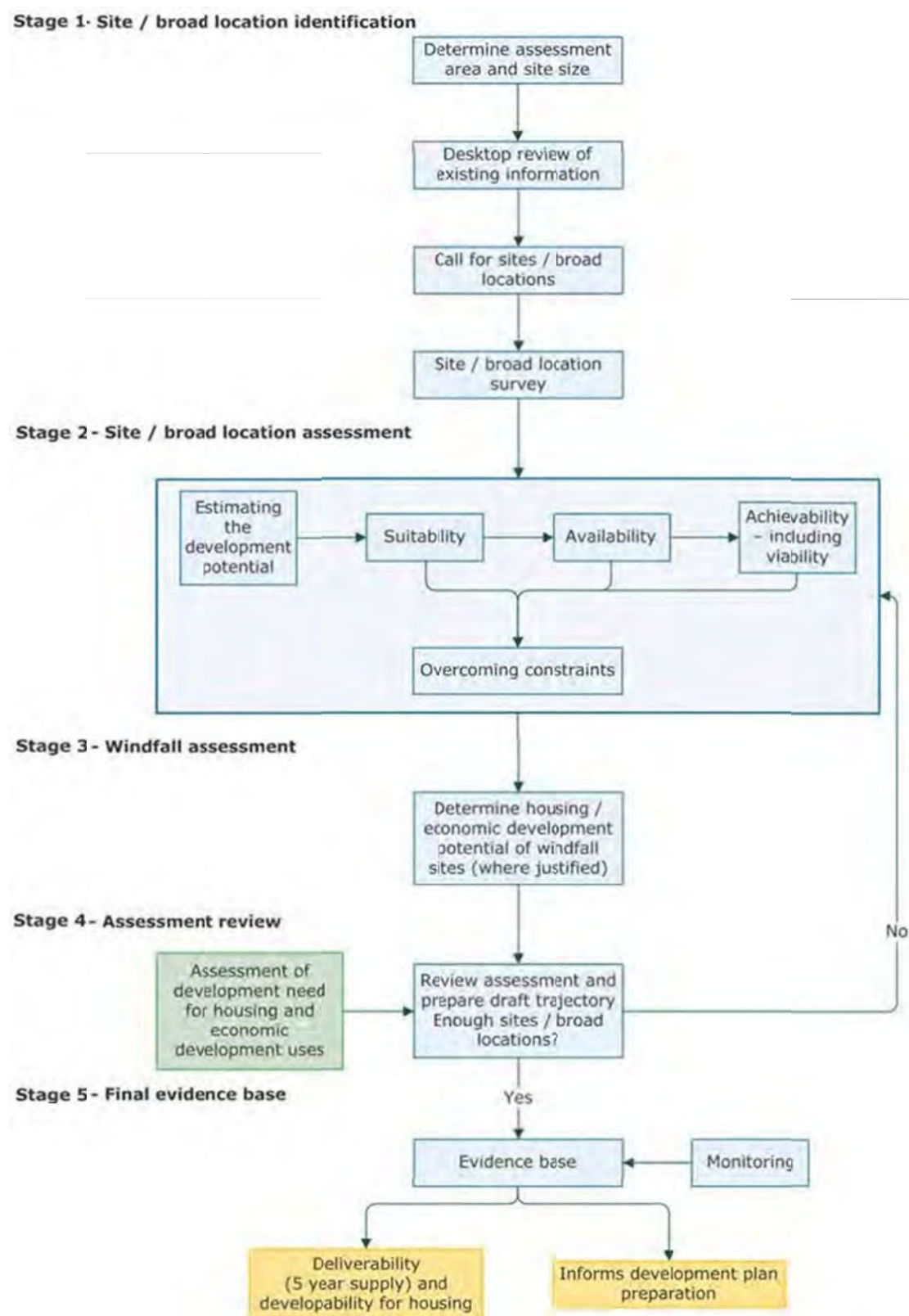
5. Progress to date

- 5.1 The Wealden Strategic Housing Land Availability Assessment (SHLAA) (March 2010) assessed the availability of land for housing development across the entire District and provided the Council with evidence to inform decisions on the strategic distribution of residential development in Wealden to 2027 to support the growth identified in the Core Strategy Local Plan which was adopted in February 2013. An addendum report was published in March 2010 which incorporated some additional sites and contained a number of factual updates, including further detailed feedback from infrastructure providers.
- 5.2 An Interim SHLAA statement was published in January 2012 to provide a partial update to the SHLAA published in 2010. It relates to sites where an update was considered necessary to support the choice of options for the Strategic Sites Issues and Options Consultation Paper (January 2012).
- 5.3 The last SHLAA to be published was in March 2014 to support the Strategic Sites Local Plan. The scope of the report was limited to those sites located within the Strategic Development Areas identified in the Core Strategy Local Plan (2013). The report incorporated some additional sites and contained a number of factual updates, including further detailed feedback from infrastructure providers.
- 5.4 Previous reports can be found on the Council's website at;
http://www.wealden.gov.uk/Wealden/Residents/Planning_and_Building_Control/Planning_Policy/Strategic_Housing_Economic_Land_Assess/PPolicy_SHELAA.aspx
- 5.5 The Council undertook a Call for Sites during the summer of 2014 to update evidence on land availability in Heathfield and the settlements identified in Policy WCS6 of the Core Strategy Local Plan (2013). This was undertaken to progress a Delivery and Sites Allocations Development Plan Document. However the Council subsequently decided to combine work on the Delivery and Site Allocations Local Plan with the review of the Core Strategy to create a new Local Plan, the Wealden Local Plan, and therefore submitted sites have been automatically carried forward to the SHELAA.
- 5.6 A further Call for Sites was undertaken between December 2014 and May 2015 to support the work on the emerging Wealden Local Plan. Since this time further sites have been submitted and have been assessed by the Council. Some of these sites have been submitted after a pro-active search for land by Wealden District Council.
- 5.7 This report contains a review of all sites submitted through the SHLAA process and all new sites submitted as part of the SHELAA process up to 15th November 2018 . This report also now contains an assessment of land available for economic development as per the requirements in the NPPG.

6. Methodology

- 6.1 The Council produced a SHELAA Methodology in March 2014 and the assessment follows the approach set out in the methodology. The Council's approach is consistent with the overall approach set out in the Planning Practice Guidance 'Housing and Economic Land Availability Assessment'. Figure 1 is the methodology flowchart provided in the NPPG.

Figure 1: Housing and Economic Land Availability Assessment flow hart



Stage 1 – Site/ broad location identification

Defining the area to be assessed

- 6.3 The Wealden Housing Market Area includes the adjoining authorities of Lewes District Council, Eastbourne Borough Council, Mid Sussex District Council, Rother District Council and Tunbridge Wells Borough Council. Several other Housing Market Areas overlap the Wealden Housing Market Area.
- 6.4 Wealden District Council has a different Local Plan timetable to its surrounding authorities with a number of overlapping housing market areas. Therefore the decision was taken to proceed with the SHELAA at a District level, undertaking regular liaison with the authorities in the Wealden Housing Market Area as it is this housing market area that has the greatest influence on the District.
- 6.5 The area assessed covers the whole of the Wealden District, with the exception of the part of the District within the South Downs National Park Authority (SDNPA). Sites submitted that fall within this area have been transferred to the SDNPA for assessment, as part of an agreement with the SDNPA.

The size of the site to be assessed

- 6.6 The assessment has included housing sites that are capable of accommodating 5 or more dwellings and commercial sites of 0.25 ha or more that could accommodate 500m² or more of floorspace (paragraph 010 NPPG Reference ID: 3-010-20140306). Smaller site thresholds were considered as part of the methodology; however, it was decided that owing to the size of the District and the potential for large greenfield sites that it was not necessary to assess smaller sites. A list of those sites considered too small for the assessment is set out in Appendix 1.

The type of site to be considered and sources of relevant information

- 6.7 Each site assessment has considered whether the site has certain land/habitat designations within them. These include: Sites of Special Scientific Interest (SSSI's); Special Protection Areas (SPAs); Special Areas of Conservation (SAC); scheduled ancient monuments; historic parks and gardens; and RAMSAR sites. These sites which have been excluded from assessment represent areas which are protected for international, European or national nature conservation or historical reasons. These designations form 24.39% of the total area of the District (including the part of the District within the South Downs National Park Authority).
- 6.8 Other designations which are noted in the site assessments are flood risk areas, Local Wildlife Sites (LWS), Areas of Outstanding Natural Beauty (AONB), defined heritage assets and areas of Ancient Woodland. Although development in these locations is not preferable, it may, in some instances, be possible to appropriately develop the site in accordance with national policy and mitigate adverse impacts through development design. Therefore sites containing these designations may still be considered suitable. These designations have been noted as a potential constraint, meaning the viability of certain sites could be impacted due to the additional remediation/ site preparation costs needed to mitigate any impacts.
- 6.9 Isolated sites separated from the edge of villages or towns in the District have been assessed as unsuitable due to their lack of proximity to existing services and facilities. Development of such sites is restricted by paragraph 55 of the NPPF 2012 (paragraph

79 of the NPPF 2018) and therefore the minimum site threshold could not be achieved.

Initial identification of potential sites and broad locations

- 6.10 A broad range of potential sources of information have been used to identify sites for the assessment.

Sites identified by the Council/ Parish Councils
<ul style="list-style-type: none"> - Land allocated for land uses which are no longer required for those uses; - Existing housing allocations; - Existing employment allocations ; - Sites with unimplemented planning permissions for housing or economic development; - Sites with planning permission for housing that are under construction; - Sites where planning permission has been refused or withdrawn – whilst a site may have been refused permission it has still been included as it may be possible to overcome those reason(s) for refusal at a later stage. For example, an application may have been refused previously on the grounds of density, meaning an application for fewer units on the same site could be feasible; - Vacant and derelict land and buildings; - Surplus public sector land and land within the Local Authority ownership; - Land in non-residential use which may be suitable for redevelopment such as commercial buildings.
Submitted Sites
<ul style="list-style-type: none"> - Sites submitted to the Council by individuals, land owners, agents or parish/ neighbourhood councils. All sites have been assessed in line with the SHELAA Methodology. - Two Call for Sites have been advertised; one in the Summer of 2014 focussing on the town of Heathfield and one between December 2014 and May 2015 to include the whole district and employment sites - All landowners who submitted sites under the SHLAA were contacted in 2015 to ascertain whether they would like their site to be carried forward to the SHELAA. - Targeted call for sites in Herstmonceux, West Hailsham and South Hailsham in 2016. - Details on the SHELAA together with a site assessment form have also been available on the Council's website.
Broad locations of search
<ul style="list-style-type: none"> - Large scale redevelopment and re-design of existing developed areas; - Sites in adjoining or rural settlements and rural exception sites; - Potential urban extensions; and - New free standing settlement options.

- 6.11 A number of sites have been granted planning permission and they are set out in Appendix 2. The suitability of these sites has been accepted through the granting of planning permission and it is not considered necessary to assess whether circumstances have changed which alter their suitability. A number of the sites are currently under construction or have been built out and for the remainder of the sites it is assumed that there is a clear intention by the developer to commence the development within years 1-5, unless otherwise specified.

- 6.12 In broad locations development may be considered feasible and could potentially be encouraged, however, sites may not have come forward in these locations or sites may have come forward, but in isolation, they would be unsuitable without additional land to sustain development. It is anticipated that sites within broad locations should come forward comprehensively, to ensure that adequate infrastructure would be in place.
- 6.13 As part of the preparation of the Wealden Local Plan, the Council produced the Wealden Local Plan Issues, Options and Recommendations consultation document (October 2015), which identified a number of options relating to housing growth across the District. These options included new settlements and large urban extensions at south Hailsham, west Polegate, Selveston, west Hailsham, north west Hailsham, Horam, Herstmonceux, Ninfield, East Hoathly, Isfield, west of A22 Uckfield, north west of A22 and Maresfield.
- 6.14 Broad locations for potential housing growth were also identified in; Hailsham, Hellingly, Polegate and Arlington, Polegate and Willington, Heathfield, Crowborough, Edge of Tunbridge Wells (in the parish of Frant), Stone Cross, Westham, Herstmonceux, Ninfield, East Hoathly, Horam, Mayfield and Wadhurst.
- 6.15 The consultation document also sets out a number of settlements where small scale growth could be accommodated. These areas include:
- Arlington; Boreham Street; Chiddingly; Hankham; Laughton; Muddles Green; Rushlake Green; Upper Dicker; Chalvington; Berwick Station; Bells Yew Green; Blackboys; Lower Horsebridge; Mark Cross; Maynards Green; Magham Down; Punnettts Town; Cross in Hand; Halland; Hellingly; Pevensey; Broad Oak; Five Ashes; Frant; Maresfield; Windmill Hill; and Ripe.
- 6.16 As part of the SHELAA assessment, some sites that are severed from a settlement have been identified as being unsuitable in isolation. However it has been identified where these sites could come forward as part of a comprehensive scheme, subject to other infrastructure considerations and any identified constraints being addressed, to create broad location for development.

Initial desktop review of site suitability and site surveys (where appropriate)

- 6.17 After sites were identified, an initial assessment of their potential suitability was carried out to assess each site against national planning policies to establish which have a reasonable potential for development and should be included in the site survey. Other factors were also identified including establishing potential accessibility, physical constraints, and surrounding land uses. The initial assessment was followed up through surveys where appropriate. The site surveys were used to ratify information gathered through the desk top assessment, to confirm the stage of development (i.e. if the site has planning permission), assess the potential scale and type of development which may be suitable on the site, identify issues which may affect deliverability and identify any additional sites which could have development potential that have not been identified through the call for sites or desktop work.
- 6.18 The site surveys utilised pro forma (Appendix 3) data sheets to record:
- the site size, boundaries and location;
 - current land use and character;
 - land uses and surrounding area;

- physical constraints;
- development progress; and
- an initial assessment of whether the site is suitable for a particular use or as part of a mixed use scheme.

Stage 2 – Site/ Broad Location Assessment

Estimating the development potential

- 6.19 Following the initial assessment of site suitability outlined above, more detailed consideration was given to the development potential of each site.
- 6.20 The suitability assessment of each site has been guided by national policy and guidance, the Wealden Local Plan and the current adopted development plan. In addition, market and industry requirements within the Wealden Housing Market Area have been taken into account through the viability assessments undertaken on each site.
- 6.21 The suitability assessment is based on a range of factors including:
- Physical limitations or problems (including access, infrastructure, ground conditions, topography, existing uses, adjacent uses, public rights of way, flood risk, hazardous risks, pollution or contamination);
 - Landscape impacts (for example Area of Outstanding Natural Beauty (AONB), the South Downs National Park, landscape features and nature);
 - Ecology (for example protected species, or Site of Special Scientific Interest (SSSI); and
 - Heritage (for example conservation areas, listed buildings, scheduled ancient monuments, or archaeology).
- 6.22 In terms of availability, a site can be considered to be available for development, when based on the best information available, there is confidence that there are no legal or ownership problems. This includes where the land is controlled by a developer or landowner who has expressed an intention to develop, or the landowner has expressed an intention to sell. However, the existence of a planning permission does not necessarily mean that the site is available. With regard to sites that were previously part of the SHLAA assessment, the landowner and/ or agent were contacted to determine whether the site is still available for consideration as part of the 2017 assessment. Where no response was received, the site's availability was listed as 'unknown'. If a constraint to development exists but this could be overcome in the longer term, then the site is classified as available but developable in the longer term (6-10 or 11+ years) depending on the nature or complexity of the constraints on the site.
- 6.23 In terms of achievability, a site is considered achievable for development if there is a reasonable prospect that the site will be developed at a particular point in time. This is a judgement about the economic viability of a site and the capacity of the developer to complete and sell the development over a certain period. External consultants were employed by the Council to assess the viability of the sites submitted. Further details can be found in the SHELAA Viability Report which is published on the Council's website.
- 6.24 Each site in the SHELAA has been assessed against the criteria above to determine whether it is suitable, available and/ or achievable. Each site has been subdivided into suitable and

not suitable sites.

Suitable sites

- Deliverable – sites considered suitable, available and likely to come forward in the short term (years 1-5).

- Developable – sites considered suitable in principle but that are likely to come forward in the longer term (6 -16 years). For example – they may not be currently be available but are likely to be made available or they may be dependent on provision of key infrastructure that won't be completed until 6 years or to the end of the Plan period.

- Not currently developable – sites considered suitable in principle but it is not known when they might be developed. For example because one of the constraints to development is severe and it is not known when or how it might be overcome.

Not suitable sites

- Sites considered not suitable for housing or employment use.

- 6.25 A summary of each site assessment is available in Appendix 3 and 4, together with a map delineating the boundary for each site.

Overcoming constraints

- 6.26 Each site assessment has had regard to several evidence base studies undertaken on behalf of the Council including the Landscape and Character Assessment Study 2014 (supplement 2016), South Wealden Growth Area and Wealden Local Plan Sites Landscape and Ecological Assessments 2017, and the Strategic Flood Risk Assessment. In addition East Sussex County Council were consulted on the highways impact and archaeological impact potential for each site.

- 6.27 Where constraints have been identified, due consideration has been given to how these might be overcome. The table below sets out constraints that have been identified and how these could be dealt with.

Constraint	Action required to overcome constraints
Potential sewage infrastructure capacity issues	Developers are required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure.
Conservation Area or Listed Building/ heritage constraint including development in their setting	Liaise with Wealden District Council and East Sussex County Council (ESCC) Archaeological team pre application to establish the level of impact, whether further studies are required to assess the impact and suitable mitigation measures. This should be fed into the design of the development.
Habitats Regulations Assessment screening	All sites will be subject to a Habitats Regulations Assessment. This will be undertaken at the local plan/ planning application stage in accordance with the legislation.

Development within or adjacent to an area of outstanding natural beauty (AONB)	<p>Paragraph 172 of the NPPF (2018) states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONB), which have the highest status of protection in relation to landscape and scenic beauty. Paragraph 172 of the NPPF (2018) states that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest. Consideration of such applications should include an assessment of:</p> <ul style="list-style-type: none"> - the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; - the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and - any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. <p>Development proposed in or adjacent to the AONB will have to provide evidence to establish it meets the criteria in paragraph 172.</p> <p>This exceptions test is undertaken as part of the local plan process. This is set out in the Development in the High Weald AONB paper published by the Council in January 2019. The SHELAA assessments took into account the landscape studies undertaken by the Council; Landscape and Character Assessment Study 2014 (supplement 2016), South Wealden Growth Area and Wealden Local Plan Sites Landscape and Ecological Assessments 2017.</p>
Potential contamination issues	Additional assessment should be undertaken to establish the level of the contamination and mitigation measures incorporated into the design of any scheme.
Potential ecological and landscape issues	Additional landscape and ecological studies should be undertaken to establish the level of constraint and mitigation measures incorporated into the design of any scheme. Regard should also be made to the High Weald AONB assessment and to the landscape studies undertaken by the Council.
Groundwater and surface water risk	Further assessment would be required on a site by site basis and mitigation measures incorporated into the design of the development. All new major development will be required to provide suitable SuDS schemes incorporated into the design of the development.

Tidal and Fluvial Flooding	Any housing site located in flood zone 2 and 3 will be subject to the sequential test, as appropriate, and suitable mitigation incorporated into any scheme if the exceptions test is passed. Any employment site in flood zone 3 will be subject to the sequential test, as appropriate, and suitable mitigation incorporated into any scheme if the exceptions test is passed. Housing and employment development in flood zone 3b (functional flood plain) are considered unsuitable for development (except water compatible uses and essential infrastructure where the exceptions test has been met).
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Timescales and rates of development

- 6.28 The estimated housing potential of all sites was assessed using indicative delivery rates. These rates are set out in the table below and have been estimated based on past experience within the District. It should be noted that there has been some variation to the delivery rates where the site has already commenced and it is known that the site will be delivered more quickly/slowly based upon previous monitoring years. Consequently, the table below has only been used as a rough guide for the District generally and that individual sites may be delivered quicker/slower than the rates provided. The latest delivery rates for individual sites with planning permission of more than 5 dwellings have been published within the latest AMR (2017/18) that was published in December 2018. It should be noted that each housing scheme will have individual constraints or delivery issues and that the rates below should only be used as a guide and will be iterated upon if required in future years.

Delivery Rates	
Site size	Delivery
0-100	25 p.a.
101-200	50 p.a.
201-400	75 p.a.
401-800	85 p.a.
>801	100. p.a.

Stage 3 – Windfall assessment

- 6.29 Paragraph 70 of the NPPF enables local planning authorities to make an allowance for windfall sites in their five year supply if they have compelling evidence that such sites have consistently become available in the area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHELAA, historic windfall delivery rates and expected future trends.
- 6.30 Windfall sites are defined as “sites that are not specifically allocated for development, which unexpectedly become available during the lifetime of a plan”. The Authority Monitoring Report (AMR) was published in December 2018, which outlined the level of windfall completions in the District from 2006/07 to 2017/18. The average windfall completions per annum are 253 net dwellings over that period and accounts for around 50% of housing development over that period.

Housing windfall completions in Wealden for the period 2006/07-2017/18

Year	Total completions	Total Windfalls
2006/07	230	230
2007/08	415	415
2008/09	349	265
2009/10	337	157
2010/11	709	358
2011/12	619	224
2012/13	674	244
2013/14	560	200
2014/15	576	205
2015/16	520	235
2016/17	564	308
2017/18	462	198
Total	6015	3039

Stage 4: Assessment review

- 6.31 The development potential of all sites (with the exception of those sites which currently have extant planning permission or are allocations) was collated to produce an indicative trajectory setting out how much housing development could potentially be provided at given points in the future (1-5, 6-10 and 11+ years) through the SHELAA.
- 6.32 This work also included a risk assessment to consider whether sites would come forward as anticipated. If a site is found unlikely to be delivered within the anticipated timescale calculated then the classification of the site was changed to reflect the most likely delivery rate.
- 6.33 The table below sets out the potential SHELAA site capacity for residential development in Wealden District in 5 year periods for the next 15 years in line with national planning policy and guidance above.

Summary of Housing Site capacity (number of dwellings) by settlement

Settlement	0-5 years	6-10 years	11+ years
Alfriston			
Arlington			
Ashurst			
Bells Yew Green	35		
Berwick			
Berwick Station	64		
Blackboys	15		
Blackham			
Bodle Street Green			
Boreham Street	10		
Broad Oak	20		
Buxted		40	
Chelwood Gate			
Chiddingly	6		
Cousley Wood			

Cross in Hand	59		
Crowborough	356	1332	219
Danehill			
Duddleswell			
East Hoathly	406		
Eastbourne	242		
Eridge			
Fairwarp			
Filching			
Five Ash Down	358		
Five Ashes			
Fletching	6		
Forest Row			
Framfield	34		

Frant	97		
Groombridge			
Hadlow Down			
Hailsham	2227	95	15
Halland	108		
Hankham	20		
Hartfield	5		
Heathfield	263	37	
Hellingly	741	284	
Hérons Ghyll			
Herstmonceux	39		
Horam	493		10
Isfield	10		
Laughton			
Little Horsted			
Lower Dicker			
Lower Horsebridge			
Lye Green			
Magham Down	60		
Maresfield	55	30	
Mayfield	20		
Maynards Green	16		
Ninfield	125		20
Nutley			
Old Heathfield			
Pevensey			
Pevensey Bay			
Piltdown			
Polegate	458		
Punnetts Town	31		
Ringles Cross	55		
Ripe	12		

Rotherfield			
Rushlake Green		7	
Selmeston			
Stone Cross	544		
Three Cups Corner			
Town Row			
Tunbridge Wells	446		
Uckfield	818	557	922
Upper Dicker	14		
Vines Cross	18		
Wadhurst	111	10	
Westham			
Willingdon	500	80	
Windmill Hill			
Withyham			
Grand Total	8200	2472	1142

6.34 The table below indicates which of the assessed sites are suitable for employment development including the gross site area for each site. The table does not indicate the net developable area of each site, which will be dependent on environmental constraints and existing uses and buildings within the site area. The net developable area will also depend on the type of business and other proposed uses for each site and whether any buildings will be subject to conversion or redevelopment and the land required for essential infrastructure and any car parking. Therefore the net developable area is likely to be materially less in most cases. The sites listed include those that could be suitable as part of a mixed use development scheme.

Summary of employment land capacity by settlement

Site ref.	Address	Postcode	Settlement	Parish	Site area (ha)
002/1410	Bird In Eye farm (South), Bird In Eye Hill	TN22 5HA	Uckfield	Framfield	9.27
010/3090	Land adjoining Rosendale, Hackhurst Lane	BN27 4BL	Lower Dicker	Hellingly	2
044/1310	Arlington Stadium, Arlington Road West	BN27 3RE	Hailsham	Hailsham	6.74
052/1310	Former Southern Water Sewerage Works, Station Road, Old Swan Lane	BN27 2BY	Hailsham	Hailsham	2.4
059/1610	Birchlands, Benhall Mill Road, Tunbridge Wells	TN2 5JW	Tunbridge Wells	Frant	1.09
080/3100	Rothwebis Nursery and Cobwebs, A271, London Road, Lower Horsebridge	BN27 4DH	Lower Horsebridge	Hellingly	0.81

083/3280	Intercon Scaffolding Yard & adjoining land occupied by Langsett, Rattle Road	BN24 5DS	Stone Cross	Westham	0.32
091/1310	Wellfield, 154 - 156 Station Road, Hailsham	BN27 2SB	Hailsham	Hailsham	0.63
113/1990	Willows Saw Mill, Millwood Lane, Maresfield	TN22 3AS	Five Ash Down	Buxted	1.22
114/3280	Land south of Onestack, Dittons Road	BN24 5ET	Stone Cross	Westham	3.71
126/1610	Land at Little Mount Farm, Benhall Mill Road	TN2 5JW	Tunbridge Wells	Frant	6.11
156/1840	Pound Green Nurseries, Pound Green	TN22 4JL	Buxted	Buxted	0.61
166/1510	North of field and adjoining land South of the Polegate Bypass and North of Dittons Road	BN26 6HX	Polegate	Polegate	2.16
180/1510	Hindsland Playing Fields, Eastbourne Road	BN20 9NU	Polegate	Willingdon/Jevington	6.46
184/3110	Land adjoining the former Red Lion PH (off A271)	BN27 1PN	Magham Down	Hailsham	2.22
202/3090	Swallow Business Park Phase 2, to the north of the A22	BN27 4BT	Lower Dicker	Hellingly	6.03
206/1620	Friday Street Farm, Oak Tree Lane, Friday Street	BN23 8BB	Eastbourne	Westham	47
220/3090	The Crofters and The Old Depot	BN27 4AN	Lower Dicker	Chiddingly	1.15
221/3360	Fairfield Farm, Eastbourne Road Westham	BN24 5NG	Westham	Westham	94.36
233/3090	Hackhurst Lane, Lower Dicker	BN27 4BL	Lower Dicker	Hellingly	1.04
236/3370	Mornings Mill Farm, Eastbourne Road	BN20 9NY	Willingdon	Willingdon/Jevington	62.34
247/3090	The Golden Cross Inn and Caravan Park, Golden Cross	BN27 4AW	Lower Dicker	Chiddingly	0.91
248/1820	Land West of the The Bulls Head and adjoining land	BN27 4SF	Boreham Street	Wartling	2.12
251/1790	Blackboys Inn and adjoining land	TN22 5LG	Blackboys	Framfield	3.21
255/1510	Land at and adjoining Honey Farm, Eastbourne Road	BN26 6QN	Polegate	Polegate	45.02
261/1510	Hindsland Fields (west), Eastbourne Road	BN20 9NU	Polegate	Polegate	1.83
271/1510	Land South of Aberdale Road	BN26 6JH	Polegate	Polegate	3.76
274/3390	Brick Farm, Windmill Hill	BN27 4RS	Windmill Hill	Herstmonceux	0.29
280/1110	Millbrook Garden Centre, Tubwell Lane, Jarvis Brook	TN6 3RJ	Crowborough	Crowborough	0.96

281/1110	Rockington Nursery, Blackness Road	TN6 2NB	Crowborough	Crowborough	2.04
287/1410	High Tree House, South- West of Eastbourne Road	TN22 5QE	Uckfield	Uckfield	4.13
294/1310	Hamlins Mill, Mill Road	BN27 2HY	Hailsham	Hailsham	0.24
305/1310	Bolneys Farm, South Road	BN27 3NU	Hailsham	Hailsham	3.57
461/1310	Amberstone Council Depot	BN27 1PH	Hailsham	Hailsham	0.58
467/1310	Land at Station Road	BN27 2EQ	Hailsham	Hailsham	1.06
470/1310	Fire Station, Victoria Road	BN27 2AY	Hailsham	Hailsham	0.15
527/1610	Land to the north east of Benhall Mill Road	TN2 5JH	Tunbridge Wells	Frant	0.63
529/3280	Dittons Nursery, Dittons Road	BN24 5EP	Stone Cross	Westham	5.94
534/3000	Sussex Plants Ltd and adjoining land, Park Road Nurseries, Park Road	BN27 1PB	Hellingly	Hellingly	9.21
538/1410	The Timber Yard, Lewes Road, Ridgewood	TN22 5SN	Uckfield	Uckfield	0.304
539/1410	Cress Farm, 20 Lewes Road, Ridgewood	TN22 5SN	Uckfield	Uckfield	0.28
547/1920	Land on the north west side of Fir Grove Road	TN21 0SS	Cross In Hand	Heathfield & Waldron	2.04
574/3000	Horselunges Business Park and Gros Fayt, Park Road/Mill Lane	BN27 4HD	Hellingly	Hellingly	0.95
579/3090	Land comprising Units 7 and 4 plus concrete hardstanding to rear, Hackhurst Lane, Lower Dicker	BN27 4BW	Lower Dicker	Hellingly	1.06
597/1210	Land at Heatherlea, Newick Lane	TN21 8PT	Heathfield	Heathfield & Waldron	2.13
602/3300	Land at The Ceders, Camberlot Road	BN27 3QH	Upper Dicker	Arlington	0.16
608/2090	Land at Collins Honda, Hailsham Road	BN27 4JU	Herstmonceux	Herstmonceux	0.52
609/2090	Land adj. to Collins Honda	BN27 4JU	Herstmonceux	Herstmonceux	1.4
614/3030	Land at The Old Brickyard, Chiddingly Road	TN21 0JJ	Horam	Horam	2.89
621/1310	Land at Hailsham Delivery Offices, 11 North Street	BN27 1DG	Hailsham	Hailsham	0.14
622/1510	Land at Royal Mail Delivery Office, 74 High Street	BN26 6AA	Polegate	Polegate	0.14
659/3090	Land at Lower Dicker Garden Centre	BN27 4BJ	Lower Dicker	Hellingly	1.73
660/1790	The Old Crown, High Street	TN22 5JR	Blackboys	Framfield	0.207
673/1110	Old Community Centre, Park Road	TN6 2RG	Crowborough	Crowborough	0.112

675/2070	Land at Peelings and Saxon Nurseries, Hankham Road	BN24 5AP	Hankham	Westham	7.38
677/3280	Land west of Dittons Nursery, Dittons Road	BN24 5EP	Stone Cross	Westham	1.97
685/2060	Land at The Halland Forge Hotel	BN8 6PW	Halland	East Hoathly	1.58
702/3330	Land at High Street	TN5 6AP	Wadhurst	Wadhurst	0.838
706/2060	Land south of Halland - Land with frontages to B2019, A22 Eastbourne Road and Back Lane, Halland	BN8 6PN	Halland	East Hoathly	2.514
724/1310	Land between Station Road and Old Swan Lane	BN27 2RU	Hailsham	Hailsham	5.814
728/1310	Land south of Hailsham -Site 1 Land East of Ersham Road (Ersham Park)-2-Land West of Station Road	BN27 3PN	Hailsham	Hailsham	49.659
748/1750	Land Adjacent to Court Lodge & Bells Yew Green Industrial Estate	TN3 9BJ	Bells Yew Green	Frant	1.31
784/3000	Land at Park Road,	BN27 1PB	Hellingly	Hellingly	1.29
799/3090	Rainbow Farm and Oak Tree Farm, Camberlot Road	BN27 3RH	Lower Dicker	Hellingly	5.89
800/3090	Careways	BN27 4BJ	Lower Dicker	Hellingly	1.34
802/3090	Land to rear of Terra	BN27 4BY	Lower Dicker	Arlington	1.54
803/3090	Land to the rear of Prospect House,	BN27 4BT	Lower Dicker	Hellingly	5.47
809/1310	Plumb Centre, 116 London Road	BN27 3AL	Hailsham	Hailsham	0.62
864/3090	Ades Farm, Lower Dicker, Hailsham, BN27 4BH	BN27 4BH	Lower Dicker	Hellingly	4.01
869/3090	Meadowsweet, Caldicotts Lane, Lower Dicker, Hailsham BN27 4BG	BN27 4BG	Lower Dicker	Hellingly	3.87
870/3090	Laurelhurst Farm, Lower Dicker, Hailsham, BN27 4BD	BN27 4BD	Lower Dicker	Hellingly	4.54
878/3300	Robins Nursery, Coldharbour Road, Upper Dicker, Hailsham BN25 2PX	BN25 2PX	Upper Dicker	Arlington	0.4
886/1210	Heathfield Ambulance Station, Burwash Road, Heathfield TN21 8RA	TN21 8RA	Heathfield	Heathfield & Waldron	0.09
888/3090	Land at Marigolds Farm	BN27 4AA	Lower Dicker	Chiddingly	0.35
903/1310	Land and access track to the rear of 168 Battle Road	BN27 1UE	Hailsham	Hailsham	0.809371
918/3120	Land at Oakwood Park, Maresfield	TN22 2EE	Maresfield	Maresfield	11.34
921/1630	Land to the south of the Woodland Centre, A22, Whitesmith, Lewes	BN8 6JB	Chiddingly (Other 1630)	Chiddingly	4.79

922/1880	Willetts Farm, Muddles Green, Chiddingly	BN8 6HR	Chiddingly	Chiddingly	4.75
941/1920	Land at Sunnyside	TN21 0SN	Cross in Hand	Heathfield & Waldron	0.57
955/1110	Crowborough Police Station, Crowborough Hill	TN6 2DA	Crowborough	Crowborough	0.224
956/1410	Uckfield Police Station, New Town	TN22 5DL	Uckfield	Uckfield	0.296

Results

- 6.35 The Wealden Local Plan (January 2019) through policy WLP1 (Provision for Homes and Jobs) sets out the objectively assessed need (OAN) requirement for the plan at 950 dwellings per annum with the overall housing target to be delivered of 14,228 dwellings (net) over the plan period from 1st April 2013 to 31st March 2028. The housing requirement is based upon a stepped housing trajectory under Policy 12 (Managing the Delivery of Housing) of the Proposed Submission Wealden Local Plan (August, 2018) that states that the Plan will deliver an average 750 (net) dwellings per annum until the end of the 2020/21 monitoring period and thereafter, an average of 1,179 (net) dwellings per annum until the end of 2027/28. Consequently, this equates to a 5 year requirement between 1st April 2018 and the 31st March 2023 of 4,608 (net dwellings). Adding on the additional 5% buffer required under paragraph 73 of the NPPF, the District's housing requirement for years 1-5 is 4838 units and a further 5895 dwellings for years 6-10, and 4750 for years 11-15 (reverting to the OAN for the last period).
- 6.36 The Council identifies 8200 dwellings on SHELAA sites that are considered 'deliverable' within years 1-5 and the assessment identifies 2472 units which the Council considers developable within years 6-10. The SHELAA therefore demonstrates that the Council has enough potential housing sites (with a surplus of 3592), to meet its five year housing requirements using the current OAN requirement set out in the Wealden Local Plan (January 2019). With regard to years 6-10 and 11-15 there is a shortfall of 3423 in years 6-10 and 4753 in years 11-15. It is unlikely that 8200 would be delivered within years 1-5 given previous housing delivery rates therefore the level of surplus from years 1-5 would roll over into years 6-10 to help meet the requirement for years 6-10. There are sufficient sites to meet the need identified for the ten year plan period set out in the Wealden Local Plan.
- 6.37 In addition, there are over 5,000 committed dwellings as of the 1st October 2017 (i.e. sites with planning permission), which have been identified in the table below by Parish and windfall development which is outlined in Stage 3 above, which could potentially add a further 258 dwellings per annum using the average over the period 2007/8 to 2016/17. This is enough to meet a ten year supply of housing sites as required through the NPPF. This additional supply beyond the annualised requirement will be called upon if the delivery rates projected in the District's current Housing Trajectory are stalled for any reason.

Table of commitments (as at 1st October 2017)

Parish	Commitment
Alciston	1

Arlington	26
Buxted	14
Chalvington with Ripe	38
Chiddingly	16
Crowborough	346
Danehill	2
East Hoathly	10
Fletching	7
Forest Row	15
Framfield	26
Frant	77
Hadlow Down	7
Hailsham	590
Hartfield	6
Heathfield and Waldron	283
Hellingly	675
Herstmonceux	171
Hooe	1
Horam	222
Isfield	22
Laughton	16
Little Horsted	6
Long Man	4
Maresfield	75
Mayfield and Five Ashes	28
Ninfield	81
Pevensey	1
Polegate	193
Rotherfield	29
Selmeston	3
Uckfield	1274
Wadhurst	89
Warbleton	13
Wartling	13
Westham	487
Willingdon and Jevington	393
Withyham	7
Total	5267

Stage 5 – Final Evidence base

6.38 This final report presents the Council's assessment of housing and employment land as of January 2019 and provides the information required by paragraph 28 (ID: 3-028-20140306) of the National Planning Policy Guidance.

7. Monitoring & Next Steps

- 7.1 A full review of the SHELAA will be undertaken regularly. This will feed into the ongoing development of the WLP and subsequently planning documents such as Neighbourhood Development Plan.
- 7.2 The SHELAA is a live document therefore if any member of the public, developer, landowner/ agent or Parish/ Town/ District councillor has any further information they would like to submit in relation to a site or if they have an additional site they would like to be put forward for inclusion in the SHELAA, the relevant information should be sent to the Planning Policy Team at:

Email: sheaaa@wealden.gov.uk

Post: Planning Policy, Wealden District Council, Vicarage Lane, Hailsham, BN27 2AX

- 7.3 This information will then be considered and (where appropriate) included within the next review of the SHELAA. The SHELAA Planning Practice Guidance requires the assessment, once completed, to be kept up to date (at least annually). Following publication of this SHELAA Report, the SHELAA process will be repeated annually. Further information on the SHELAA will be made available on the Planning Policy web pages:
www.wealden.gov.uk/sheaaa

Appendix 1 - Sites considered too small for assessment

Site ref.	Address	Settlement	Parish	Site area (ha)
014/3100	Holmbury, Lower Horsebridge, Hailsham	Lower Horsebridge	Hellingly	0.23
085/1980	Criers Farm, Farm Lane	Five Ashes	Mayfield	0.09
088/3110	Land adjoining Woodside Cottage on road C15 at Carters Corner	Magham Down	Hellingly	0.198
097/1510	Rear of 25 Pevensey Road, Polegate	Polegate	Polegate	0.05
102/1110	Land at Blake Cottage, Fielden Road	Crowborough	Crowborough	0.1
118/1410	Land to the west of Buckswood Grange, Rocks Road	Uckfield	Uckfield	0.08
132/1930	Land off School Lane, near Crocodile Cottages	Danehill	Danehill	0.074
159/3360	Land to the west of Eastbourne Road	Westham	Westham	2.03
171/3060	Land between Long Barn and 1&2 Home Farm Cottages, Lewes Road	Laughton	Laughton	0.06
268/1110	Land off Eridge Road, Steel Cross	Crowborough	Crowborough	0.12
288/1990	Land at Lynton	Five Ash Down	Buxted	0.29
295/1990	Land at Willow House, Coopers Green	Five Ash Down	Buxted	0.17
296/1990	Rockdene, Coopers Green	Five Ash Down	Buxted	0.087

303/1110	1 Ferndale Terrace and land rear of Western Road	Crowborough	Crowborough	0.15
452/3290	South west field, Douglas Road	Town Row	Rotherfield	0.48
464/1110	Land at Kemps Farm Road	Crowborough	Crowborough	0.13
465/1510	Land at Brook Street	Polegate	Polegate	0.9
475/3285	Land at the Three Cups Public House	Three Cups Corner	Warbleton	0.07
533/1210	Land at Tilsmore Lodge, Cross in Hand Road	Heathfield	Heathfield & Waldron	0.1
543/3300	Land off Coldharbour Road	Upper Dicker	Arlington	0.145
549/3120	Land adjacent to The Manor House, The Drive, Maresfield Park	Maresfield	Maresfield	0.33
550/3120	Land at Millwood, Millwood Lane	Maresfield	Maresfield	0.81
571/1110	Fairstowe, Warren Road	Crowborough	Crowborough	0.41
580/1820	Paddock Lodge, The Strait	Boreham Street	Wartling	0.131
588/3170	Land at Standard Hill Yard North	Ninfield	Ninfield	0.06
589/3170	Land at Marlpits Lane	Ninfield	Ninfield	0.13
590/3330	Land adj. 29 Snape View	Wadhurst	Wadhurst	0.047
591/1410	Garage site and part of garden 10 The Drive	Uckfield	Uckfield	0.05
593/3120	Land at Forest Ridge, The Drive, Maresfield Park	Maresfield	Maresfield	1.18
594/3300	Ravenscroft, Coldharbour Road	Upper Dicker	Arlington	0.19

598/3030	Land at Flintstones, Manor Road	Horam	Horam	0.15
611/3330	Meadowcroft, Pell Green	Wadhurst	Wadhurst	0.11
629/3120	Land to the rear of South Manor House, Maresfield Park	Maresfield	Maresfield	0.34
632/1210	Land at Broadridge, Mutton Hall Hill	Heathfield	Heathfield & Waldron	0.09
637/3290	Land at Seymour's Yard	Town Row	Rotherfield	0.066
640/1210	Land at 25 Gibraltar Rise	Heathfield	Heathfield & Waldron	0.107
642/1210	Land at 38 Downsview	Heathfield	Heathfield & Waldron	0.061
643/1210	Land at 40 Downsview	Heathfield	Heathfield & Waldron	0.054
645/1210	Land at Tudor Lodge, Sandy Cross Lane	Heathfield	Heathfield & Waldron	0.036
646/1210	Land at The Old Stable, Green Lane	Heathfield	Heathfield & Waldron	0.113
652/3360	Land on Hankham Hall Road	Westham	Westham	0.127
655/1110	Land at Luxford Road	Crowborough	Crowborough	0.098
665/2050	Village Hall and land adj, Hut Lane	Hadlow Down	Hadlow Down	0.0565
671/3390	Land at Dormers Farmhouse	Windmill Hill	Herstmonceux	0.074
672/1210	Carradale, Willow Close	Heathfield	Heathfield & Waldron	0.057
676/1410	Fairway House, 31A Framfield Road	Uckfield	Uckfield	0.042

682/1410	Carrington, Hempstead Rise	Uckfield	Uckfield	0.075
687/1110	Land at Tritoma, Harlequin Lane	Crowborough	Crowborough	0.294
688/1110	Land at The Brackens, Ericas and Westridge House, Goldsmiths Avenue	Crowborough	Crowborough	0.603
689/1110	Land at Anderia, Green Lane	Crowborough	Crowborough	0.112
714/1410	31a Framfield Road,	Uckfield	Uckfield	0.014
731/1920	Land at Raesden	Cross in Hand	Heathfield & Waldron	0.112
737/1920	Land north of Mayfield Flat	Cross in Hand	Heathfield & Waldron	0.512
738/2030	Land at Hunthill House, Mayfield Road	Frant	Frant	0.311
753/3150	Land between Rock Harbour and Little Heath, Frary Walk, Maynards Green	Maynards Green	Heathfield & Waldron	0.28
759/3110	Land at 3 Sussex Cottages, Magham Down	Magham Down	Herstmonceux	0.03
766/2060	Land West of Lewes Road (B2192), North Halland	Halland	East Hoathly	0.41
769/3030	Land at Hollinwood, Little London Road	Horam	Horam	0.18
770/1110	Kinton/Crosslets/Glenfra, Eridge Road	Crowborough	Crowborough	0.33
774/3200	Land at Riverside, Bexhill Road	Pevensey	Pevensey	0.32

791/3110	Land adjacent and to the north of Downcroft Nursery, Squab Lane, Magham Down	Magham Down	Hailsham	0.08
792/3300	Land at Coldharbour Road	Upper Dicker	Hailsham	0.23
793/3110	Land at Orchard Cottage, Old Road	Magham Down	Herstmonceux	0.43
801/3030	Glenside/ Homelands, Lower High Street	Horam	Horam	0.25
815/1310	Plot 1. North of Woodside Terrace, Polegate Road	Hailsham	Hailsham	0.05
816/1310	Plot 2, North 1 Woodside Terrace, Polegate Road	Hailsham	Hailsham	0.121
824/3030	Land at Orchard House, The Avenue, Horam	Horam	Horam	0.046
826/3140	Land at North Yard Industrial Estate, Pennybridge Lane, Mayfield	Mayfield	Mayfield	0.6
831/3170	Land at Staplehurst Wood and land adj. to A269	Ninfield	Ninfield	0.38
835/1510	Land at Polly Arch, Lynholm Road	Polegate	Polegate	0.18
838/3030	Glen Rosa, Vines Cross Road,	Horam	Horam	0.11
849/3220	Land adjacent to Chapel House, Chapel Cross	Punnett's Town	Heathfield	0.22
851/1310	1 Summerhill Cottages, Summerhill Lane	Hailsham	Hailsham	0.05
865/1210	The Yard, Burwash Road, Heathfield, TN21 8RA	Heathfield	Heathfield & Waldron	0.06

867/3300	Land on north side of Coldharbour Road, Upper Dicker, Hailsham (opp Village Hall)	Upper Dicker	Arlington	0.27
874/3140	Knowle, Newick Lane, Mayfield TN20 6RD	Mayfield	Mayfield	0.23
876/1920	Cross in Hand Mills, Cross in Hand, Heathfield TN21 0JY	Cross in Hand	Heathfield & Waldron	1.24
885/1310	Hailsham Ambulance Station, London Road, Hailsham BN27 3BU	Hailsham	Hailsham	0.09
923/1310	Land at 1 Railway Crossing Cottage, Mulbrooks	Hailsham	Hailsham	0.32
926/3220	Car park and outbuildings adjacent to Barley Mow House	Punnetts Town	Heathfield & Waldron	0.024
938/3330	Land East of Osmers Hill	Wadhurst	Wadhurst	0.13
949/1920	Land on the NE side of Cross in Hand Road	Cross in Hand	Heathfield & Waldron	0.076
950/1210	Land to the rear of Idens Farm, Street End Lane, Broad Oak	Heathfield	Heathfield & Waldron	0.28
952/1110	Land at Innhams Wood House, Innhams Wood	Crowborough	Crowborough	0.334
959/1210	Little Rose ,Meres Lane,C ross- in- Hand, Heathfield, East	Heathfield	Heathfield & Waldron	0.31

Appendix 2 - Sites with Planning Permission

Ref Number	Address	Settlement	Parish	Site has Planning Permission	Site under construction	Site built out
014/3100	Holmbury, Lower Horsebridge, Hailsham	Lower Horsebridge	Hellingly	✓	✓	✓
025/1630	The Walled Garden, Trulls Hatch, Argos Hill	Rotherfield (other 1630)	Mayfield	✓	✓	✓
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittons Road	Polegate	Polegate	✓	✓	✗
050/1110	Tarka, Luxford Lane	Crowborough	Crowborough	✓	✓	✓
051/3280	Land rear of Barn Close, Stone	Stone Cross	Westham	✓	✓	✗
053/1310	Little Horselunges, Wood, Upper Horsebridge Road	Hailsham	Hailsham	✓	✓	✗
059/1610	Birchlands, Benhall Mill Road, Tunbridge Wells	Tunbridge Wells	Frant	✓	✓	✗
070/2090	Lime Roughs, Land to the South of the	Herstmonceux	Herstmonceux	✓	✗	✗
072/3120	Southern Cottage, Maresfield Park	Maresfield	Maresfield	✓	✗	✗
078/3300	Land adjoining Shermans Oak, Coldharbour Road	Upper Dicker	Arlington	✓	✗	✗
081/2090	Site to North of James Avenue	Herstmonceux	Herstmonceux	✓	✗	✗
082/1790	Land at Gun Road	Blackboys	Framfield	✓	✗	✗
093/3000	The Golden Martlet PH, Station Road, Hellingly	Hellingly	Hellingly	✓	✓	✓

095/1110	Land on the South-Western side of Tollwood Road (North of Blackness Road), Crowborough	Crowborough	Crowborough	✓	✗	✗
099/1840	Land at Grove Farm, Howbourne Lane, Buxted	Buxted	Buxted	✓	✓	✗
100/1310	Oaklands Farm, Ersham Road and the Brickfield, Coldthorne Lane	Hailsham	Hailsham	✓	✗	✗
103/1210	The Cart Barn, Burwash Road, Heathfield	Heathfield	Heathfield & Waldron	✓	✗	✗
111/1210	Land at Tilsmore Lodge	Heathfield	Heathfield & Waldron	✓	✗	✗
122/3030	Land off A267 (adj. Tennis Club)	Horam	Horam	✓	✗	✗
128/1310	Amberstone Nursery, Magham Road	Hailsham	Hailsham	✓	✗	✗
140/1110	Land at Bethany, Green Lane	Crowborough	Crowborough	✓	✓	✓
142/1410	Land West of Ridgewood Manor Lodge, North of Sandpits	Uckfield	Uckfield	✓	✗	✗
143/3280	Land south of Rattle Road	Stone Cross	Westham	✓	✓	✗
150/1510	Land at Greenleaf Gardens	Polegate	Polegate	✓	✗	✗
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Uckfield	✓	✗	✗
162/1410	Land at 22 Keld Drive	Uckfield	Uckfield	✓	✗	✗
166/1510	North of field and adjoining land South of the Polegate Bypass and North of Dittons Road	Polegate	Polegate	✓	✗	✗
167/1510	Land North of Elsinore, Dittons Road	Polegate	Polegate	✓	✗	✗
186/1110	Land south of Steel Cross Road	Crowborough	Crowborough	✓	✓	✓
188/3280	Land to the south of Peelings Lane	Stone Cross	Westham	✓	✓	✗
195/3280	Land North of Dittons Road	Stone Cross	Westham	✓	✓	✗
202/3090	Swallow Business Park Phase II, North of A22	Lower Dicker	Hellingly	✓	✓	✓
215/1310	Poplar Cottage Farm, Amberstone	Hailsham	Hailsham	✓	✗	✗

217/1110	Land between The Stables and Latchetts, Clackhams Lane	Crowborough	Crowborough	✓	✗	✗
240/1310	Upper Horsebridge	Hailsham	Hellingly	✓	✓	✗
243/1310	Land south of New Road, east of Park Road	Hailsham	Hellingly	✓	✓	✗
249/1310	Ersham Farm, Ersham Road	Hailsham	Hailsham	✓	✓	✓
260/1210	Land South of Burwash Road and East of Tower Street	Heathfield	Heathfield & Waldron	✓	✗	✗
278/1310	The Flour Mill, Upper Horsebridge Road	Hailsham	Hailsham	✓	✓	✗
281/1110	Rockington Nursery, Blackness Road	Crowborough	Crowborough	✓	✗	✗
301/3000	Danecroft Nursery, Station Road	Hellingly	Hellingly	✓	✓	✗
312/1110	Cranstal, Red Roofs, Cedars, Crowborough Hill	Crowborough	Crowborough	✓	✗	✗
317/1110	Willettts House, Pilmer Road	Crowborough	Crowborough	✓	✗	✗
318/1510	Land to the north of Dittons Road	Polegate	Polegate	✓	✓	✗
329/1410	Quarry Site, Snatts Road	Uckfield	Uckfield	✓	✗	✗
338/3120	Land South of Park Farm	Maresfield	Maresfield	✓	✗	✗
342/3280	Uplands Farm, Rattle Road	Stone Cross	Westham	✓	✗	✗
346/1410	Ridgewood Farm, Lewes Road, Ridgewood	Uckfield	Uckfield	✓	✗	✗
354/1410	Land to north of Mallard Drive	Uckfield	Uckfield	✓	✗	✗
359/3040	Isfield Camp, Station Road	Isfield	Isfield	✓	✓	✓
372/3170	Ingrams Farm	Ninfield	Ninfield	✓	✗	✗
384/1310	Land adjacent to Grovelands School, Dunbar Drive	Hailsham	Hailsham	✓	✗	✗
388/3280	Land to rear of Inglenook, Rattle Road	Stone Cross	Westham	✓	✓	✗
397/3330	Land at Lower High Street	Wadhurst	Wadhurst	✓	✓	✗
403/3120	Land north of Park Farm	Maresfield	Maresfield	✓	✗	✗
415/3280	The Oaks, Rattle Road	Stone Cross	Westham	✓	✓	✗

428/3100	Land at North Street, Lower Horsebridge	Lower Horsebridge	Hellingly	✓	✓	✓
440/3120	Land at Mill House Farm	Maresfield	Maresfield	✓	✗	✗
455/2030	Land opposite Abergavenny Arms	Frant	Frant	✓	✗	✗
459/1110	Jarvis Brook Depot, Jarvis Brook	Crowborough	Crowborough	✓	✗	✗
485/1410	St Michael's Convent, High Street, New Town	Uckfield	Uckfield	✓	✓	✓
507/1110	Millbrook Road	Crowborough	Crowborough	✓	✓	✓
518/1510	Former Waterhouse Coaches site, Dittons Road	Polegate	Polegate	✓	✓	✗
523/1310	Land at and to the rear of Lynton, Battle Road	Hailsham	Hailsham	✓	✗	✗
527/1610	Land to the north east of Benhall Mill Road	Tunbridge Wells	Frant	✓	✓	✗
528/1610	Land between Forest Road and Benhall Mill Road	Tunbridge Wells	Frant	✓	✓	✓
529/3280	Dittons Nursery, Dittons Road	Stone Cross	Westham	✓	✓	✗
535/3280	Land at Rattle Garden Farm, off Peelings Lane	Stone Cross	Westham	✓	✓	✗
540/3370	Land at Brodrickland and Hamlands Farm, Willingdon	Willingdon	Willingdon/Jevington	✓	✗	✗
543/3300	Land off Coldharbour Road	Upper Dicker	Arlington	✓	✗	✗
544/1820	Harris Bros - The Star Garage, Boreham Hill	Boreham Street	Wartling	✓	✓	✗
548/1920	Land on the east side of Dads Hill	Cross in Hand	Heathfield & Waldron	✓	✓	✗
549/3120	Land adjacent to The Manor House, The Drive, Maresfield Park	Maresfield	Maresfield	✓	✗	✗
556/3030	Land at Rose Mead Farm, Horebeech Lane	Horam	Horam	✓	✗	✗
582/2090	Land at Gardner Street	Herstmonceux	Herstmonceux	✓	✗	✗

587/1920	Land at Springfield Nursery, Back Lane	Cross in Hand	Heathfield & Waldron	✓	✓	✗
588/3170	Land at Standard Hill Yard North	Ninfield	Ninfield	✓	✗	✗
590/3330	Land adj. 29 Snape View	Wadhurst	Wadhurst	✓	✗	✗
593/3120	Land at Forest Ridge, The Drive, Maresfield Park	Maresfield	Maresfield	✓	✗	✗
600/2090	Land at The Welcome Stranger, Chapel Row	Herstmonceux	Herstmonceux	✓	✗	✗
603/3300	Land off Michelham Priory Road	Upper Dicker	Arlington	✓	✗	✗
609/2090	Land adj. to Collins Honda	Herstmonceux	Herstmonceux	✓	✗	✗
625/3120	Land north of Mill Cottage, Budletts	Maresfield	Maresfield	✓	✗	✗
666/3100	Land to the east of the B2104/North Street	Lower Horsebridge	Hellingly	✓	✗	✗
671/3390	Land at Dormers Farmhouse	Windmill Hill	Herstmonceux	✓	✗	✗
673/1110	Old Community Centre, Park Road	Crowborough	Crowborough	✓	✗	✗
677/3280	Land west of Dittons Nursery, Dittons Road	Stone Cross	Westham	✓	✓	✗
700/1990	Former Grampian Country Food Factory	Five Ash Down	Buxted	✓	✓	✗
742/3040	Land at September Farm, Rose Hill	Isfield	Isfield	✗	✗	✗
746/1310	Land South of Mill Lane	Hailsham	Hailsham	✓	✓	✗
759/3110	Land at 3 Sussex Cottages, Magham Down	Magham Down	Herstmonceux	✓	✗	✗
767/1510	Phase 1&2 Commercial Site, Land north of Ditton's Road	Polegate	Polegate	✓	✗	✗
768/3280	The Wells, Rattle Road	Stone Cross	Westham	✓	✓	✗
772/1510	Land at rear of Dittons Farm	Polegate	Polegate	✗	✗	✗
785/3030	Land at Grammont, Chiddingly Road	Horam	Horam	✓	✗	✗
791/3110	Land adjacent and to the north of Downcroft Nursery, Squab Lane, Magham Down	Magham Down	Hailsham	✓	✓	✗

813/2060	Old Hartfield, Lewes Road	Halland	East Hoathly	✕	✕	✕
900/1310	Land adjacent the Old Loom Mill	Hailsham	Hailsham	✓	✕	✕
947/1750	Land at Stubby Grove Business Park and Works	Bells Yew Green	Frant	✓	✓	✓

Appendix 3: Site Visit Checklist

SHLAA Ref:	Site Address:		
Grid Ref:			

Constraint	Yes	No	Comments
Present Use of Land			
100% PDL			Present use:
Mixed GFD/PDL - less than 50% PDL			
Mixed GFD/PDL - more than 50% PDL			
100% Greenfield			
Character of Local Area			
Height of development:			
Density:			
Materials:			
Urban Grain:			
Other:			
Access			
Access - existing?			
Visibility - ok?			
Off site Highways Works likely to be required?			
Speed Limit			
Footpaths/ Pedestrian Right of Way			
Pedestrian access exists to site?			
Pedestrian access could be created to site?			
Linkage access likely to be required across 3 rd party land?			

Existing footpaths/ pedestrian right of way on site?			
Topography			
Sloping site?			
Other			
Visual Impact of Site within wider landscape			
Degree of Enclosure of site			
Noise			
Railway			
Road			
Neighbouring land use noisy?			
Smell			
Does neighbouring land use produce smell?			
Contaminated Land			
Anything Obvious on site?	Comment:		
Listed Buildings			
	Yes	No	Comment:
Are there listed buildings on site or on site boundary?			
Potential for impact on the setting of a listed building?	Comment:		
Conservation Area			
	Yes	No	Comment:
Is the site within or adjacent to a Conservation Area?			
Potential for Impact on setting or Key Views?			
Adjacent Land Uses			
List:	Detrimental?	Comment:	

Attractiveness of Location			
Good:	Neutral:	Poor:	Comment:
Cost Factors			
	Yes	No	Comment:
Trees			
Woodland			
Hedgerows			
Ditches			
Ponds			
Stream(s)			
Water courses			
Ecology - potential protected species			
Existing services on site:			
- Electric Pylons			
- Underground Electrics			
- Sewers - foul surface water			

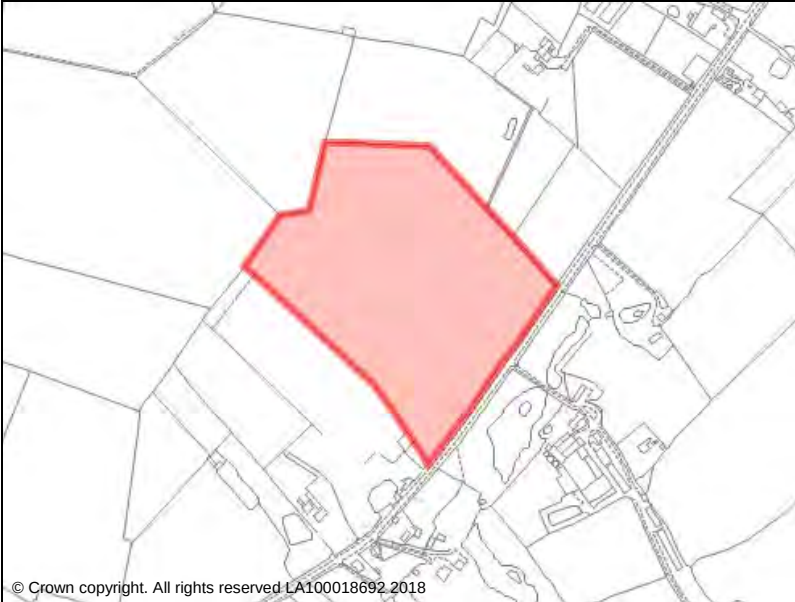
UHPG?			
Accessibility checklist			
Bus Stops checked?			
Local services checked?			

SHLAA Photo ref:

Completed by (Initials):

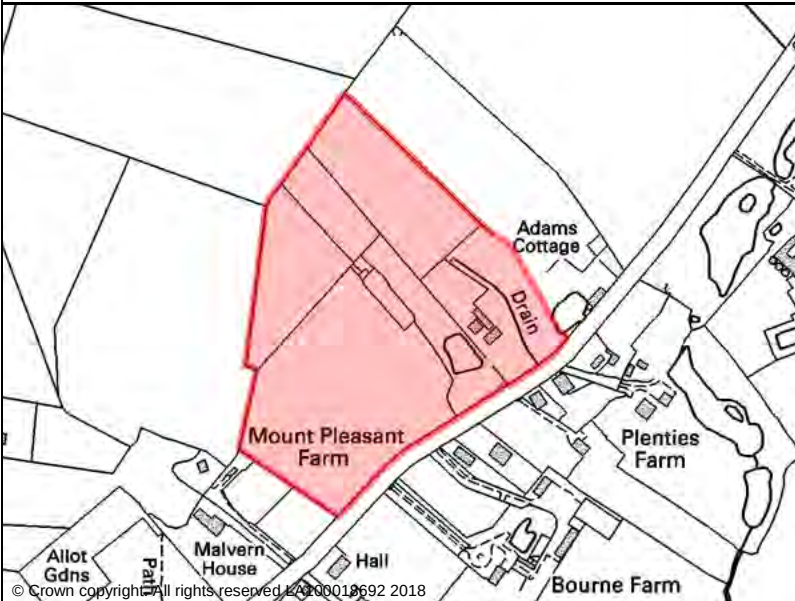
Appendix 4: Sites considered unsuitable for development

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
	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: 7

Reasons: The site is an agricultural field isolated and detached from any identified settlement or local facilities and amenities. It is surrounded mainly by open farmland with scattered houses and farmsteads along Coldharbour Road. Owing to its isolation this site is unsuitable and development would be out of keeping with the surrounding land uses. However if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward in a Local Plan and the requirements set out in the site summary for site 825/1310 are met.

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

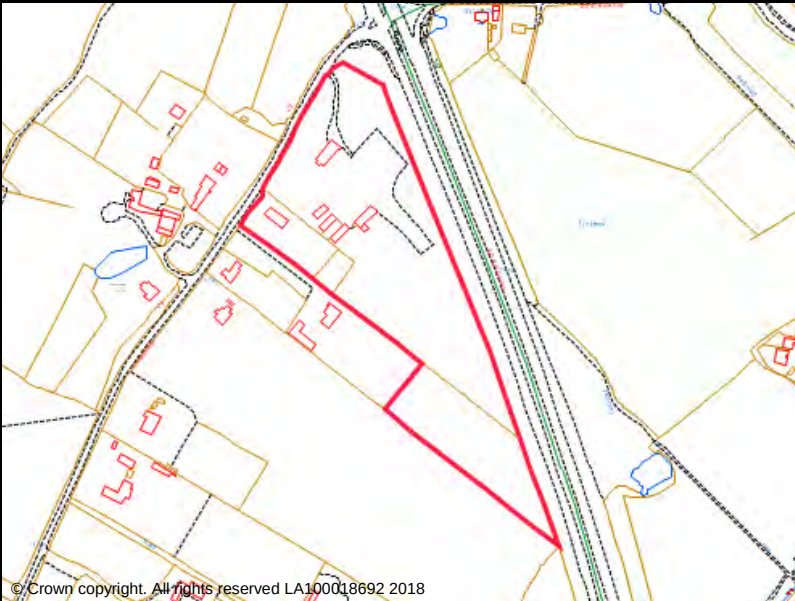
Plan showing whole extent of submitted site	Site Reference: 224/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Mayfields Farm, Coldharbour Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: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

Reasons: The site comprises of a group of fields used for grazing surrounded by open

Wealden SHELAA Unsuitable Sites Summary

farmland and scattered houses and farmsteads along Coldharbour Road. Owing to the sites isolated location detached from Upper Dicker and its local amenities and facilities 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. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward in a Local Plan and the requirements set out in the site summary for site 825/1310 are met.

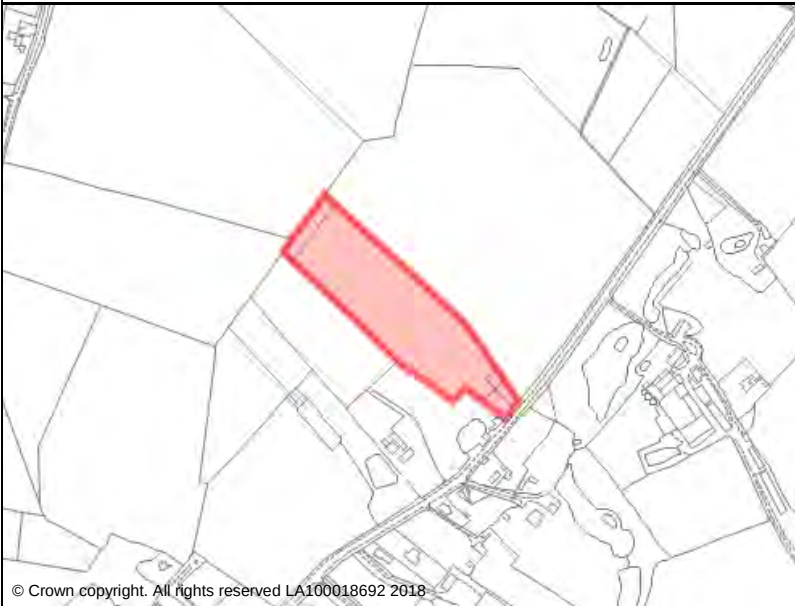
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 237/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Chicheley Farm, Hempstead Lane
	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:

Reasons: The site comprises a house, garden and large area of ancient woodland and is located adjacent to the A22 which runs along the eastern boundary. The site is severed from Hailsham by the A22. Despite the proximity to the A22 the site is particularly rural in nature and is isolated and remote from local services and facilities and public transport. Owing to its isolation this site is unsuitable and development 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. In these circumstances the developable area would be reduced to exclude the ancient woodland and a suitable buffer and mitigation measures would be required to reduce the level of noise from the adjacent A22.

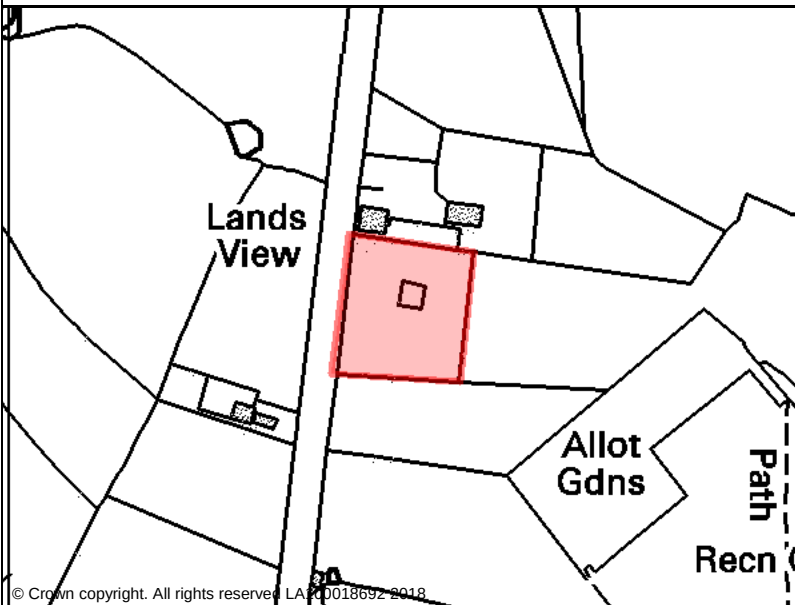
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

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

Reasons: The site comprises of a single field surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road. Owing to the sites isolated location detached from Upper Dicker and its local amenities and facilities 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. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward as part of a Local Plan and the requirements set out in the site summary for site 825/1310 are met.

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

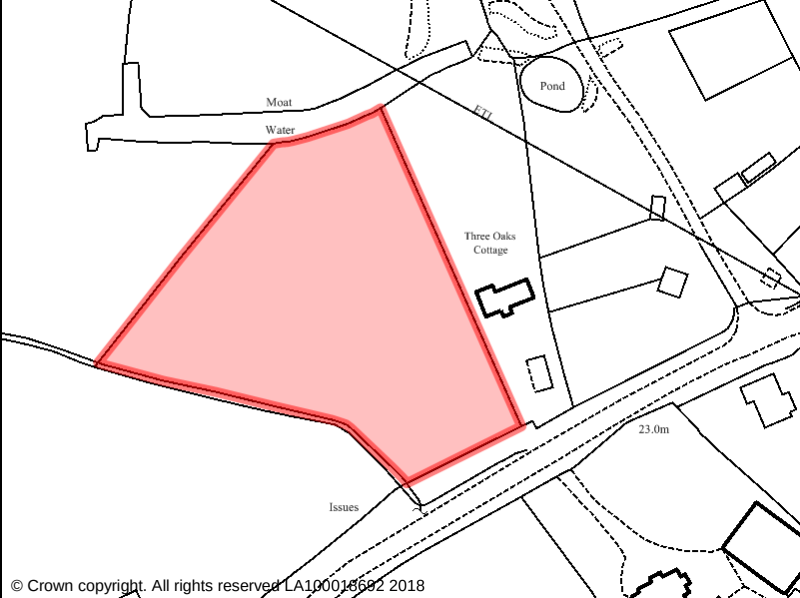
Plan showing whole extent of submitted site	Site Reference: 542/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Land at Camberlot Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.395 Site area (ha) Net:

Reasons: The site comprises of a house and garden single field surrounded by open

Wealden SHELAA Unsuitable Sites Summary

farmland and scattered houses and farmsteads along Camberlot Road. Owing to the sites isolated location detached from Upper Dicker and its local amenities and facilities 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: 668/1730
	Settlement: Arlington
	Parish: Arlington
	Address: Land at Three Oaks Cottages, Wilbees Road
	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:

Reasons: The site comprises a single field used as a paddock located to the east of Arlington village. This is an isolated site, remote from public transport and from local services and facilities and visually and functionally separated from the nearest settlement. Housing development would be unsuitable in this location, and appear out of keeping with the rural character and landscape appearance of the locality.

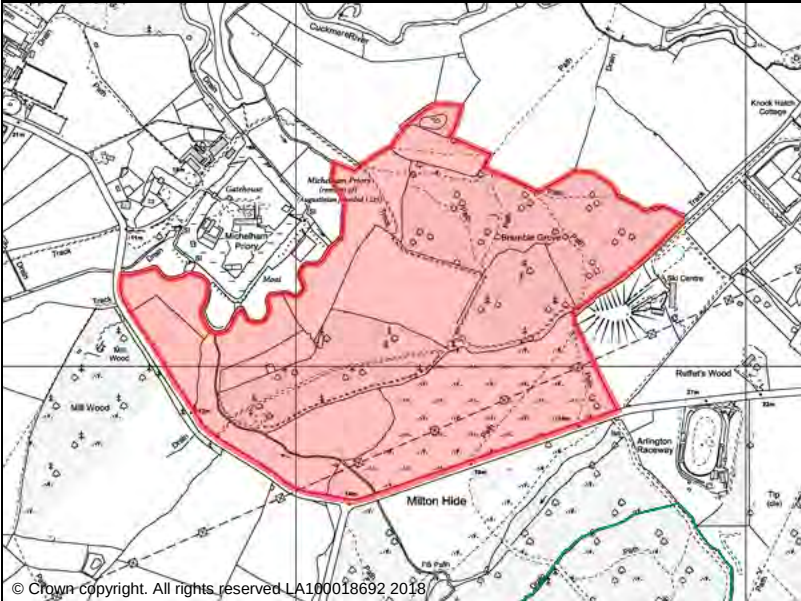
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 680/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Land adjacent to Camberlot Hall
	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 would restrict any potential development of the site. The site is isolated and remote from local services and facilities and functionally separated from the nearest settlement. Housing development would be unsuitable owing to the woodland habitat, the size of site, the isolation from local services and 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

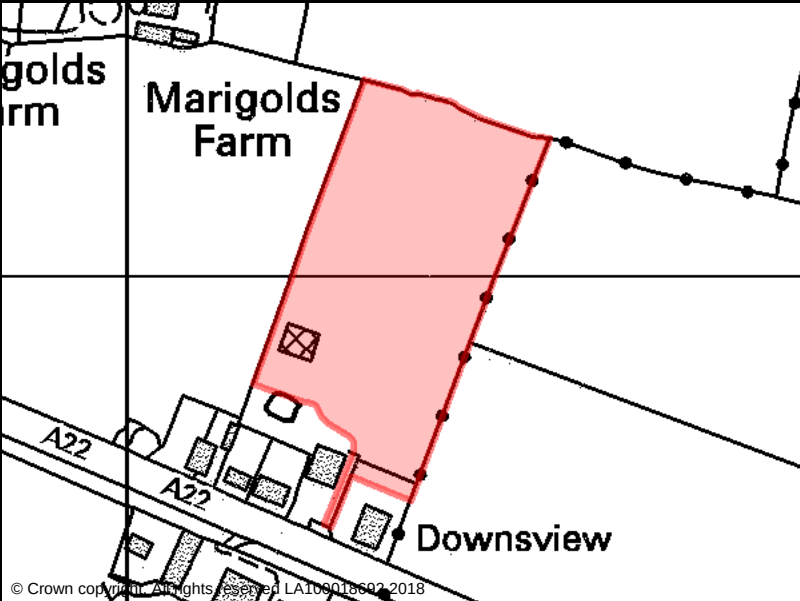
Plan showing whole extent of submitted site	Site Reference: 754/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land at Arlington Road North, Arlington
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 56.52 Site area (ha) Net:

Reasons: This is a large site comprising of fields used for grazing and woodland. The site is located to the south and east of Michelham Priory, which is Grade I listed and a scheduled ancient monument. There are many other Grade II listed buildings located within the vicinity. A large portion of the site is within flood zone 3 and is

Wealden SHELAA Unsuitable Sites Summary

covered by ancient woodland which significantly reduces the developable area of the site. The site is isolated and remote from local services and facilities and is visually and functionally separated from the nearest settlement. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. Development of this site would severely affect the setting of the listed buildings and ancient monument and mitigation is unlikely to be achieved.

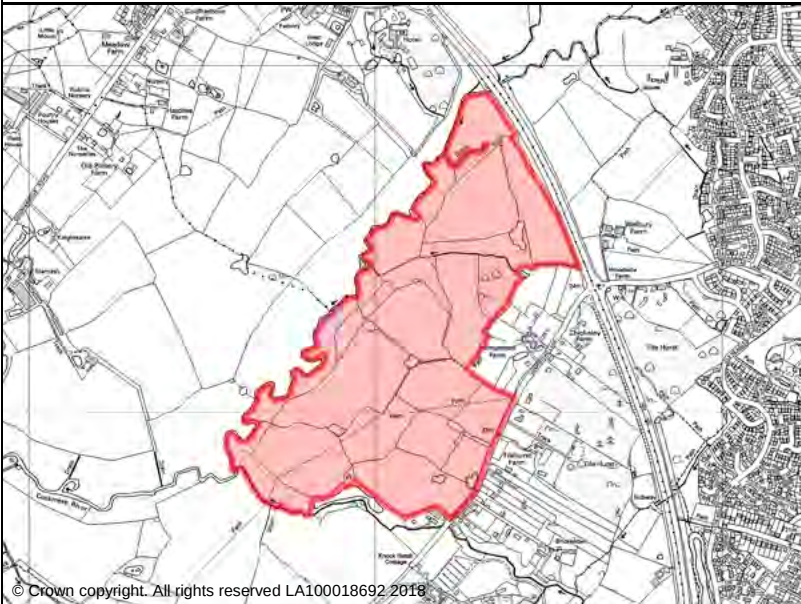
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 802/3090
	Settlement: Lower Dicker
	Parish: Arlington
	Address: Land to the rear of Terra
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
Site area (ha) Gross: 1.54 Site area (ha) Net: 1.54	

Reasons: The site is an agricultural field isolated and detached from any identified settlement or local facilities and amenities. The site is situated to the north of the A22 and severed from the settlement of Hailsham. However the site is situated on the frontage of the A22 which is dominated by business and other units in this location. The site is some 500 metres from Hackhurst Lane Industrial Estate and other businesses and is some 2100 metres from Boship roundabout. Development of the site should have a limited impact on the wider landscape. . In isolation the development of this site for either housing or employment would not be suitable, owing to its isolated and rural location. However subject to policies within the Local Plan for comprehensive development of land for employment to consolidate the business corridor this site may be suitable together with other associated sites subject a comprehensive suitable access for business allocation being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

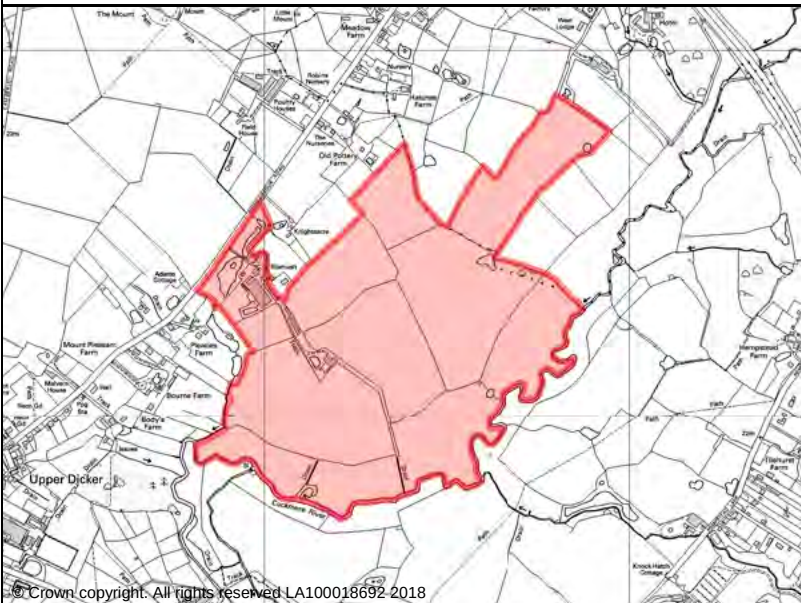
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 805/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land north west of Hempstead Lane - Starnash 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: 56.6 Site area (ha) Net:

Reasons: This site forms part of a larger site (825/1310)

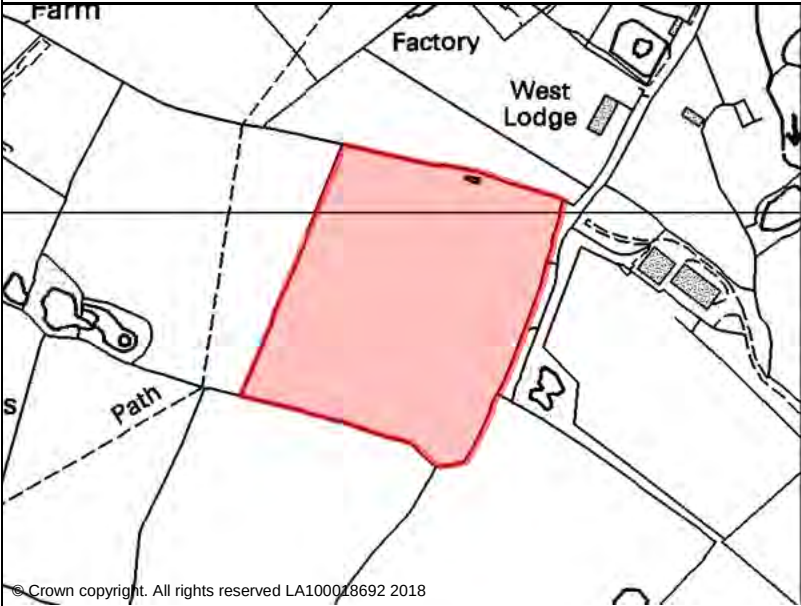
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 806/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land at Starnash Farm - Land at West Hempstead Lane, Hailsham East Sussex
	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:

Reasons: This site forms part of a larger site (825/1310)

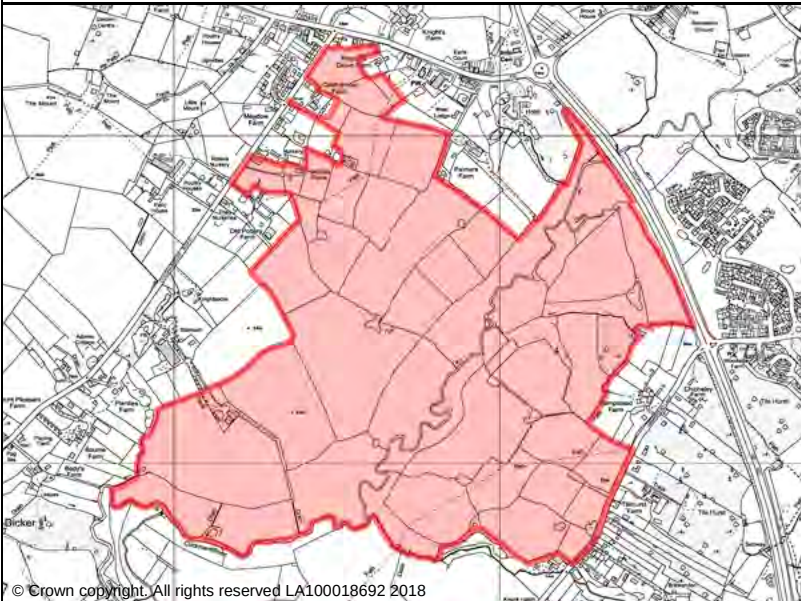
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 807/1310
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hailsham
	Parish: Arlington
	Address: Land adjacent to Starnash Farm - Land at West Hempstead Lane, Hailsham, East Sussex
	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:

Reasons: This site forms part of a larger site (825/1310)

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

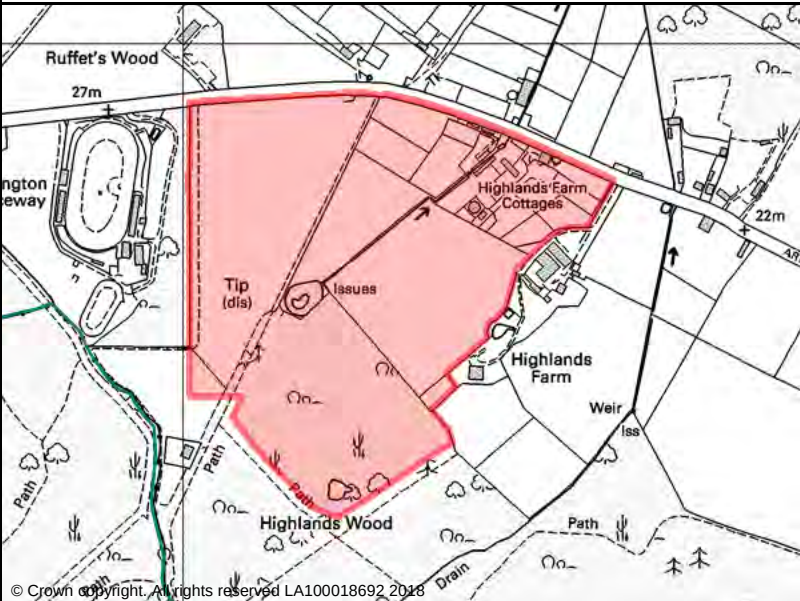
Plan showing whole extent of submitted site	Site Reference: 825/1310
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hailsham
	Parish: Arlington
	Address: Land to the North West of Hempstead Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 148.244 Site area (ha) Net:

Reasons: This is a large site with multiple landowners situated to 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. 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 particularly 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

Wealden SHELAA Unsuitable Sites Summary

ponds within the area and remnant oxbow features. The Weald Way long distance footpath passes adjacent to the northern edge of the site and several 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. In isolation the site is unsuitable being rural in nature and isolated and remote from local services and facilities and public transport. The site would only be suitable for development if it formed part of a larger urban extension with extensive frontage to the A22 with associated connectivity between the west of Hailsham and the site and associated amenities. Development of this site will require a link road to divert traffic away from the A22 and the Boship roundabout and suitable opportunities to create safe and legible access across the A22 to ensure that the residents had suitable access to Hailsham Town Centre. In addition, development in combination with other sites to create a western extension of Hailsham together with other more sustainable sites around the urban edge of Hailsham (not subject to severance of the A22) will also require an offline A27. 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 were respected; retain the Weald Way and its intrinsically rural features; and retain landscape features and providing necessary mitigation measures to the South Downs National Park and Michelham Priory. Significant off site and on-site infrastructure will be required and subject to all necessary studies.

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

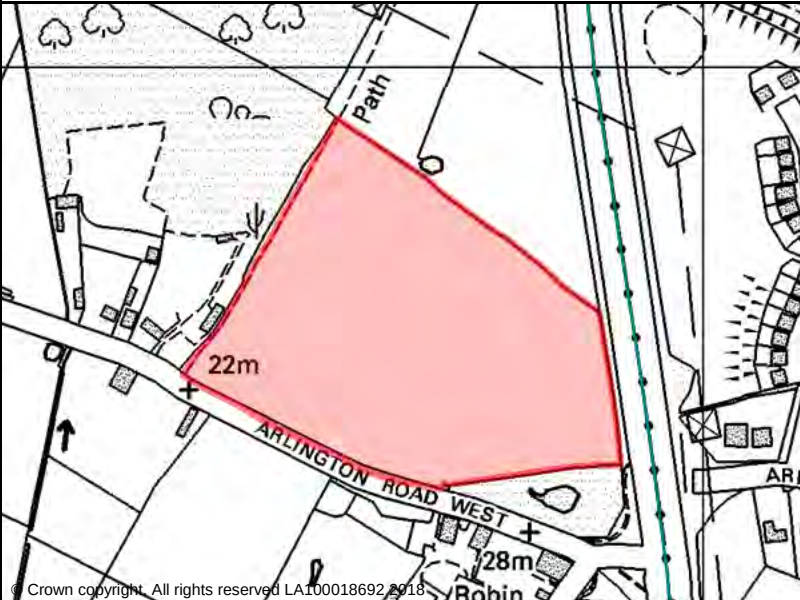
Plan showing whole extent of submitted site	Site Reference: 839/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Highlands Farm, Arlington Road West
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 20.2343 Site area (ha) Net:

Reasons: The site comprises three fields, a block of woodland (including ancient woodland), two ponds and small number sheds/ outbuildings located to the west

Wealden SHELAA Unsuitable Sites Summary

of the A22. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. The site is situated on a rural road with no public footpaths and the land and location is overall rural in nature. 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities. In these circumstances the developable area would be reduced to exclude the ancient woodland and a suitable buffer.

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

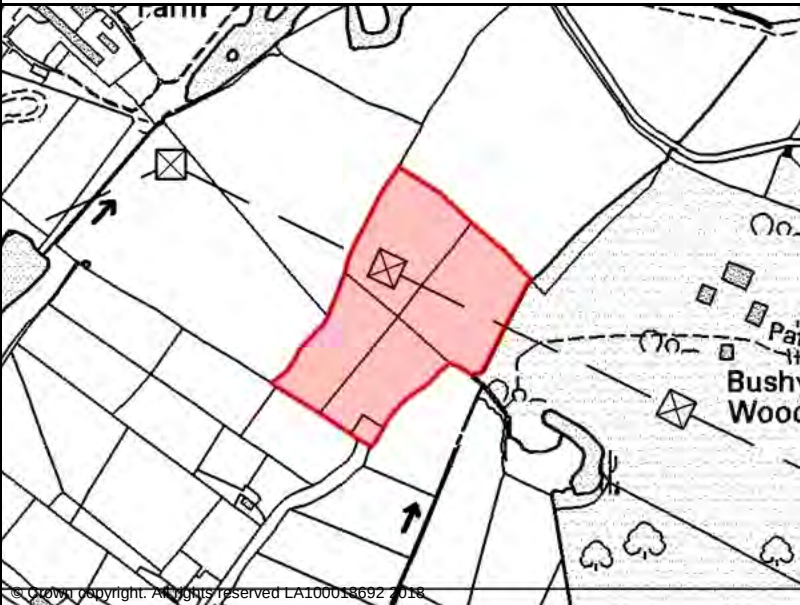
Plan showing whole extent of submitted site	Site Reference: 842/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Land at Candleford, Arlington Road West
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha)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

Reasons: The site comprises of a single field which is situated to the west of the A22 and severed from Hailsham by virtue of this busy dual carriageway. The site is situated along a road with sporadic frontage development on Arlington Road West. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. The site is situated on a rural road with no public footpaths and the land and area is overall rural in nature. Owing to its location and the rural nature of the site/ area 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities as part of a comprehensive scheme. In these circumstances landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries. Suitable noise attenuation, due to the proximity of the site to the A22, would be required if, as part of the comprehensive development, dwellings were provided on site. However, it envisaged that part of an overall comprehensive development this site may be used for other purposes than housing development owing to its

Wealden SHELAA Unsuitable Sites Summary

proximity to the junction with the A22

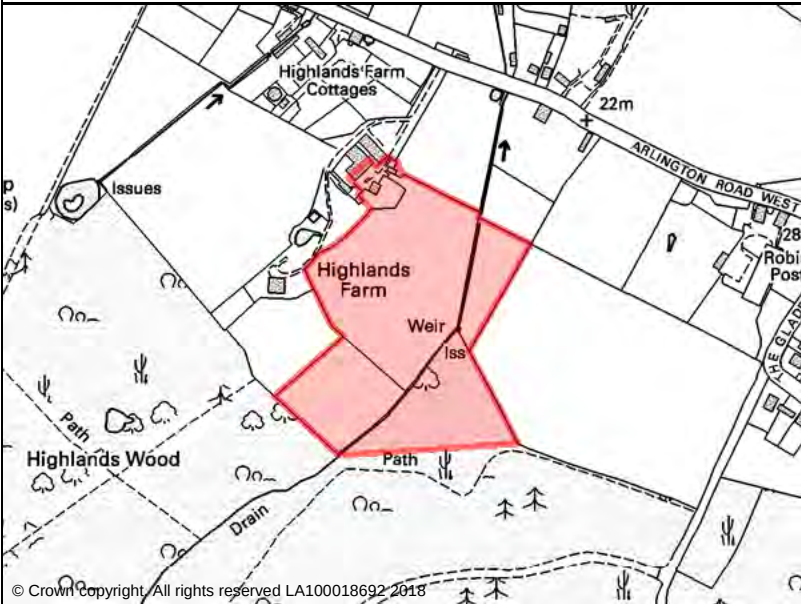
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 843/1310
	Settlement: Hailsham
	Parish: Arlington
	Address:
	Plot 4 Knockhatch Wood, 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: 1.61 Site area (ha) Net:

Reasons: The site comprises of a single field used for horse grazing which is situated off a private farm track beyond the adopted highway. The highway in itself is rural in nature with an absence of public footpaths and is detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements.. Owing to its location within the countryside and detached from any settlement 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. In these circumstances consideration would have to be taken of the electricity pylons which run through the site from west to east and provision of an appropriate buffer to the ancient woodland located adjacent to the east of the site.

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

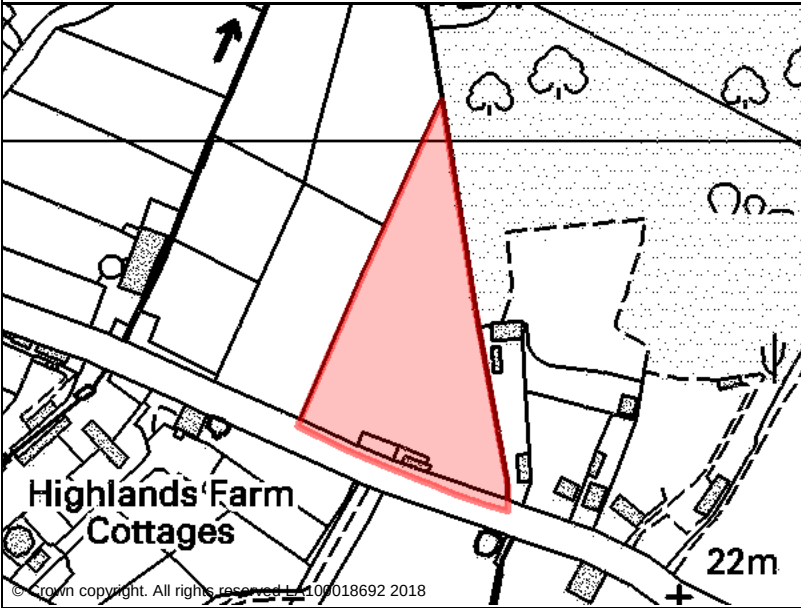
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 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:

Reasons: The site comprises of a dwelling with small grass fields including an area of ancient woodland forming part of the northern edge of Abbotts Wood/ Wilmington Wood. The site is also adjacent to a local wildlife site. The site is situated off a farm track which is accessed from Arlington Road West which is a rural road with sporadic properties and rural businesses fronting the road. The site and location 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities. In these circumstances the area of ancient woodland to the south east of the site would be excluded and an appropriate buffer would reduce the developable area of the site. In addition further studies would be required to understand and mitigate any impact upon the adjacent local wildlife site.

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

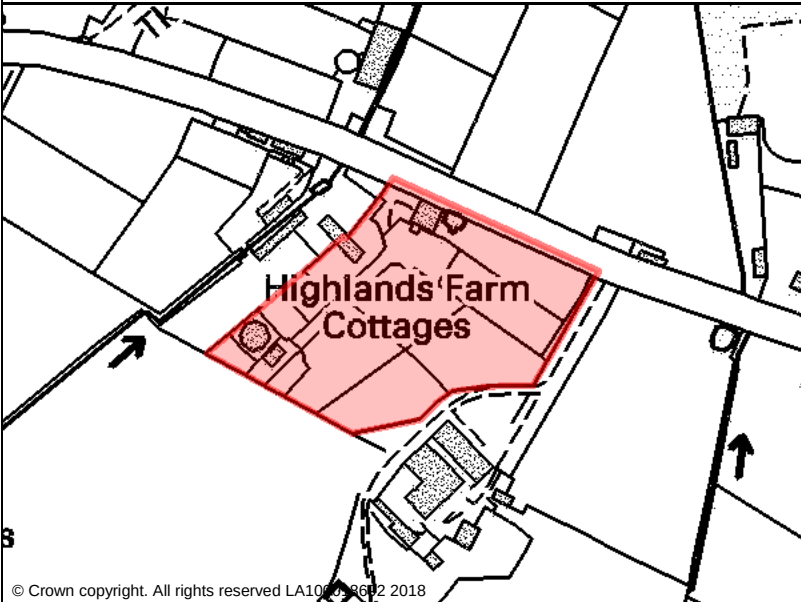
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 857/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Stables adjacent to Bushfield, Arlington Road
	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:

Reasons: The site comprises of a patchwork of small fields used for horse grazing situated off Arlington Road West which is a rural road with no footpaths and is characterised by sporadic properties and rural businesses along the frontage. The site and location 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities. In these circumstances the provision of an appropriate buffer to the ancient woodland located adjacent to the north east of the site would be required to be incorporated into any scheme.

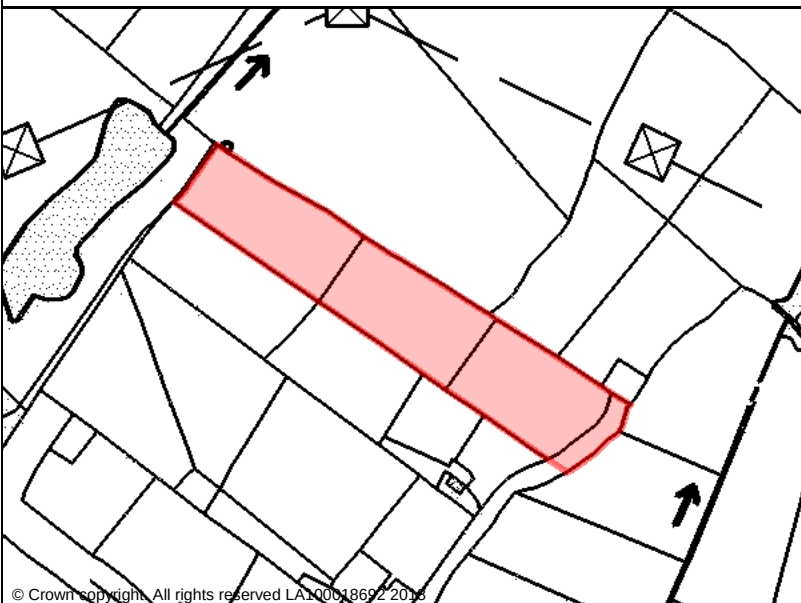
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 859/1310
 <p>© Crown copyright. All rights reserved LA100038602 2018</p>	Settlement: Hailsham
	Parish: Arlington
	Address: 2 Highlands Farm Cottages, 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: 1.25 Site area (ha) Net:

Reasons: The site consists of cottages, paddocks and outbuildings associated with equestrian facilities which is directly accessed from Arlington Road West. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. 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. 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.

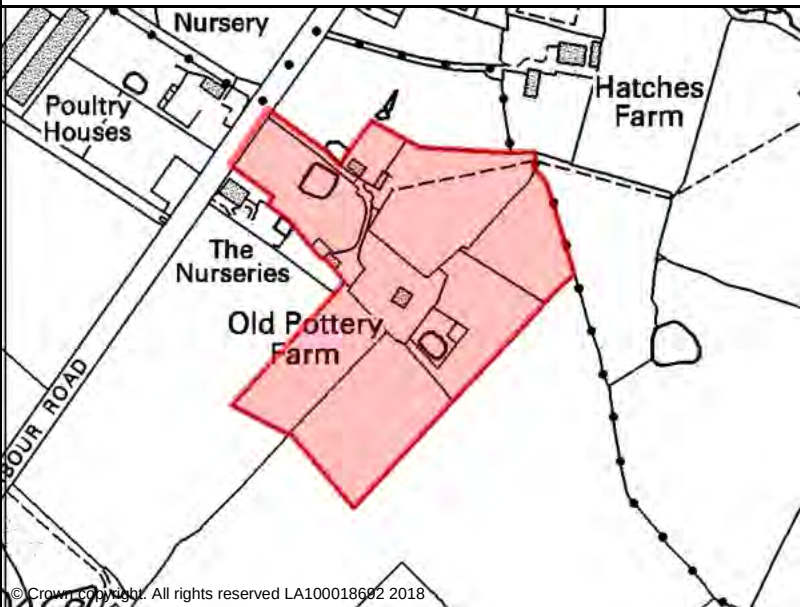
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 860/1310
 <p>© Crown copyright. All rights reserved LA100038602 2018</p>	Settlement: Hailsham
	Parish: Arlington
	Address: Land to the north of Arlington Road
	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:

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site consists of an open field which is accessed off a farm track from Arlington Road West. The site is within a countryside location which is isolated and detached from an adopted highway and 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities

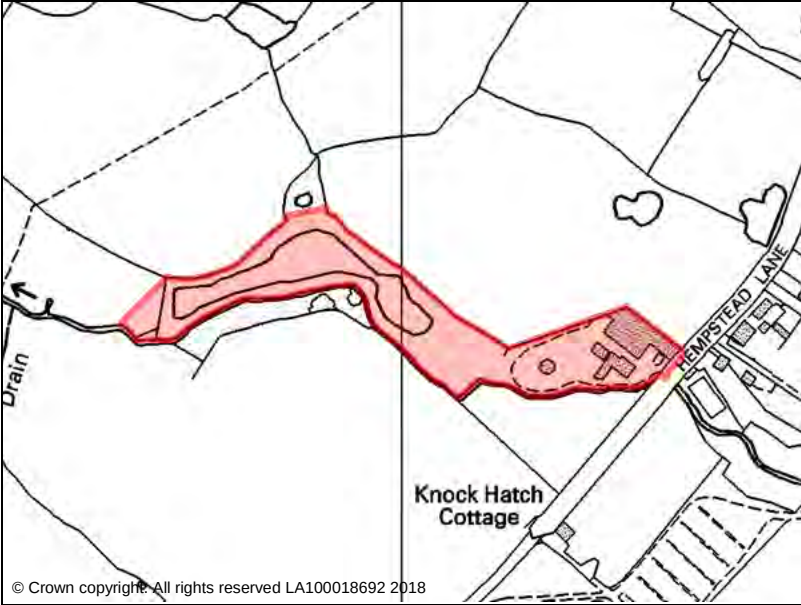
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 861/3300
	Settlement: Upper Dicker
	Parish: Arlington
	Address: Old Pottery Farm, Coldharbour Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
© Crown copyright. All rights reserved LA100018692 2018	Site area (ha) Gross: 3.41 Site area (ha) Net: 3

Reasons: The site is situated on Coldharbour Lane amongst scattered residential dwellings and farmsteads fronting the highway. It comprises of a track leading to a cottage and a larger house with several outbuildings, gardens, grazing paddocks and two ponds. The site is not associated directly with any settlement and is not linked to any amenities through sustainable or public transport. Owing to its isolation this site is unsuitable and development 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. In these circumstances the scheme would have to incorporate the public right of way running through the site and take into account the setting of the Grade II listed building (Hatches Farmhouse) located adjacent 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 Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 862/1310
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hailsham
	Parish: Arlington
	Address: Land to the north west side of Hempstead Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.0 Site area (ha) Net:

Reasons: The site comprises of dilapidated industrial buildings, structures and waste piles, managed garden, small lake, sheds and some ancillary garden infrastructure located to the west of Hempstead Lane. The site is accessed from Hempstead Lane which is a rural road with no public footpaths and sporadic rural development along the frontage. The site and area 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 isolation this site is unsuitable and development 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. However, the majority of the site is within flood zones 2 and 3 therefore as part of the comprehensive development it is considered that the site would only be suitable for water compatible development such as open space/ green infrastructure provision.

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

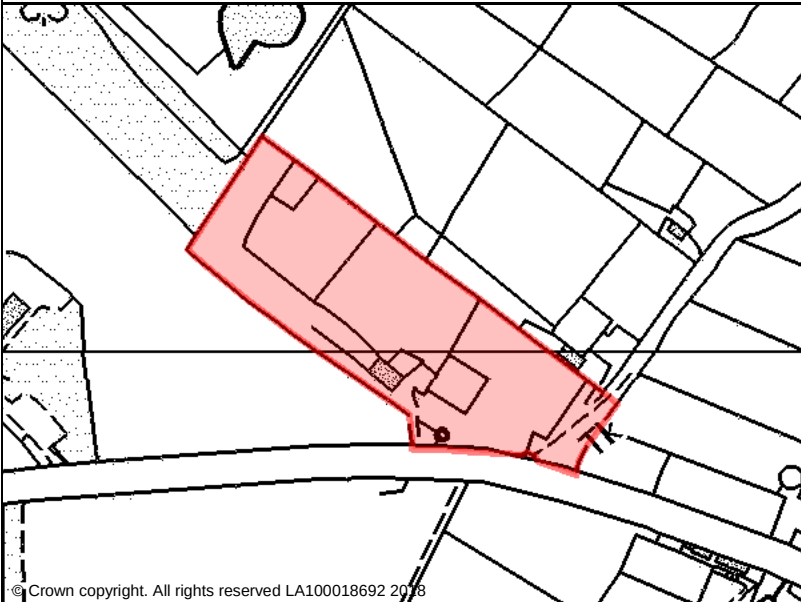
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 866/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Arlington Cattery, Little Highlands Farm, Arlington Road, West Hailsham, East Sussex, BN27 3RA
	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: 3.3

Reasons: The site consists of paddocks to the north of Arlington Road West and a cattery and equestrian facilities connected to a house to the south of the road. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. The site is situated on a rural road with no footpaths 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. 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. In these circumstances the developable area would be reduced to provide a suitable buffer to the ancient woodland located adjacent to the northern boundary of the site.

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

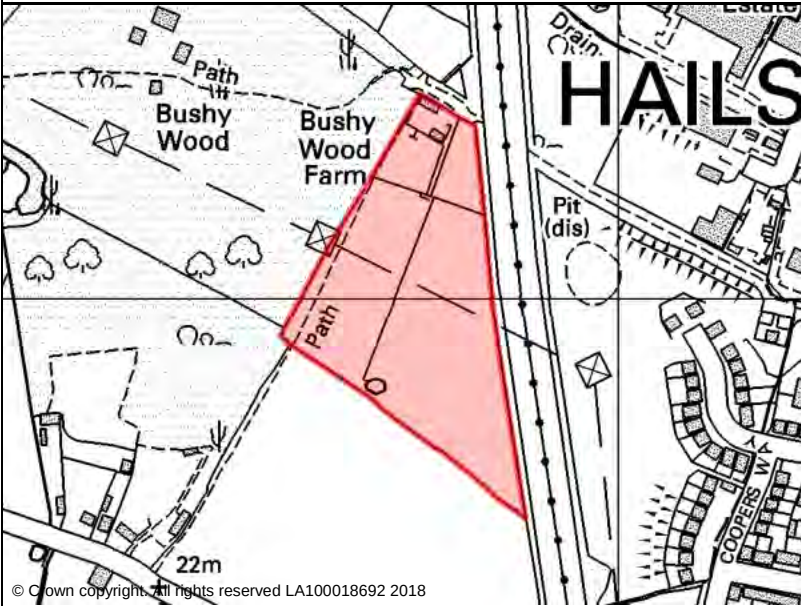
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 868/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Knockhatch Wood Smallholding, Arlington Road West, Hailsham, BN27 3RD
	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: 1.2

Reasons: The site consists of a small field on the northern side of Arlington Road West. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. The site is situated on a rural road with no footpaths 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. 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. In these circumstances the developable area would be reduced to provide a suitable buffer to the ancient woodland located adjacent to the north western boundary 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: 873/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Bushy Wood Farm, Main Road, Hailsham BN27 3LZ
	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: 1.4

Reasons: The site comprises of several paddocks and an area of development around Bushy Wood Farm with associated hard standing and outbuildings (including caravans) adjacent to the A22 which runs along the eastern boundary. The site is severed from Hailsham by the A22 however despite the sites proximity to the A22 the site is particularly rural in nature and is isolated and remote from local services and facilities and public transport. Owing to its isolation this site is unsuitable and development 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 as part of the scheme with associated infrastructure and amenities. In these circumstances the developable area would be reduced to provide a suitable buffer to the ancient woodland located adjacent to the western boundary of the site and appropriate mitigation measures to reduce the level of noise from the adjacent A22 would be required.

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

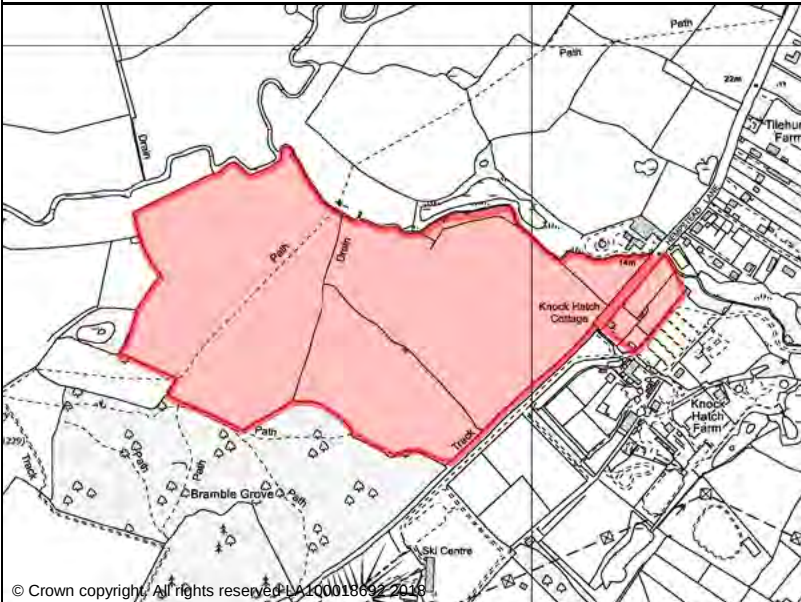
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 881/3090
	Settlement: Lower Dicker
	Parish: Arlington
	Address: Little Mount, Mansers Lane, Lower Dicker, Hailsham BN27 4BE
	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: 0.2

Reasons: The site is a residential property together with its curtilage situated close to low density housing along the end of a private access off the A22. The site is isolated and detached from any identified settlement or local facilities and amenities. Mansers Lane is unadopted with no footpath therefore unsuitable to serve development in this area. Development would be out of keeping with the surrounding uses which are predominantly detached dwellings with large gardens. However if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development as part of a comprehensive scheme. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward and the requirements set out in the site summary for site 825/1310 are met.

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

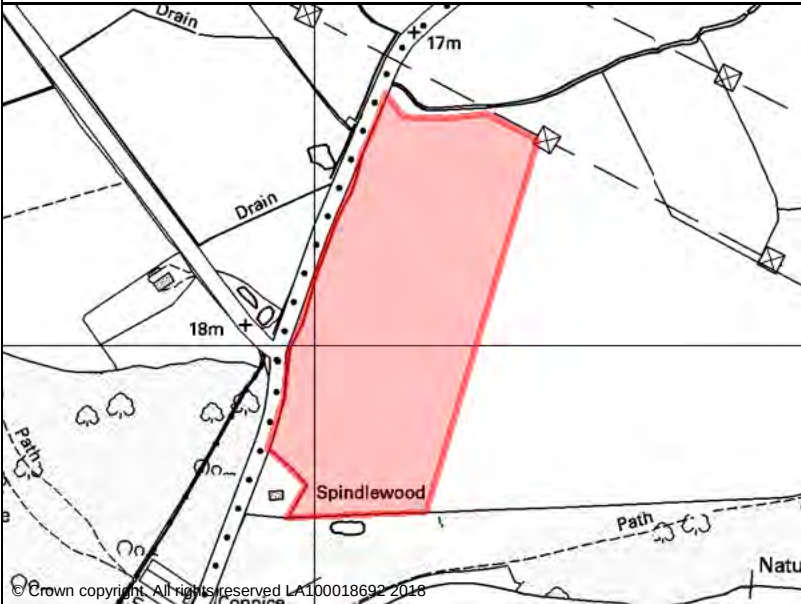
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 887/1310
	Settlement: Hailsham
	Parish: Arlington
	Address: Knockhatch Farm Cottage, Hempstead Lane, Hailsham, BN27 3PR
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 24.02 Site area (ha) Net: 17.56

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. The site is situated at the end of a rural road with no footpaths the land is rural in nature. The site and area 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities. In these circumstances the developable area would be reduced to provide a suitable buffer to the ancient woodland located adjacent to the southern boundary of the site and exclude the area of the site within flood zone three close to the Cuckmere River. Any scheme would be required to accommodate the public right of way which traverses the site

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

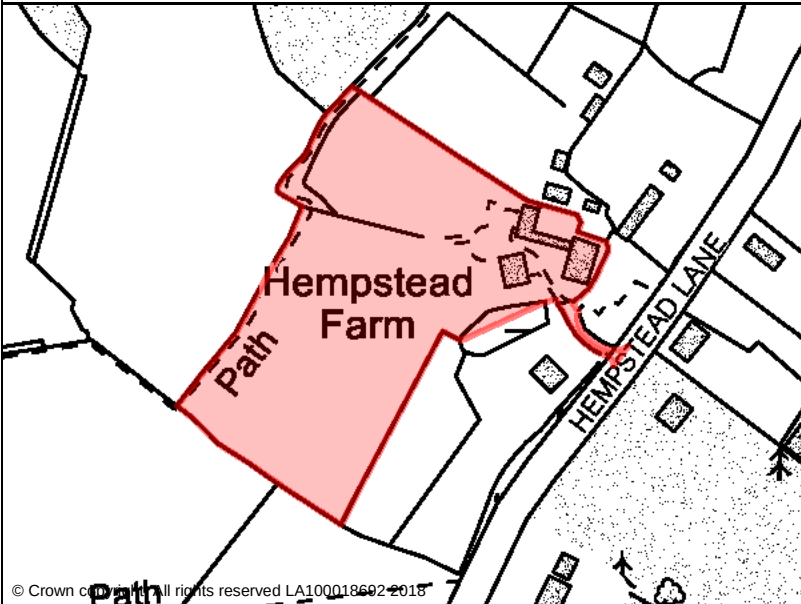
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 906/1730
	Settlement: Arlington
	Parish: Arlington
	Address: Land to the North of Arlington Reservoir
	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:

Reasons: The site comprises of part of a field used for agriculture located to the north of Arlington Reservoir to the east of Wick Street. The site is situated on a rural road within very limited development fronting the highway which connects Berwick Station with Upper Dicker with no footpaths and is rural in nature. The site is particularly isolated and remote from local services and facilities and 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 northern section of the site is within flood zone 3 which precludes development on this part of the site, in line with the sequential test. Arlington reservoir borders the southern boundary of the site which is a SSSI and Local Wildlife Site. Any development within this area would need to demonstrate that it would not prejudice the expansion of Arlington Reservoir.

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

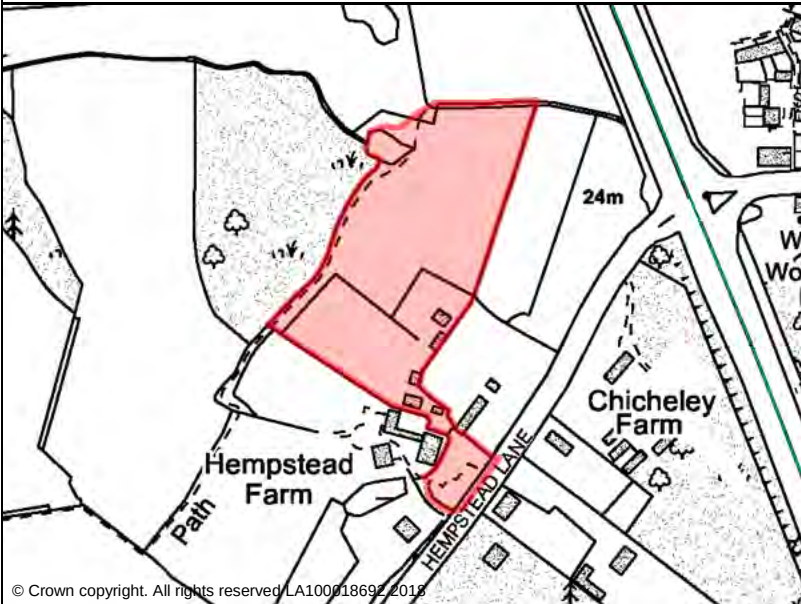
Wealden SHELAA Unsuitable Sites Summary

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: 1.56 Site area (ha) Net: 1.1

Reasons: The site consists of a house, garden and small fields 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 development. 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities. In these circumstances consideration of the setting of the Grade II listed building (Hempstead) located to the north east of the site would be required to be considered and the public right of way which runs along the northern boundary incorporated into any scheme.

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

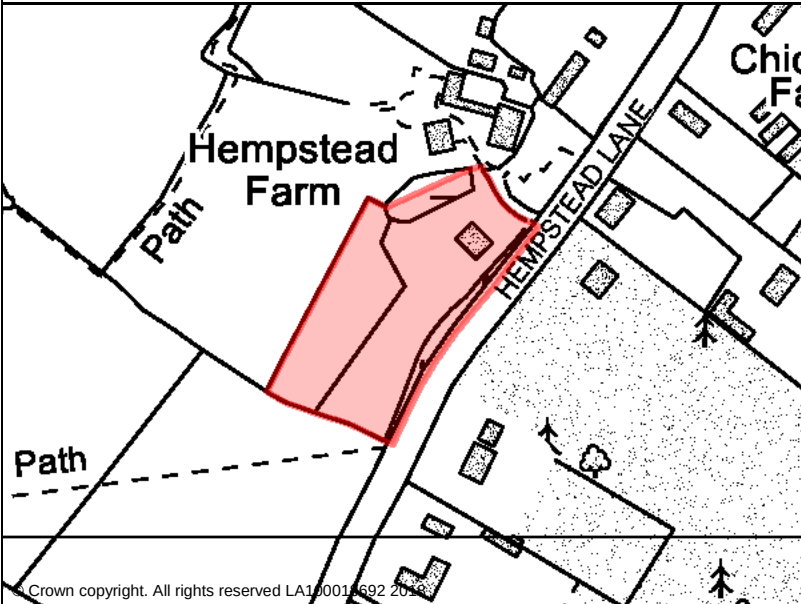
Wealden SHELAA Unsuitable Sites Summary

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: Site Conclusion: Not suitable
© Crown copyright. All rights reserved LA100018692 2015	Site area (ha) Gross: 1.8 Site area (ha) Net: 1.2

Reasons: The site consists of a house, garden and small fields with agricultural buildings 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 development. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. The site is situated on a rural road with no footpaths 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. 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. In these circumstances further work would be required to assess the impact development would have on the setting of the Grade II listed building (Hempstead) located to the east of the site and any scheme would be required to incorporate the public right of way which runs along the west and northern boundaries of the site.

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

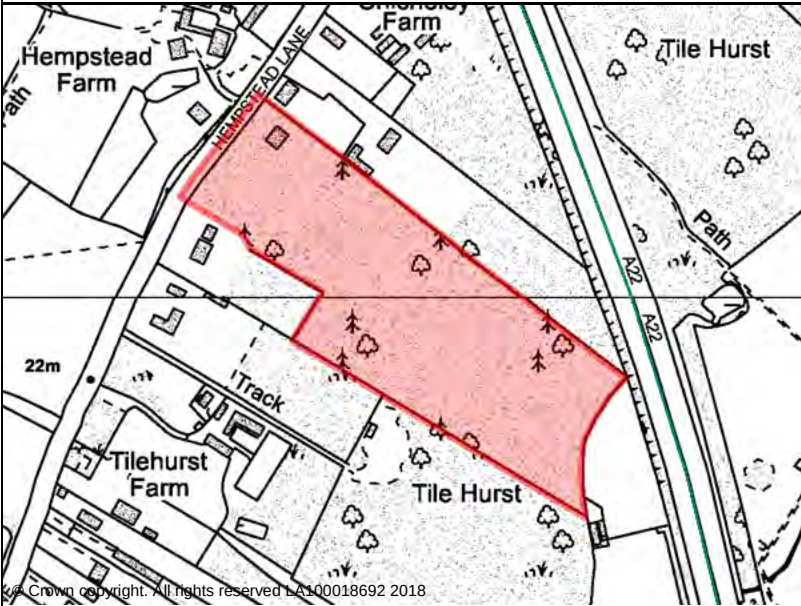
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 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: 0.75 Site area (ha) Net: 0.5

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 development. 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 connected to the A22 and SHELAA site 825/1310 it may be considered suitable for development with associated infrastructure and amenities. In these circumstances further work would be required to assess the impact development would have on the setting of the Grade II listed building (Hempstead) located to the north of the site

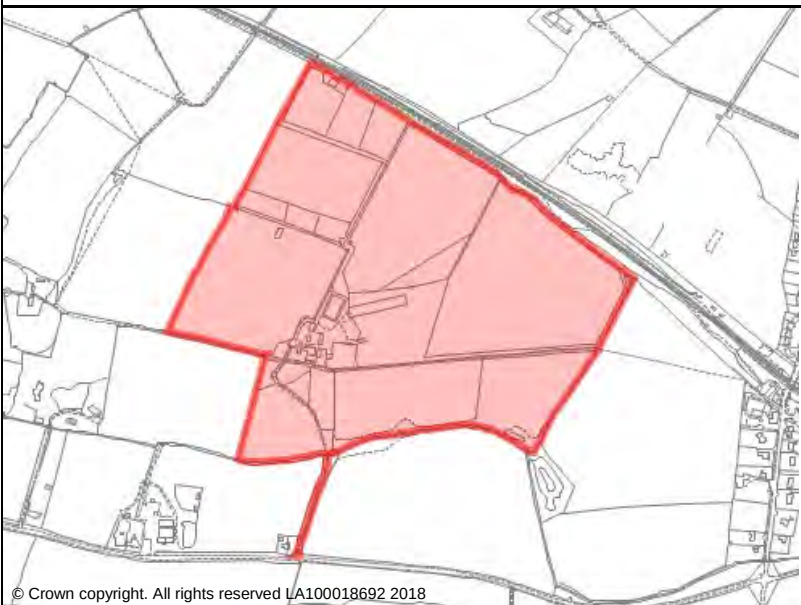
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA 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: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.75 Site area (ha) Net:

Reasons: The site comprises of ancient woodland (Tile Hurst) and is located on Hempstead Lane which is a rural road with no footpath. The site is severed from Hailsham by the A22 however despite the sites proximity to the A22 the site is particularly rural in nature and is isolated and remote from local services and facilities and public transport. Owing to its isolation and the presence of ancient woodland on the site this site is unsuitable and development 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 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

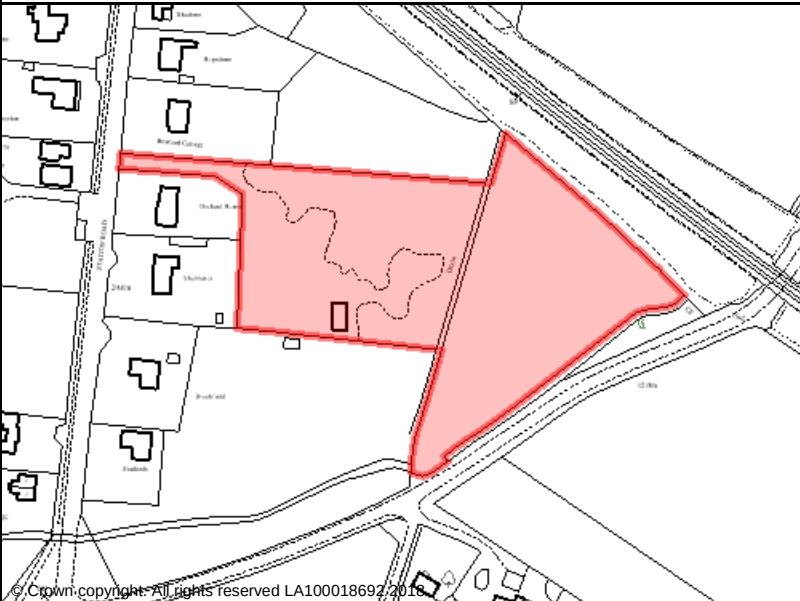
Plan showing whole extent of submitted site	Site Reference: 182/1780
	Settlement: Berwick Station
	Parish: Berwick
	Address: Land at Stonery Farm, Common Lane, Selveston
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 32.6 Site area (ha) Net: 0

Reasons: This is a large, exposed and isolated site, divorced from existing services and

Wealden SHELAA Unsuitable Sites Summary

facilities and any settlement. 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. Development of the site would have a seriously detrimental impact on the character and appearance of the surrounding landscape. Mitigation would not be possible due to exposed topography.

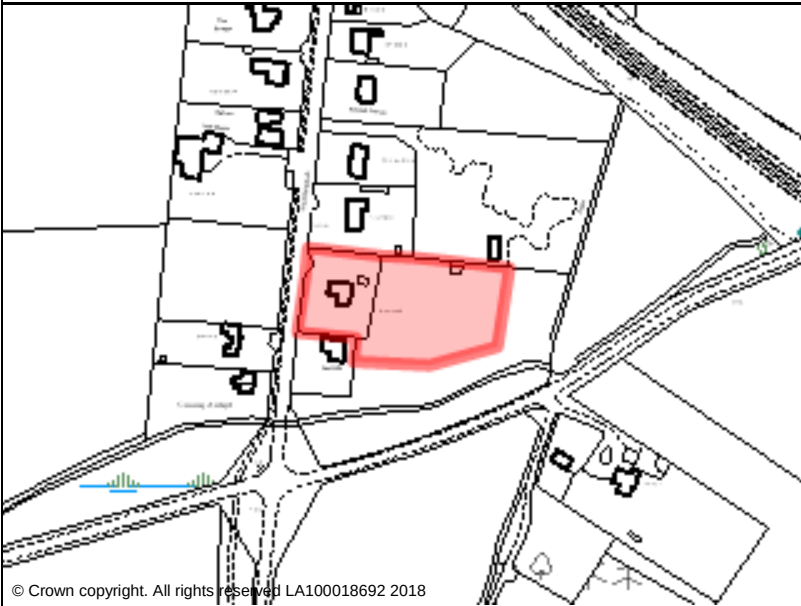
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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

Reasons: The site comprises of grassland behind linear development along the eastern side of Station Road at the periphery of the settlement of Berwick Station. As currently submitted, access to the site would have to be taken from Arlington 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. Access at this location would be dangerous and unacceptable. The site is also isolated and disconnected from the existing village and from services and facilities, and would not be in a suitable location for future 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: 616/1780
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Berwick Station
	Parish: Berwick
	Address: Land at Brookfield Nursey, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.52 Site area (ha) Net: 0.3

Reasons: The site consists of a house, garden and small area of scrubland to the east of Station Road. Development in this location would be out of keeping with the surrounding uses which are predominantly detached dwellings with large gardens in linear form along 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: 020/1990
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Five Ash Down
	Parish: Buxted
	Address: Land at Coopers Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 5.46 Site area (ha) Net:

Reasons: The site comprises of two grassfields located to the south east of Five Ash Down with the A272 running along the southern boundary with Grade II* Buxted Park beyond this. 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. The site is unsuitable and housing development could have a detrimental impact on the character of the countryside surrounding the settlement and the nearby

Wealden SHELAA Unsuitable Sites Summary

Listed Park and Garden.

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

Plan showing whole extent of submitted site	Site Reference: 042/1840
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Buxted
	Parish: Buxted
	Address: Land to the southwest of Lower Totease Farm, Framfield Road, Buxted, Uckfield
	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 used for agricultural uses located on the south western fringe of Buxted. The site is unsuitable for development due to access to the site. Creating a suitable vehicular access to this site would not appear to be possible as there is inadequate visibility available onto the Framfield Road and no scope to improve this.

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

Plan showing whole extent of submitted site	Site Reference: 084/1990
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Five Ash Down
	Parish: Buxted
	Address: Wellfield, Five Ash Down
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.64 Site area (ha) Net: 0

Reasons: The site comprises of agricultural land located behind linear development located

Wealden SHELAA Unsuitable Sites Summary

along the A22. The site is unsuitable for development due to access to the site. Appropriate vehicular and pedestrian access could not be created without third party land and this site is isolated from the existing highway network.

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

Plan showing whole extent of submitted site	Site Reference: 113/1990
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Five Ash Down
	Parish: Buxted
	Address: Willows Saw Mill, Millwood Lane, Maresfield
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.22 Site area (ha) Net:

Reasons: The site comprises of a saw mill located to the east of the A26 on the south western 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 may be suitable for employment uses.

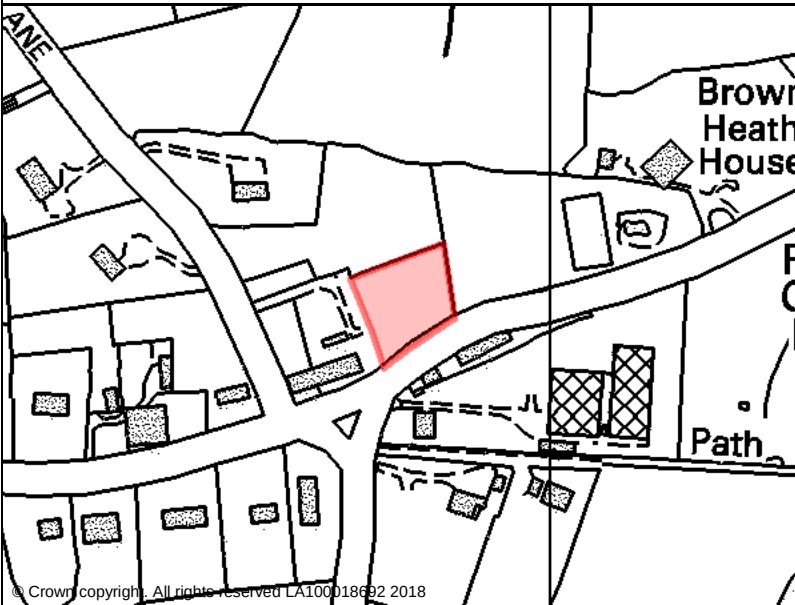
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

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

Reasons: The site comprises of gardens and agricultural land located on the eastern fringe of Buxted. Creating a safe access to the site both for vehicles or pedestrians would not be possible, nor would there be the opportunity to improve the connectivity between the village centre and the site. These factors contribute to the sites 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
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.17 Site area (ha) Net: 0.17

Reasons: The site comprises of a garden and paddock located on the eastern fringe of Buxted. It would not be possible to create an appropriate and safe access to the site, for vehicles or pedestrians therefore the site is unsuitable for development.

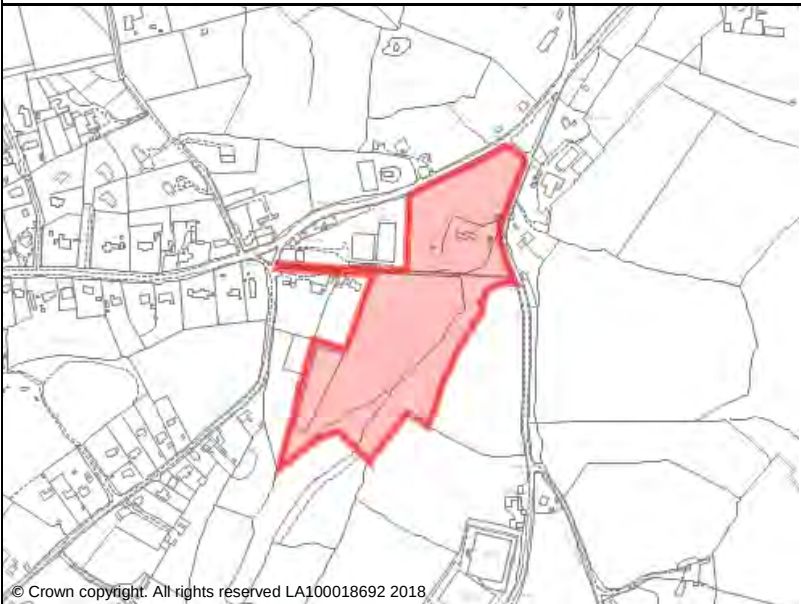
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 179/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Buxted (Other 1630)
	Parish: Buxted
	Address: Poundgate Park, Uckfield Road
	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 consists of a residential dwelling, garden, woodland and buildings used as a holiday let accomodation. The site is located within 400m of the Ashdown Forest SPA/SAC therefore development is precluded in this location which cannot be appropriately mitigated. The site is located on the A26 but is isolated and detached from any settlement. It is contained wholly within the High Weald AONB. Owing to its location and the rural nature of the site it is not considered suitable for development in this location. Development would involve the loss of visually important trees and would have an adverse impact on the character and appearance of the landscape. Access to A26 unlikely to be acceptable.

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

Plan showing whole extent of submitted site	Site Reference: 191/1840
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Buxted
	Parish: Buxted
	Address: Land to East of Buxted, Pound Green
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.40 Site area (ha) Net:

Reasons: The site consists of a dwelling, garden and woodland located on the eastern fringe of Buxted. Owing to its location and the rural nature of the site it is not

Wealden SHELAA Unsuitable Sites Summary

considered suitable for development in this location. In order to access this site, a significantly improved vehicular access and pedestrian access would be needed which is also likely to involve a remodelled Limes Lane/A272 junction. In isolation the site is unsuitable and unlikely to be deliverable. The southern part of the site is unrelated to existing development in the area and development would intrude into the countryside. There are small pylons on the site that may need to be re-routed or put underground.

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

Plan showing whole extent of submitted site	Site Reference: 234/1840
 <p>© Crown copyright. All rights reserved LA100018692-2018</p>	Settlement: Buxted
	Parish: Buxted
	Address: Taylors Shaw, Framfield Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.13 Site area (ha) Net: 0

Reasons: The site comprises of land used for agricultural purposes located to the south west of the urban fringe of Buxted. There is insufficient visibility along the Framfield Road to create a suitable vehicular access and no scope to improve this. It is not possible to create a satisfactory linkage along the Framfield Road, to the services and facilities in the village centre. Development at this location is therefore unsustainable and unsuitable.

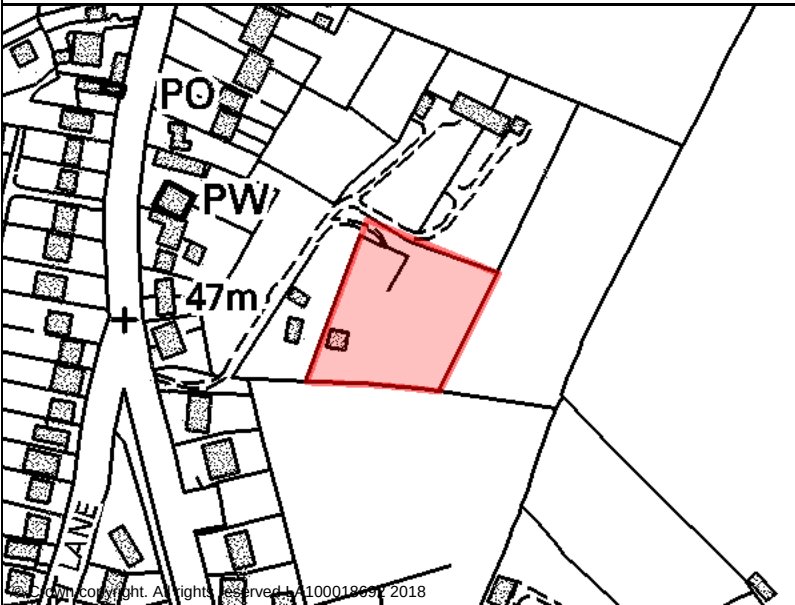
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.57 Site area (ha) Net:

Reasons: This is a detached site, remote from services and facilities and therefore development of this site would be unsuitable and be out of keeping with the surrounding land uses. Vehicular and pedestrian access to the site would only be achieved through land that is contained within flood zone 3 thereby isolating any development to the north east of the site should the River Uck flood.

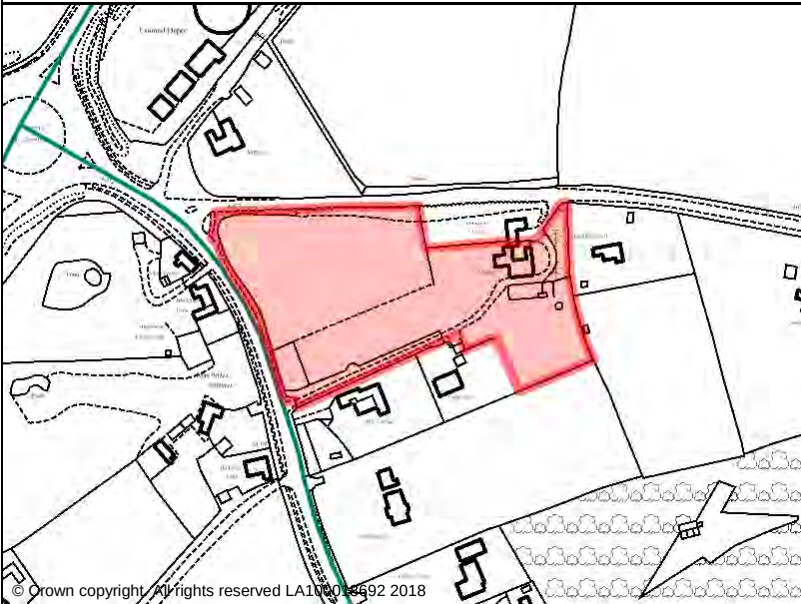
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 635/1990
	Settlement: Five Ash Down
	Parish: Buxted
	Address: Land at Millcroft
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.460 Site area (ha) Net:

Reasons: The site as submitted does not have appropriate vehicular and pedestrian access without using third party land. The site is therefore considered unsuitable.

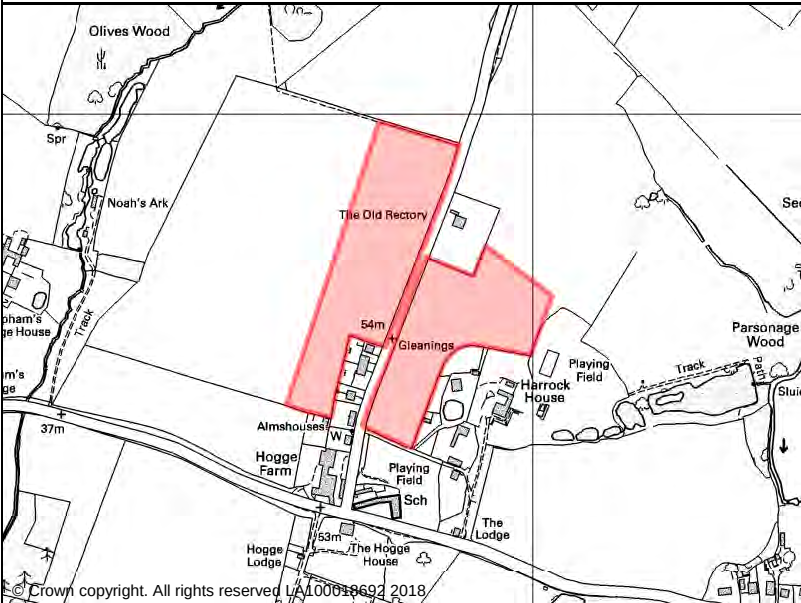
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 667/1990
	Settlement: Five Ash Down
	Parish: Buxted
	Address: Land at Milestones, A272
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.29 Site area (ha) Net:

Reasons: The site comprises of a house and garden located to the south west of Five Ash Down. The site is isolated and remote from local services and facilities and housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. Half a hectare of the site to the north is subject to a group TPO which would also significantly reduce the developable area of the site.

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

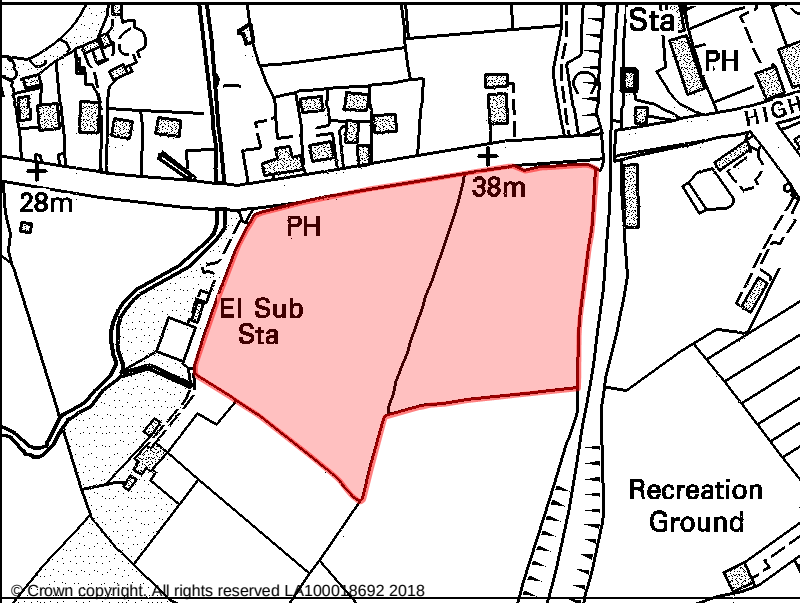
Plan showing whole extent of submitted site	Site Reference: 721/1840
	Settlement: Buxted
	Parish: Buxted
	Address: Land at Hurstwood Road - Field either side of the beginning of Hurstwood Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 8.017 Site area (ha) Net:

Reasons: The site comprises of land used for grazing located in between the settlements of Buxted and Five Ash Down. The site is isolated and remote from local services and facilities and any rural settlement. The land is rural 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

Wealden SHELAA Unsuitable Sites Summary

location and the impact on the setting of two Grade II listed properties located adjacent 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: 744/1840
	Settlement: Buxted
	Parish: Buxted
	Address:
	Land at Holly Farm, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.45129
	Site area (ha) Net:

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. Despite the sites proximity to the railway line the site is rural in nature and is isolated from local services and amenities and development would be out of keeping with the surrounding land uses. Development would also have a detrimental impact on the open setting of Buxted park and its Grade II* listed park and garden which is located to the south of the site.

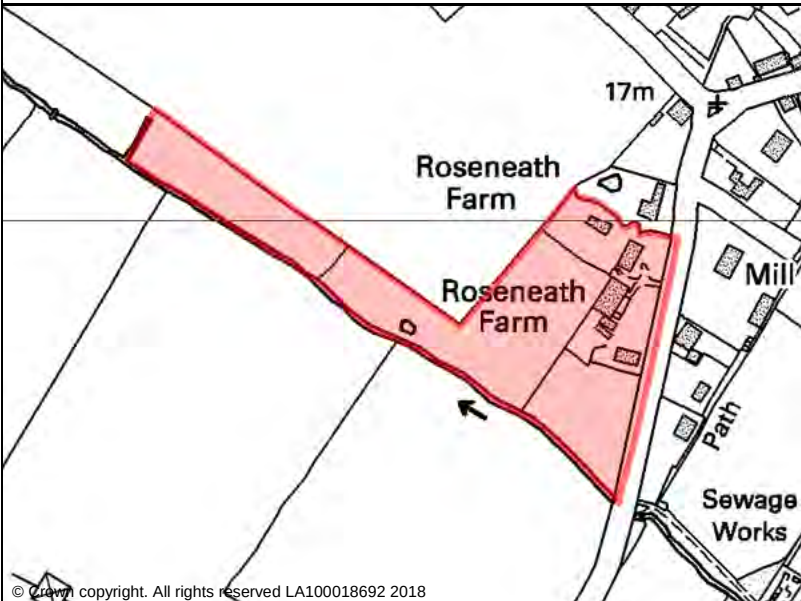
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 173/3230
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Ripe
	Parish: Chalvington with Ripe
	Address: Land between Pepperham and Roslings, Mark Cross Lane
	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:

Reasons: The site comprises of a single field used for grazing located to the west of the centre of the settlement. The site is adjacent to the 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. Existing vehicular and pedestrian access is unsuitable for further intensification, and Mark Cross Lane has poor forward visibility at its junction with The Street. 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.

N.B. The 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Ripe
	Parish: Chalvington with Ripe
	Address: Land at Roseneath Farm, Mill Lane
	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:

Reasons: The site comprises of redundant farm buildings and fields located on the southern fringe of the settlement. The site is adjacent to the Conservation Area and is visible in the wider landscape as part of the attractive rural setting of the

Wealden SHELAA Unsuitable Sites Summary

village. There are listed buildings immediately adjacent. 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.

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

Plan showing whole extent of submitted site	Site Reference: 850/3230
	Settlement: Ripe
	Parish: Chalvington with Ripe
	Address: Land at Mill Lane and Firle 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:

Reasons: The site is comprised of a small grass field located to the south of the settlement. The site is adjacent to the Conservation Area and is visible in the wider landscape as part of the attractive rural setting of the village. 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.

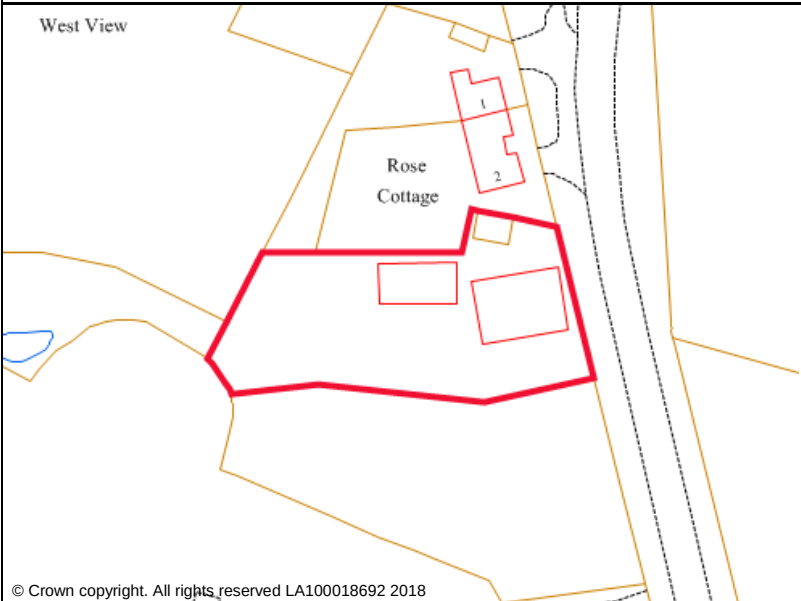
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 094/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Horam (Other 1630)
	Parish: Chiddingfold
	Address: Land adjoining Prices Farm, Swansbrook Lane, Horam
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: 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. This is an isolated rural site, remote from local services and facilities, and disconnected from the boundary of nearby settlements. Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. There are significant highway access limitations which restrict development potential 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: 108/3090
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Lower Dicker
	Parish: Chiddingfold
	Address: Land adjoining The Old Mill Caravan Park, Chalvington Road, Golden Cross
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.1 Site area (ha) Net:

Reasons: The site comprises of land used for storage with sheds located within it. The site is located approximately 130 meters from the Golden Cross Junction. This is an isolated rural site, remote from local services and facilities, and disconnected from the boundary of nearby settlements. Housing development would be unsuitable in this location, and out of keeping with the generally rural character

Wealden SHELAA Unsuitable Sites Summary

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: 153/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Chiddingly (Other 1630)
	Parish: Chiddingly
	Address: Land to the rear of Lilac Cottage, Whitesmith Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: 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 is an isolated rural site, remote from local services and facilities, and disconnected from the boundary of nearby settlements. Housing development would be unsuitable in this location, and 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.

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

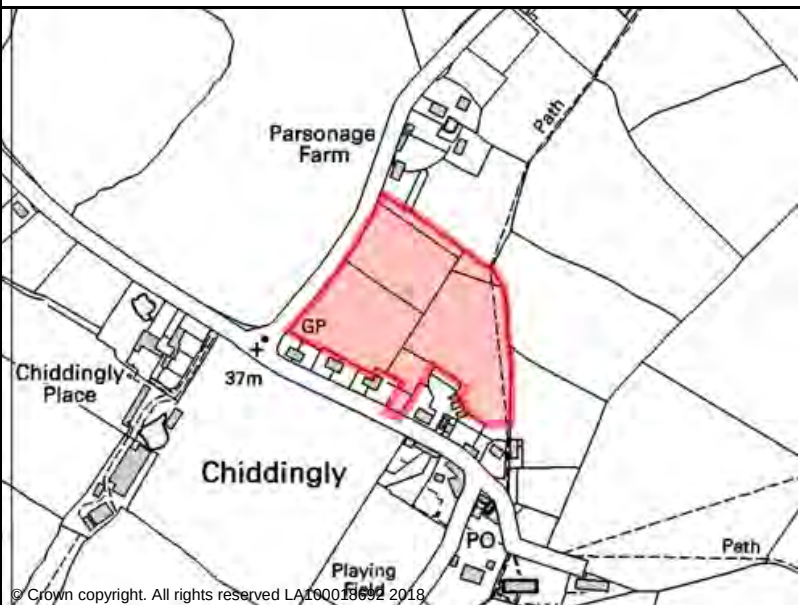
Plan showing whole extent of submitted site	Site Reference: 220/3090
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Lower Dicker
	Parish: Chiddingly
	Address: The Crofters and The Old Depot
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.15 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a house, garden field located adjacent to the A22 approximately 330 meters from Golden Cross. Part of the northern and eastern boundary are subject of a Tree Preservation order. Although the site is part previously developed, and is flanked by residential and employment land, it is divorced from any existing settlement and is remote from local services and facilities.

Development of the site for housing would therefore be visually and functionally separated from nearby communities and would be unsuitable in this location, and out of keeping with the general character and appearance of the locality. Small scale employment uses may be suitable subject to further assessment to establish a suitable access and appropriate buffering to any residential properties located adjacent to the site.

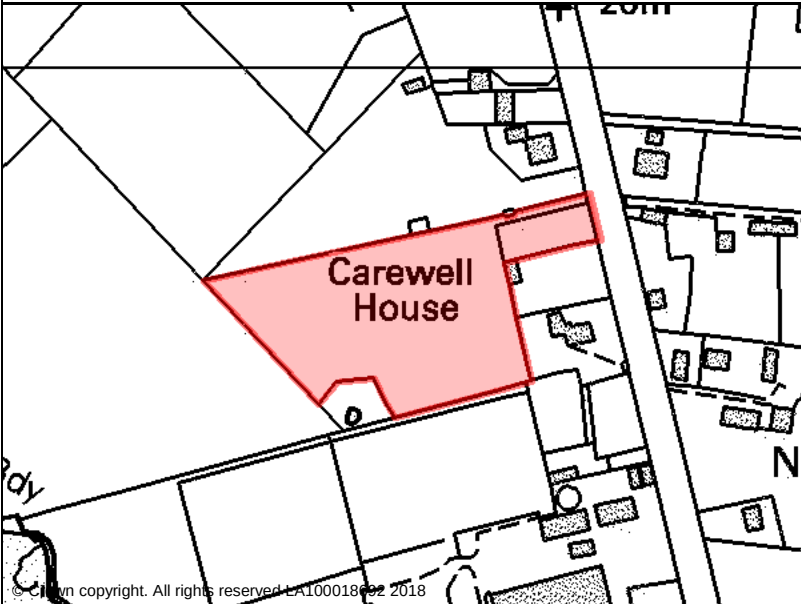
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 229/1880
	Settlement: Chiddingly
	Parish: Chiddingly
	Address: Land at Honeywick Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.39 Site area (ha) Net: 0

Reasons: The site is comprised of agricultural fields located to the north of Chiddingly. Vehicular access to the site would be unsatisfactory from either Honeywick Lane or The Street, given the narrow width of both roads and restricted visibility. Development of this open land would have a harmful impact on the setting of adjacent conservation area and on the character of the landscape surrounding the village.

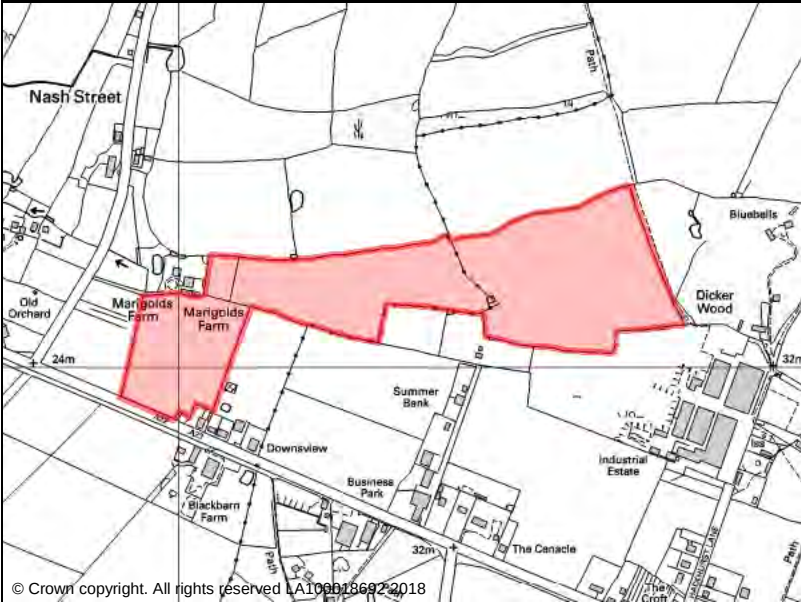
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 760/3090
	Settlement: Lower Dicker
	Parish: Chiddingly
	Address: Land adj. to Carewell House, Chalvington Road - Golden Cross
	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:

Reasons: The site comprises of a single field used as a paddock located to the west of Chalvington Road. The site is isolated and remote from 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.

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

Plan showing whole extent of submitted site	Site Reference: 880/3090
	Settlement: Lower Dicker
	Parish: Chiddingly
	Address: Marigolds Farm, Nash Street, Hailsham BN27 4AA
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 12.69 Site area (ha) Net: 9.34

Reasons: The site comprises of three agricultural fields along the A22 at Lower Dicker. The site is accessed off the A22 but extends to the north behind undeveloped fields. The sites are close but not contiguous to a number of industrial estates along the A22. The site is isolated and detached from any identified settlement or local facilities and amenities. Development of this site at the frontage of the A22 should have a limited impact on the wider landscape however the remainder of

Wealden SHELAA Unsuitable Sites Summary

the site is located in open countryside and would require significant landscape buffering to help mitigate the impact that the development may have on the wider landscape. In isolation the development of this site for either housing or employment would not be suitable, however subject to policies within the local plan for comprehensive development of land around Hackhurst Lane industrial Estate for employment and associated purposes may render the site suitable subject to suitable access being established and any additional infrastructure requirements. Any development will need to take into account residential amenities and surrounding properties.

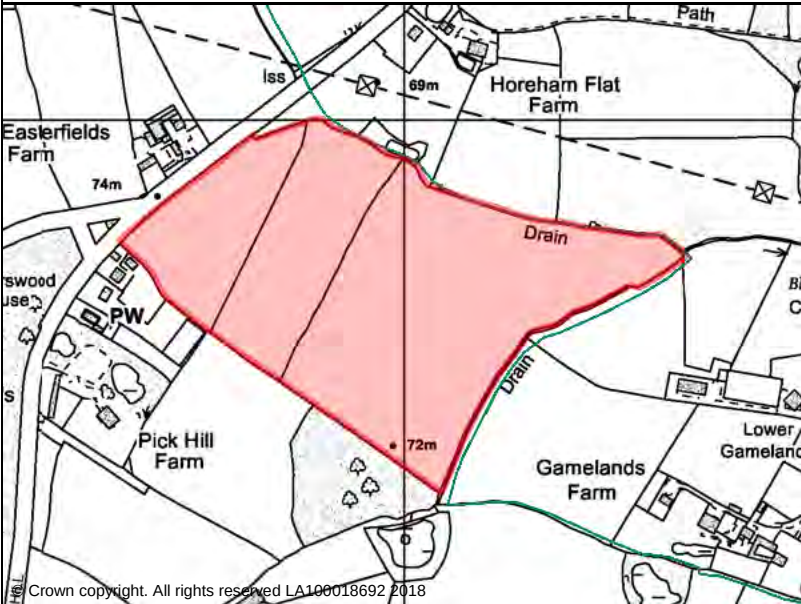
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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

Reasons: The site comprises of a single large field surrounded by woodland to the north and south. The site is located on the A22 but is isolated and remote from 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. Ancient woodland is located on the boundary of the site with the A22 which would impact on suitable access being established to the site. Noise attenuation would be required to buffer the noise from the A22 and also the Woodland Centre which adjoins the site to the north. Employment use may be suitable given the adjacent land use but this would be subject to a suitable access being achieved onto the A22 or through adjacent land.

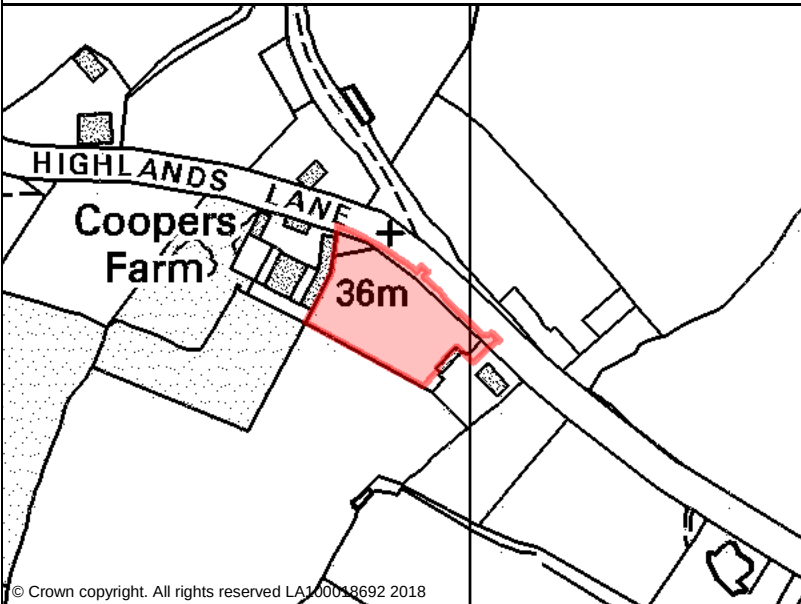
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 943/1880
	Settlement: Chiddingly
	Parish: Chiddingly
	Address: Land at Sanctuary Farm, Pick Hill, Chiddingly Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 8.3 Site area (ha) Net: 6.4

Reasons: The site comprises of three fields used for grazing/ agricultural purposes with a cluster of agricultural buildings. The site is isolated and detached from any identified settlement or local facilities and amenities. The sites western boundary abuts Chiddingly Road which at this point is a narrow country lane with no footpaths therefore is unsuitable to serve development in this area. Development would be out of keeping with the surrounding uses which are predominantly scattered farmsteads and 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
	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:

Reasons: The site comprises of land used as a caravan site and field for grazing. The site is isolated and remote from local services and facilities and any rural settlement. The land is rural 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

Wealden SHELAA Unsuitable Sites Summary

and appearance of the countryside in this location.

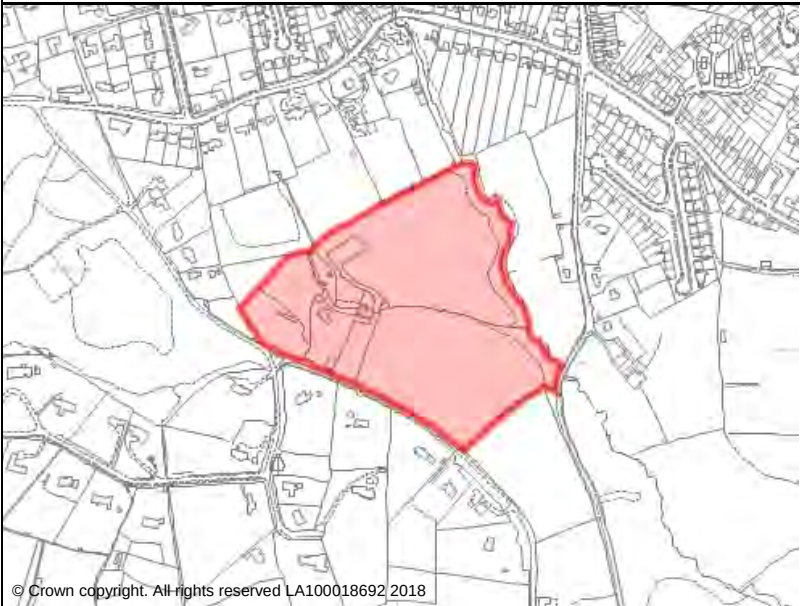
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 005/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Amber Nurseries, Treblers Road, Jarvis Brook
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.39 Site area (ha) Net:

Reasons: The site comprises of land used as allotment associated with a residential property located to the east of the site. The site is located to the north of the junction of Treblers Road and Clackhams Lane to the south of the urban area of Jarvis Brook, near Crowborough. The site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough. The site is in a rural location surrounded by farmland on all aspects where 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. It would be difficult to create a suitable access to the site. Development of this site would have an adverse impact on the surrounding landscape and 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: 046/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Brook Farm, High Broom Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: 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. The site is considered to be in a highly sensitive location in terms of its impact on the adjacent High Weald Area of Outstanding Natural Beauty which is located to the south of the site. There is little or no natural containment of the site and additional landscaping could not suitably mitigate the impact 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: 054/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Front to Little Warren Farm, Beacon Road, Crowborough
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.58 Site area (ha) Net:

Reasons: This is an exposed and open site located adjacent to the A26 to the south east of Crowborough but detached from the urban boundary. The site is remote from local services and facilities. The western half of the site is located within the High Weald AONB. Housing development on this scale would be out of keeping with the character of this countryside area and would impact on the views from

Wealden SHELAA Unsuitable Sites Summary

the A26 towards the Ashdown Forest.

N.B. The 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Crowborough
	Parish: Crowborough
	Address: Land west of Palesgate Lane, Jarvis Brook
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.39 Site area (ha) Net:

Reasons: The site is well located in relation to existing services at Jarvis Brook. 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 part of the site. The site is not currently accessible by vehicles. Vehicular access to the site could not be achieved from Sybron Way due to the southern part of the site located within flood zones zones 2 and 3. 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. 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.

N.B. The SHELAA has been conducted in 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Crowborough
	Parish: Crowborough
	Address: Crowborough Golf Club, Beacon Rd,
	Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.83 Site area (ha) Net:

Reasons: The site comprises of part of the car park to Crowborough Golf Club located on the south eastern fringe of the settlement adjacent to the A26. The site is located wholly within a Local Wildlife Site (LWS), High Weald AONB and is surrounded by TPO woodland on all sides. Development for housing would have a significant impact on the integrity of the LWS and potentially on the protected trees. Development of the site would also create potentially severe access problems with additional traffic using the adjacent junction with the A26.

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

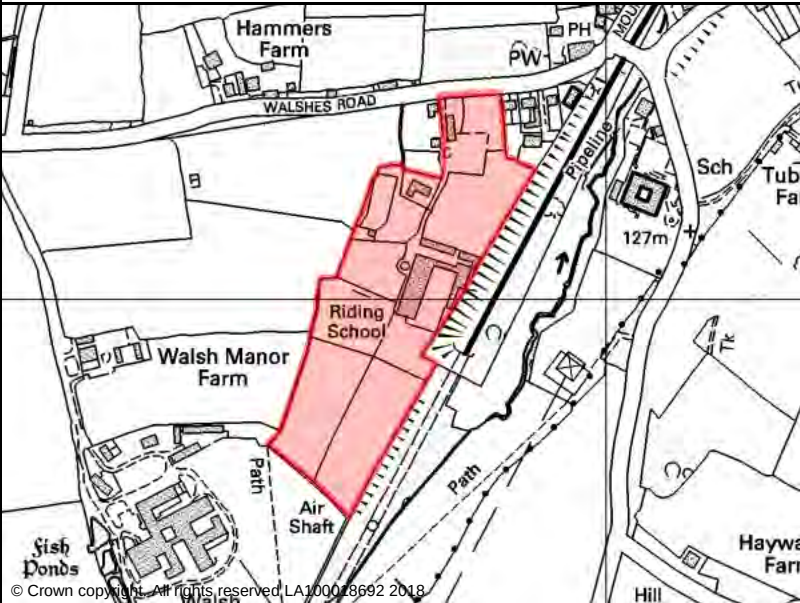
Plan showing whole extent of submitted site	Site Reference: 139/1110
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Crowborough
	Parish: Crowborough
	Address: Dalvern, Hurtis Hill
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.12 Site area (ha) Net:

Reasons: 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. The current 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

Wealden SHELAA Unsuitable Sites Summary

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.

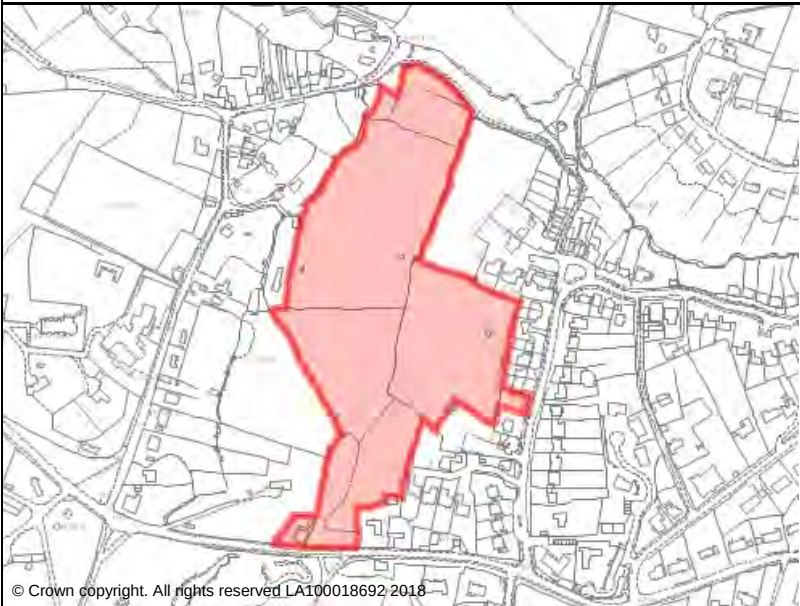
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 151/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Orchid Riding Centre south of Walshes Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.13 Site area (ha) Net: 4.13

Reasons: The site comprises of a riding school with associated paddocks and buildings on the southern edge of Crowborough. It is detached from the existing built form of Crowborough and as submitted the site is not currently accessible by vehicles without significant works to be undertaken to the local road network and Walshes Road. It is therefore considered unsuitable for development.

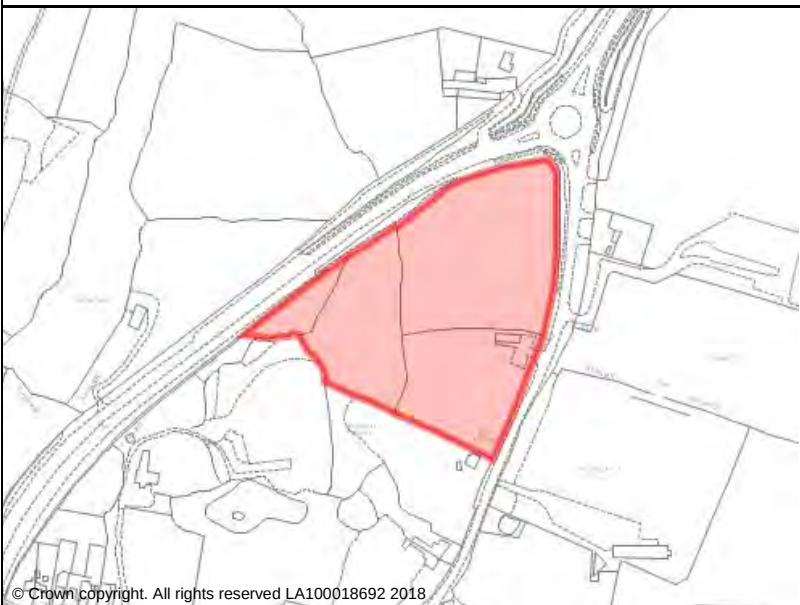
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 152/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land North of St. Johns Road and West of Coopers Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 4.46 Site area (ha) Net:

Reasons: The site comprises of agricultural land located on the north western fringe of Crowborough. This southern half of the site is within 400 metres of the Ashdown Forest Special Protection Area and Special Area of Conservation. These are areas of international significance for wildlife and biodiversity, and new housing development is precluded within a 400 metre zone outside the forest boundary as advised by Natural England. The remaining northern part of the site is not currently nor could be accessible by vehicles or pedestrians either from Coopers Lane or St Johns Road, both of which are located within 400 metres of the Ashdown Forest Special Protection Area and Special Area of Conservation. Housing on this site would therefore, create an isolated form of development.

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

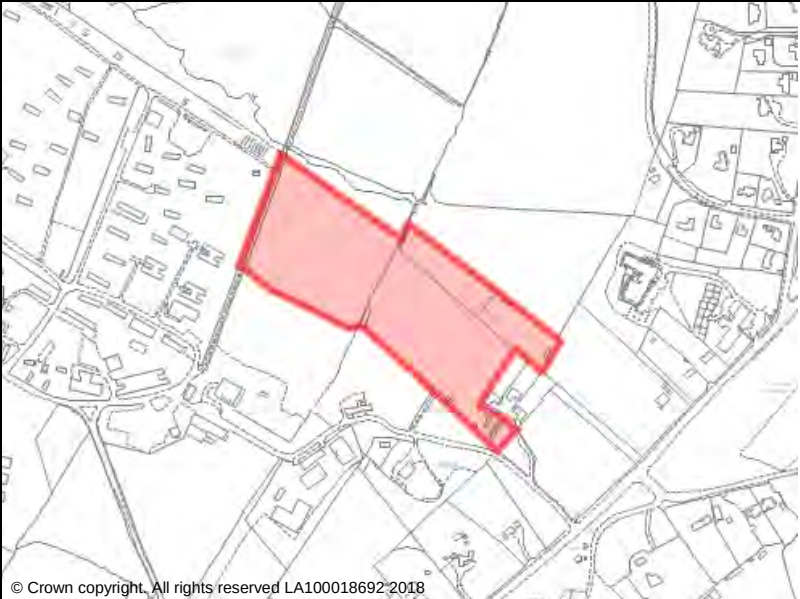
Plan showing whole extent of submitted site	Site Reference: 158/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at junction of Eridge Road and A26, Steel Cross
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.54 Site area (ha) Net: 2

Reasons: The site would not be suitable as it is a remote parcel of land, disconnected to

Wealden SHELAA Unsuitable Sites Summary

the existing urban area. Road noise is a significant constraint on the site, which would require some considerable landscape mitigation. The site is some considerable distance to local services and facilities and a full transport assessment would be required to assess overall impacts on connectivity with the town centre, and on the local highway network. The site is wholly within the High Weald AONB. 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 due to the sites prominence within the High Weald AONB and has been classified as being in a very sensitive location within the 2014 Landscape Character Assessment.

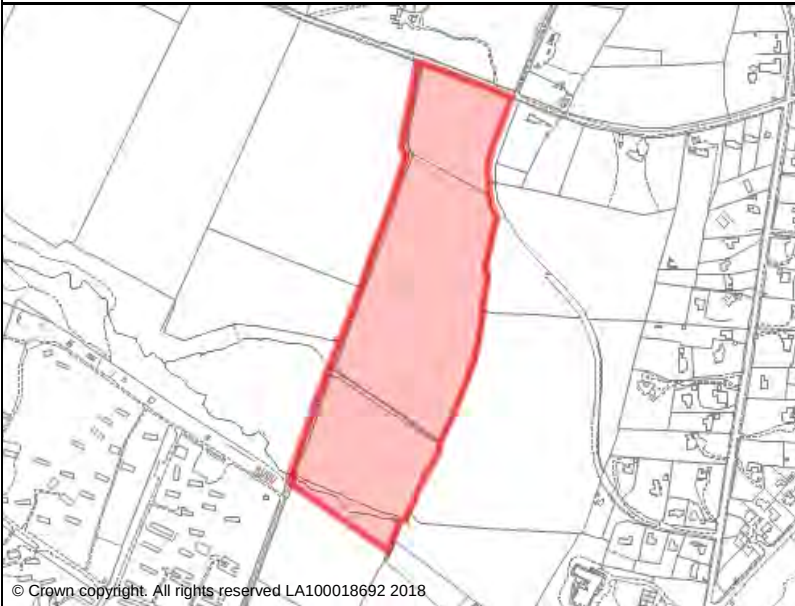
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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

Reasons: The site is in an isolated location, remote from local services and facilities, and detached from the urban boundary of Crowborough. Development would be unsuitable and unjustified. The site is in a prominent rural location where development would also have an unacceptable impact on landscape character and the appearance of the countryside. The site is particularly prominent in views of the wider landscape of the adjacent Ashdown Forest. Vehicular access is inadequate and is unlikely to be able to be improved. The Ashdown Forest Mediaeval Pale runs through the site. 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. The site is within 7km of the Ashdown Forest SAC/SPA therefore if the site were to come forward for development it would require screening to identify any impacts and subsequently any mitigation.

N.B. The SHELAA has been conducted in 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: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 10.10 Site area (ha) Net:

Reasons: The site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough. The site is wholly within the High Weald AONB. The site is in a prominent rural location where development would also have an unacceptable impact on landscape character and the appearance of the countryside. The site is open and prominent in views of the wider landscape of the Ashdown Forest. Vehicular access is inadequate and is unlikely to be able to be improved. It can only be accessed via a private single track road - Warren Drive.

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

Plan showing whole extent of submitted site	Site Reference: 218/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land rear of Springmount, School Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.07 Site area (ha) Net: 0

Reasons: This site is within 160 metres of the Ashdown Forest Special Protection Area and Special Area of Conservation. These are areas of international significance for wildlife and biodiversity, and new housing development is precluded within a 400

Wealden SHELAA Unsuitable Sites Summary

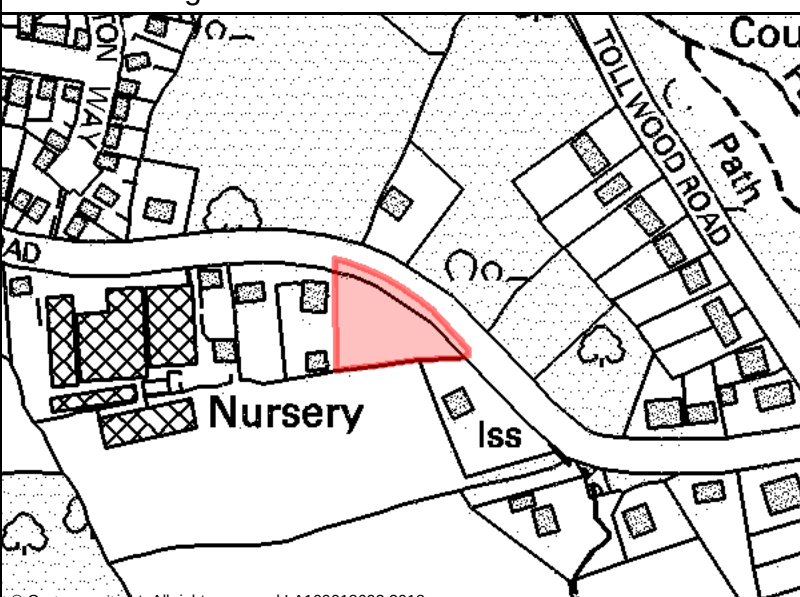
metre zone outside the forest boundary SPA as advised by Natural England.

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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Crowborough
	Parish: Crowborough
	Address: Adds Farm, Hoadleys Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.74 Site area (ha) Net:

Reasons: The site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough. Development would be unsuitable and unjustified. The site is in a rural location where development would be out of keeping and would have an unacceptable impact on landscape character and the appearance of the countryside. The site is within 400m of the Ashdown Forest SPA therefore residential development would have an adverse impact that 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: 231/1110
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Crowborough
	Parish: Crowborough
	Address: Land Adjoining Deers Leap and Jordans Nursery, Blackness Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.21 Site area (ha) Net: 0.18

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is covered by thick woodland which is subject to a group TPO. Development would be unsuitable in this location given it would be necessary to remove all the trees subject to the group TPO to create the development.

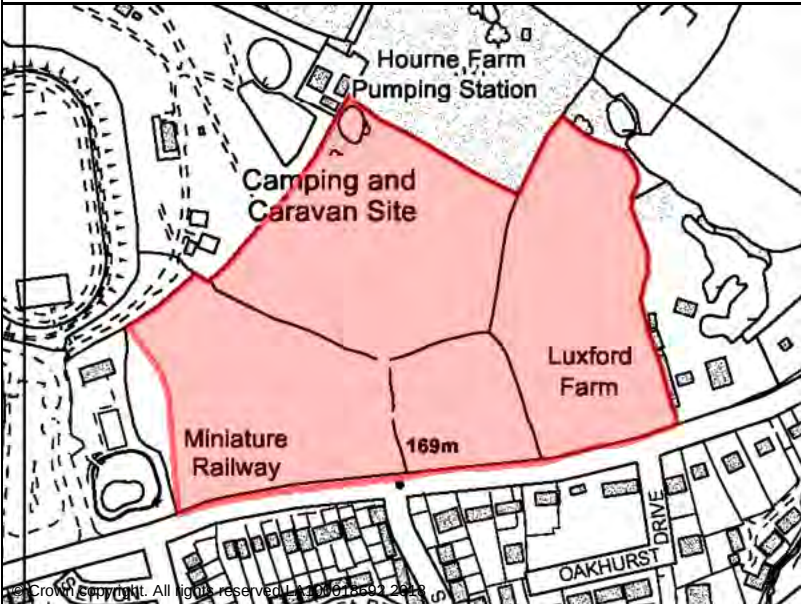
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 272/1110
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Crowborough
	Parish: Crowborough
	Address: Caxton House, Hurtis Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.89 Site area (ha) Net:

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 north east and north west. There is a listed building adjacent to the site. The current 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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 282/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land adjacent to Luxford Farm, Eridge Road (Land north of Eridge Road)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 6.64 Site area (ha) Net: 3

Reasons: The site is located on the northern edge of Crowborough adjacent to the A26 which runs to the south of the site. The site is situated wholly within the High Weald AONB and parts of the site are highly visible and exposed in long range views to and from the wider landscape. The Site also adjoins a small and relatively isolated pocket of Ancient Woodland (Hourn Farm Shaw). Its isolated nature makes it more vulnerable and sensitive to any land use changes. The Wealden Landscape and Settlement Character Study 2014 identifies this Site as being within a wider landscape which has high sensitivity and value as a result of it being within the AONB and having a strong, mature landscape structure of Ancient Woodland and mature hedgerows. Despite the caravan park at Luxford Farm being considered a landscape detractor, this Site is still highly attractive in the wider landscape setting and is more associated with the countryside than the town. The Grade II listed Luxford Farmhouse lies adjacent to the eastern boundary of this Site and development here would have a likely significant adverse effect on the setting of this listed building. Given these constraints the site is considered unsuitable for development.

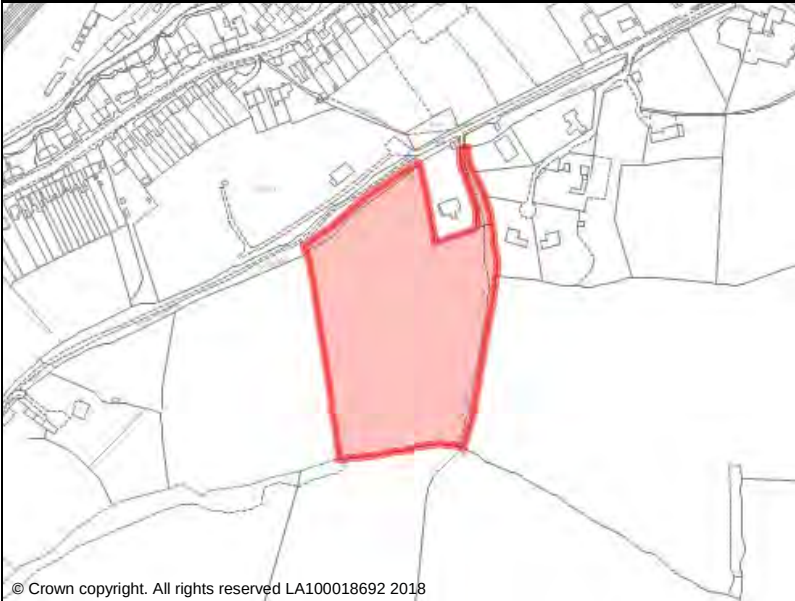
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 298/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Spring Cottage, Eridge Road
	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: 0.25

Reasons: 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 within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. 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.

N.B. The 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: Crowborough
	Address: Oaks Field, Tubwell Lane
	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

Reasons: The site is in an isolated location, remote from local services and facilities. Development would be unsuitable and unjustified. The site is in a semi-rural location where development would also have an unacceptable impact on landscape character and appearance, and represent an unsuitable extension of

Wealden SHELAA Unsuitable Sites Summary

development into 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.

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

Plan showing whole extent of submitted site	Site Reference: 447/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land adjacent Crowborough Hall, Uckfield Road.
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.27 Site area (ha) Net: 0.73

Reasons: The site is in an isolated location, remote from local services and facilities, and disconnected from Crowborough. Development would be unsuitable and unjustified. The site is in a rural location where housing development would be out of keeping and would have an unacceptable impact on landscape character and the appearance of the countryside. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape. The site is within 400m of the Ashdown Forest SPA therefore residential development would have an adverse impact that could not be mitigated.

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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 469/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Montargis Way
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.47 Site area (ha) Net: 0.18

Reasons: The site comprises of amenity space within the existing urban area of Crowborough. This site provides important visual amenity for the surrounding estate. The trees on the site also restrict the sites potential 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: 505/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land off Brook Close, Jarvis Brook
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 10.08 Site area (ha) Net:

Reasons: This is a substantial site which, in its entirety, is classified as a Local Wildlife Site (LWS). It has considerable amenity and landscape value and is currently designated as the Crowborough Ghyll and Palesgate landscape policy area in the Wealden Local Plan 1998, where the quality of the landscape will be protected and enhanced where possible, and where inappropriate development will be firmly resisted. Palesgate Lane is unsuitable for the additional vehicular traffic generated by this scale of housing development, and the steep slopes within the site would make the creation of a vehicular access extremely difficult. These

Wealden SHELAA Unsuitable Sites Summary

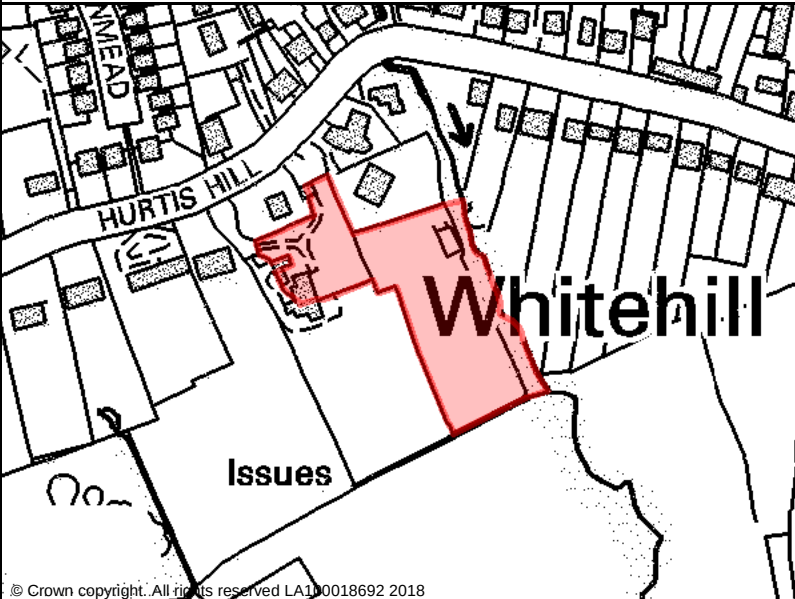
factors render the site unsuitable for housing development.

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: 506/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land off Cornford Close
	Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.32 Site area (ha) Net:

Reasons: This site was previously allocated for housing in the Non Statutory Wealden Local Plan. It is in a number of separate ownerships. The site has been re-assessed as part of SHELAA and it is considered that, because of its wooded character, it fulfils an important amenity function for adjacent housing and contributes to the character of the residential area. It is not considered suitable for development.

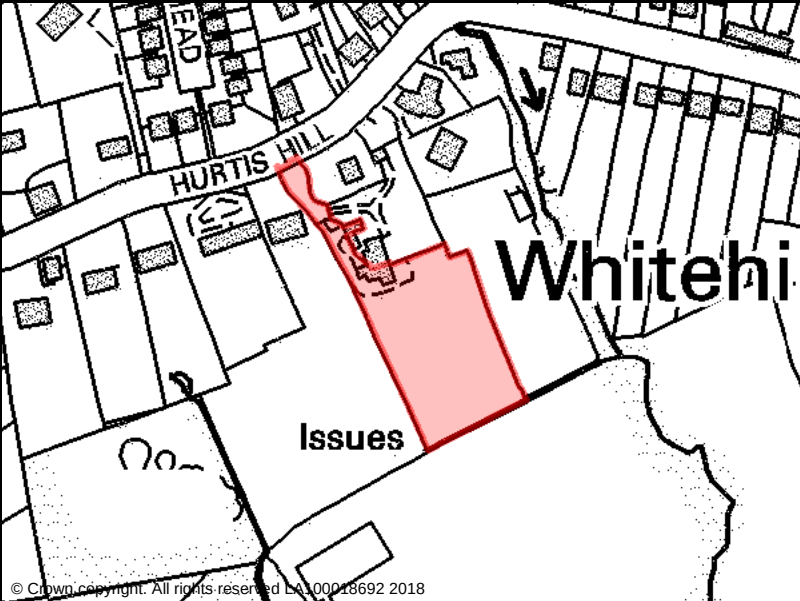
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site as submitted cannot be provided with a suitable vehicular access to serve housing development. Sites have been submitted in the SHELAA which could provide suitable access subject to further transport studies being undertaken. There is a Grade II listed building adjacent to the north of the site (Old Smuggles Cottage). 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: 573/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address:
	Hurtis Hill House, Hurtis Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.53 Site area (ha) Net:

Reasons: The current 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. There is a listed building adjacent to the east of the site (Old Smuggles Cottage). 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.

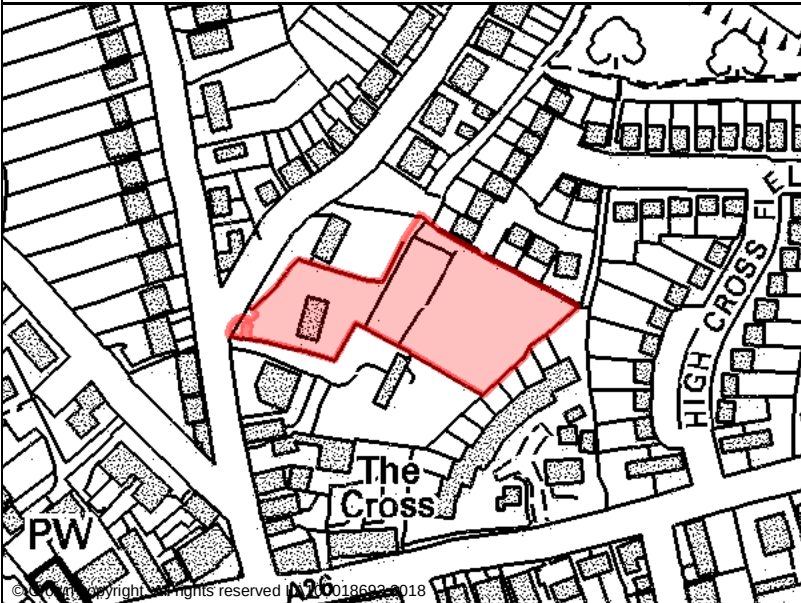
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 576/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Cooks Corner Farm to rear of and to the north of houses fronting on to London Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.8 Site area (ha) Net:

Reasons: Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Crowborough.

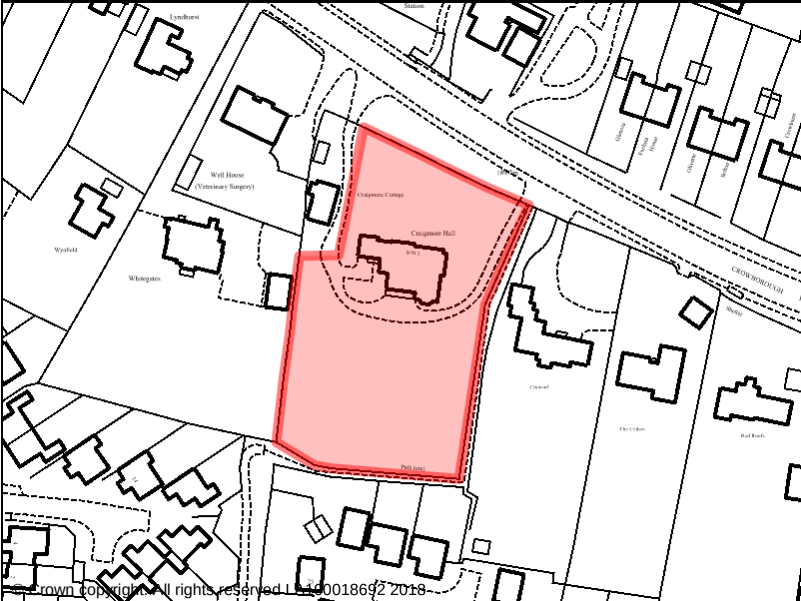
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 634/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Pilmer House, London Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.647 Site area (ha) Net:

Reasons: The site comprises of a dwelling with large curtilage located within the existing built up area of Crowborough. The site as submitted would be unable to provide appropriate vehicular access without third party land. The site is therefore assessed as unsuitable.

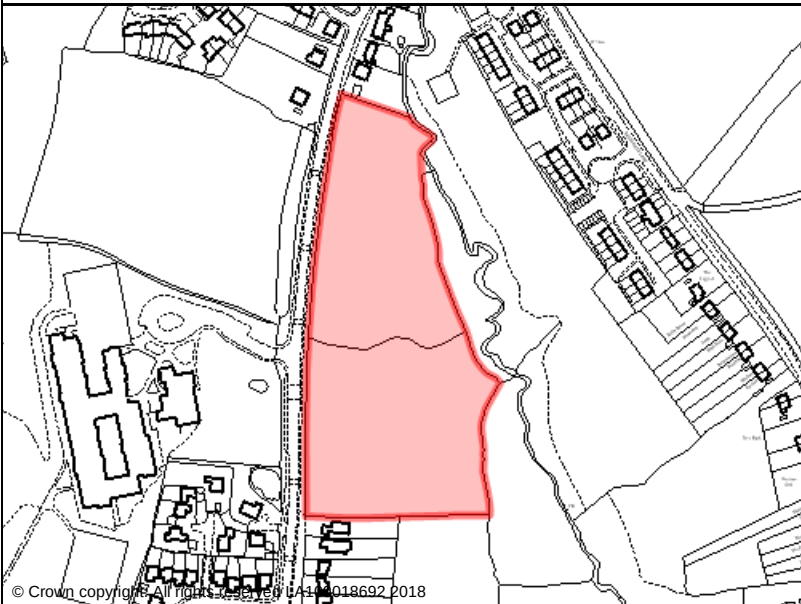
Wealden SHELAA Unsuitable Sites Summary

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: 679/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Craigmores Hall, to the south of Crowborough Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 0.367 Site area (ha) Net:

Reasons: The majority of the site is subject to a group TPO which extends to the north east and the site slopes significantly making development costly and difficult, particularly the provision of a suitable access. There is considerable doubt about scheme viability given Craigmores Hall is currently used as 12 flats and it is unlikely that the site could yield more than this given the tree constraints affecting the site.

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

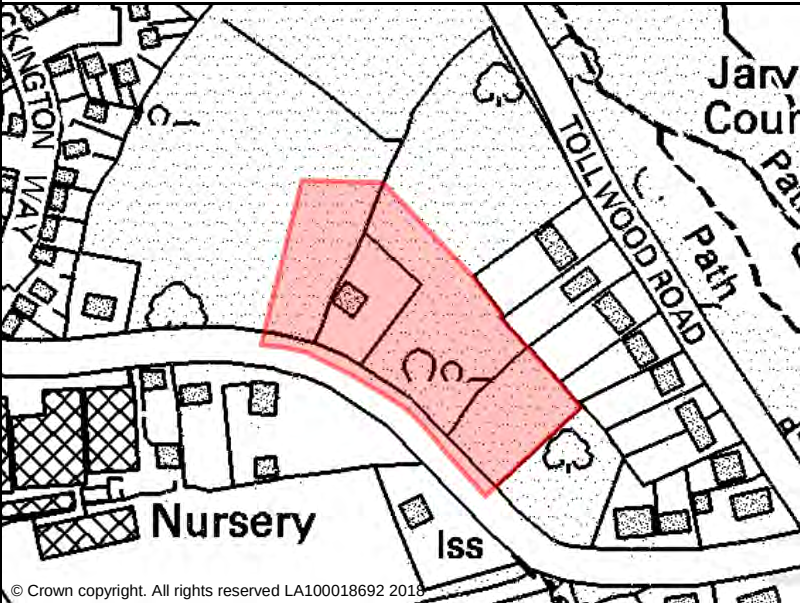
Plan showing whole extent of submitted site	Site Reference: 704/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Green Lane, opposite Beacon School
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.53 Site area (ha) Net:

Reasons: The site forms part of the Local Wildlife Site (LWS) Crowborough Ghyll. Development would be unsuitable in this location as the site forms part of the

Wealden SHELAA Unsuitable Sites Summary

green infrastructure network comprising of the Ghyll. The site is located in an area classified as being 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.

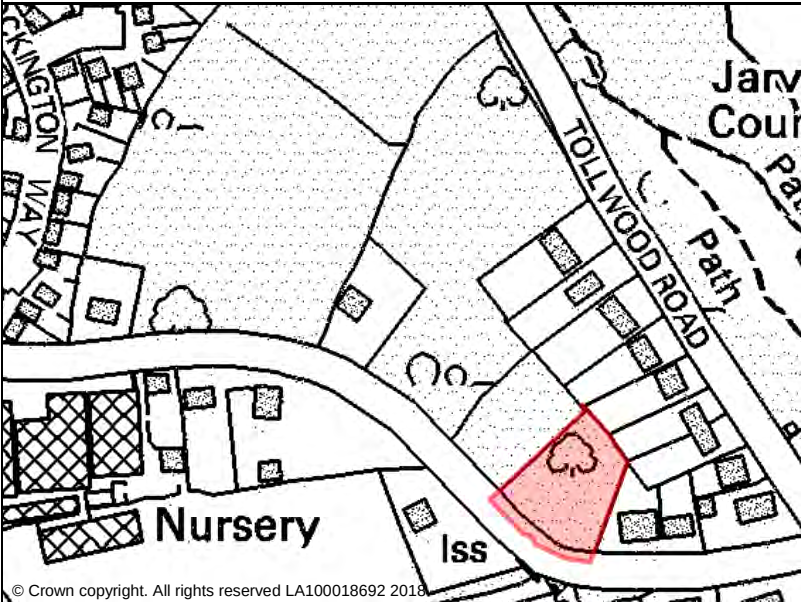
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 741/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Little Oaks, Blackness Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.99 Site area (ha) Net:

Reasons: The site is covered by thick woodland which is subject to a group TPO. Development would be unsuitable in this location given these constraints. Vehicular access on to Blackness Road is not possible due to its insufficient width and inadequate alignment. There is inadequate opportunity to improve the road so as to achieve a suitable connection to the local highway network. Site suitability could be reassessed if third party access through Kemps Farm is provided.

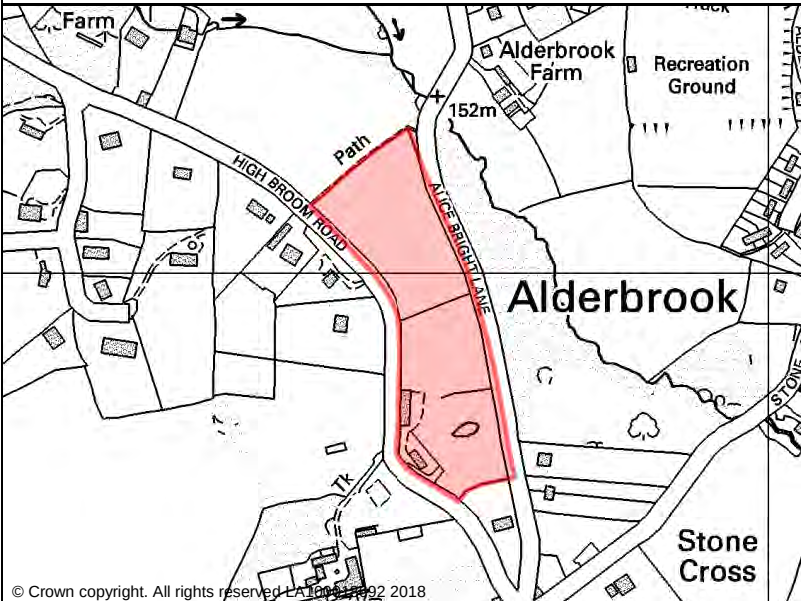
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 743/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land north of Blackness Road, near Tollwood Road junction
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.235 Site area (ha) Net:

Reasons: The site is covered by thick woodland which is subject to a group TPO. Development would be unsuitable in this location given these constraints. Vehicular access on to Blackness Road is not possible due to its insufficient width and inadequate alignment. There is inadequate opportunity to improve the road so as to achieve a suitable connection to the local highway network. Site suitability could be reassessed if third party access through Kemps Farm is provided.

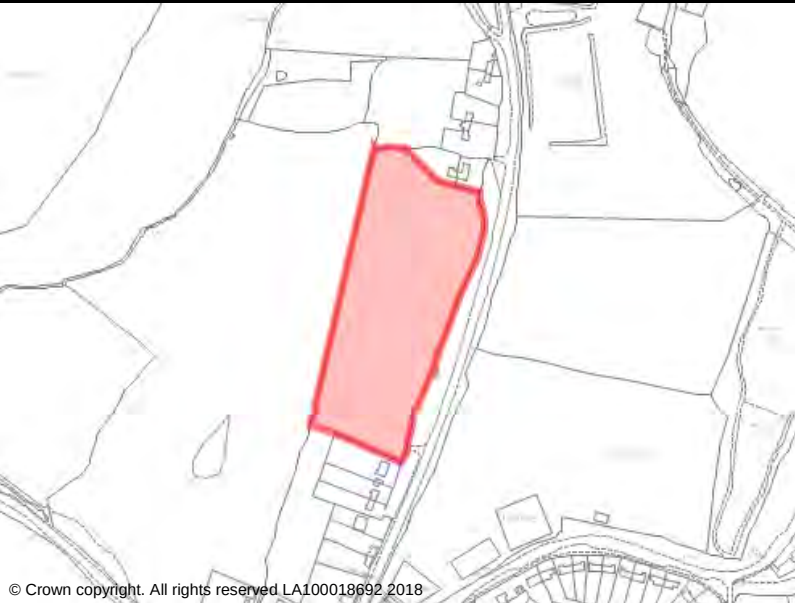
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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

Reasons: The site is in an exposed location adjacent to the High Weald AONB. There is little or no natural containment of the site and additional landscaping could not suitably mitigate the impact of housing development.

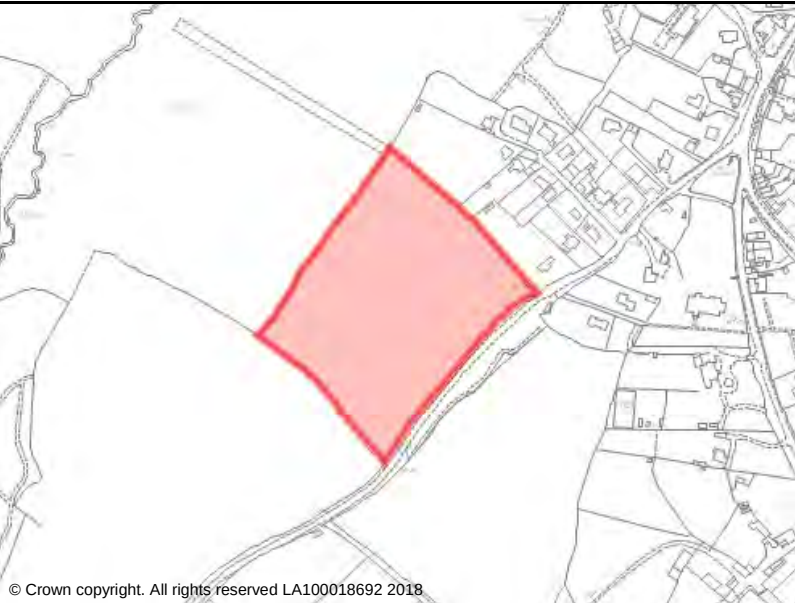
Wealden SHELAA Unsuitable Sites Summary

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: 129/1930
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Danehill
	Parish: Danehill
	Address: Land adjacent Police House, London Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.11 Site area (ha) Net: 0

Reasons: This site is in a sensitive and open rural location where housing development would appear out of keeping and would have an unacceptable impact on attractive landscape character of the countryside. Because of site topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental impacts. Site is wholly within the High Weald AONB. 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: 130/1930
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Danehill
	Parish: Danehill
	Address: Land off Freshfield Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.29 Site area (ha) Net: 0

Reasons: This site is in a sensitive and open rural location where housing development

Wealden SHELAA Unsuitable Sites Summary

would appear out of keeping and would have an unacceptable impact on the attractive landscape character of the countryside. Because of site topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental impacts. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

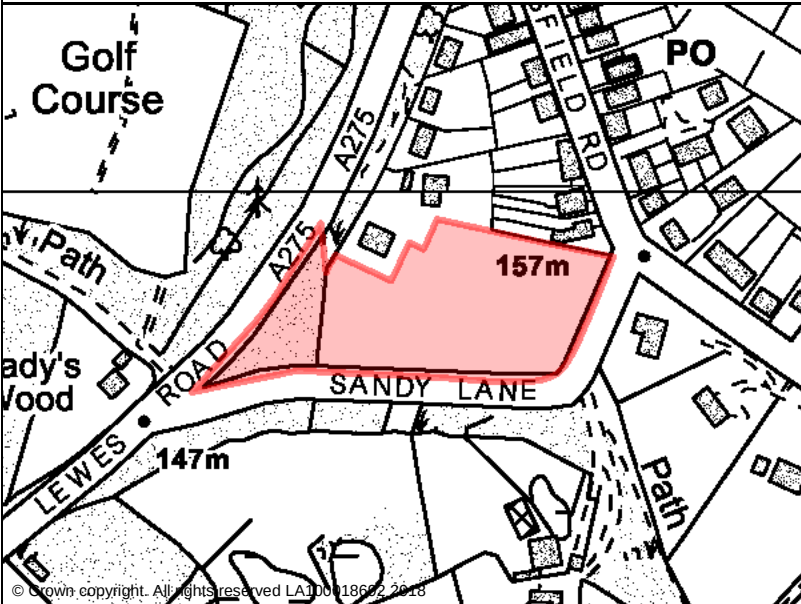
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 131/1930
	Settlement: Danehill
	Parish: Danehill
	Address: Land West of Springrise, Horsted Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.20 Site area (ha) Net: 0.73

Reasons: This site is in a sensitive and open rural location where housing development would appear out of keeping and would have an unacceptable impact on the attractive landscape character of the countryside. Because of site 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. 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. The site is wholly within the High Weald AONB. 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

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, Danehill
	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: 0.93

Reasons: This site is within 200 metres of the Ashdown Forest Special Protection Area and Special Area of Conservation. These are areas of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400 metre zone outside the forest SPA boundary as advised by Natural England. The site is within the High Weald AONB. 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: 412/1860
	Settlement: Chelwood Gate
	Parish: Danehill
	Address: Land at Stone Quarry Road
	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:

Reasons: This site is relatively isolated and contains some freestanding agricultural buildings which are some distance from local services and facilities. A footway cannot be provided along Stone Quarry Road. Housing development on the site could not therefore be provided with pedestrian connectivity with village services and amenities, and would result in an unsustainable form of development. The

Wealden SHELAA Unsuitable Sites Summary

site is within 400m of the Ashdown Forest SPA therefore residential development would have an adverse impact that 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: 029/2060
	Settlement: Halland
	Parish: East Hoathly
	Address: Land rear of Ivy Cottages, Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.14 Site area (ha) Net: 0.91

Reasons: The site comprises of a single field with a former stable block and garages located behind residential properties along the A22 and B2192 close to the centre of Halland. A public house is located to the south eastern corner of the site with grazing fields to the west. As submitted, the site has no suitable vehicular access, nor any indication how a satisfactory vehicular access could be reasonably provided onto the local highway network and is therefore currently not 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: 060/1950
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: East Hoathly
	Parish: East Hoathly
	Address: Land to the West of South Street, East Hoathly
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 1.52 Site area (ha) Net: 0

Reasons: The site is located on the southern edge of the settlement and is rural in character. This is an area of good quality landscape on the fringe of the village. Development on this site would be unacceptable because of the likely impact on Ancient Woodland which is protected by a TPO and has public right of way bisecting it. The site also has Scheduled Ancient Monument adjacent to it which will constrain development opportunities. Housing would have an unacceptable impact on landscape character, and the appearance of the countryside.

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

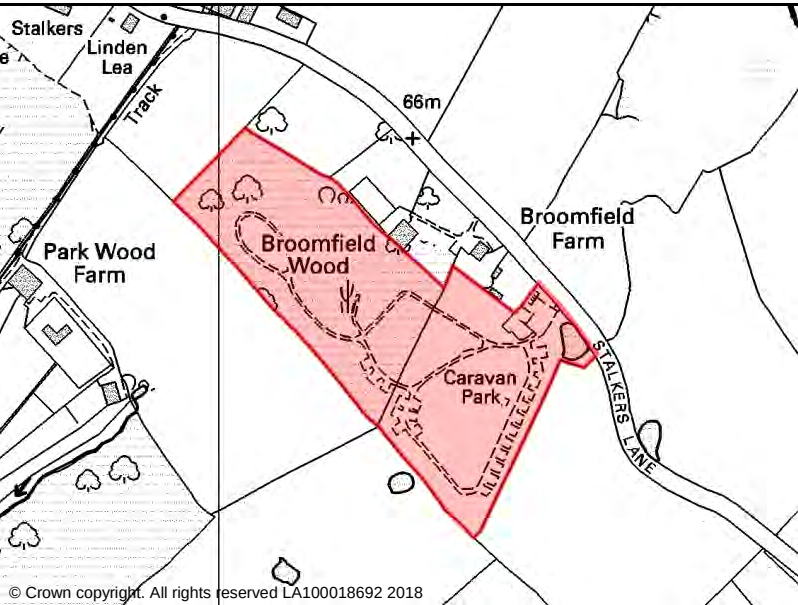
Plan showing whole extent of submitted site	Site Reference: 232/2060
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Halland
	Parish: East Hoathly
	Address: Warrenside and Autumn Ridge, Lewes Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.34 Site area (ha) Net: 0

Reasons: The site is located at the fringe of the village in a semi-rural location. The site comprises two detached dwellings with gardens. The land is screened behind dense mature trees to the Lewes Road. Development of the site for housing would be out of character with the locality and harmful to the landscape and this

Wealden SHELAA Unsuitable Sites Summary

approach to the village of Halland.

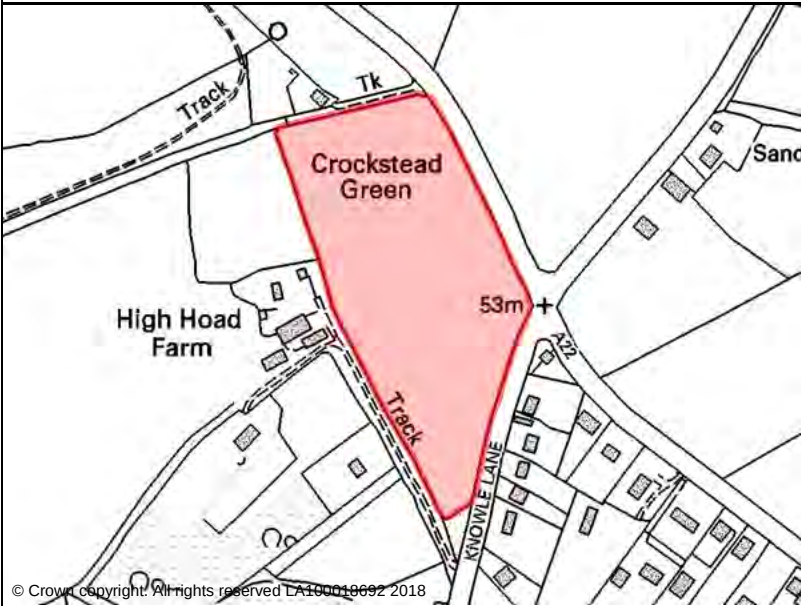
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 718/1950
	Settlement: East Hoathly
	Parish: East Hoathly
	Address: Broomfield Farm Caravan Park
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 5.25 Site area (ha) Net: 1.9

Reasons: The site is currently an existing caravan and campsite with associated facilities. It is part of a farm diversification scheme to Broomfield Farm. It is isolated from any settlement and accessibility is a major constraint. Half of the site is an open area (where camping occurs at edges) half the site is designated as Ancient Woodland, albeit there are clearings within it where camping occurs. The location of the site and the tree constraints are a major impediment to permanent, all year round, residential use. The site is isolated and detached from any identified settlement or local facilities and amenities or public transport

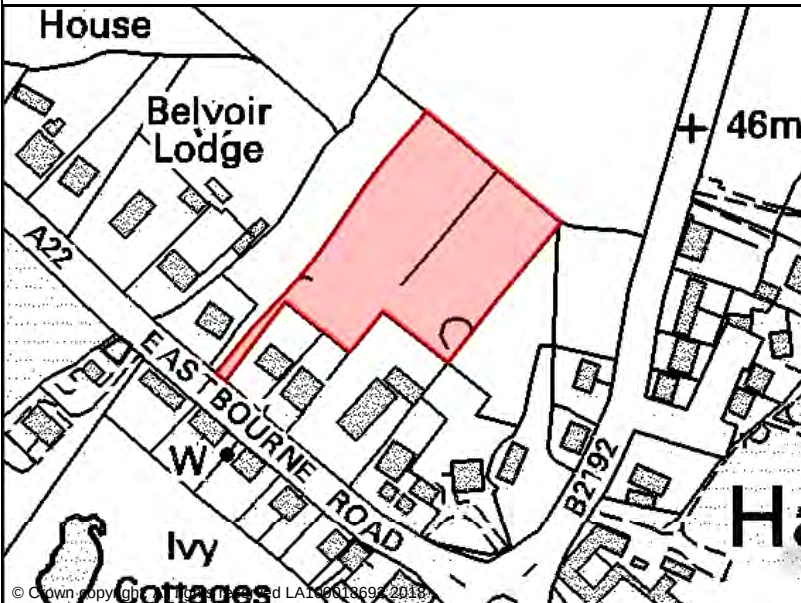
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 765/2060
	Settlement: Halland
	Parish: East Hoathly
	Address: Land North of Knowle Lane and West of the A22
	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: 2.34

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. Given this detachment and its rural nature development of the site would not be in keeping with the scale and rural character of the area and surrounding countryside.

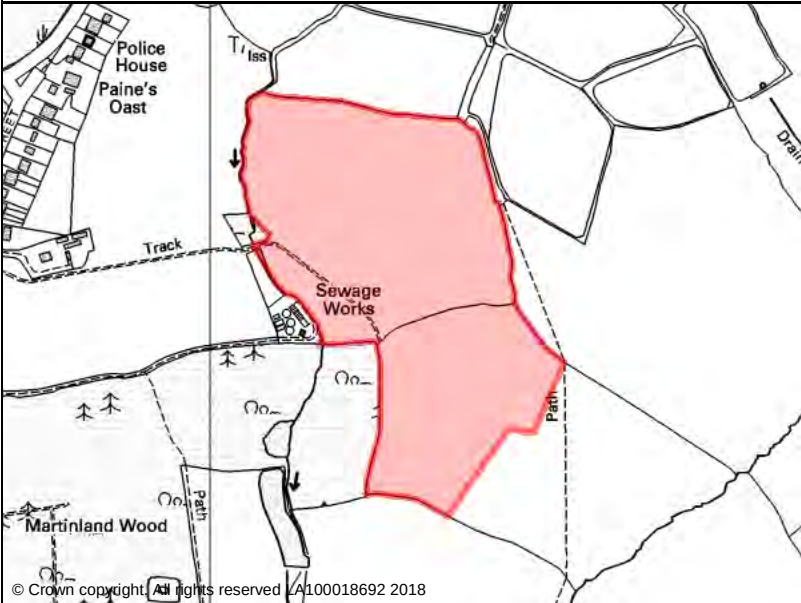
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 771/2060
	Settlement: Halland
	Parish: East Hoathly
	Address: Land to the east of Eastbourne Road (A22), Halland
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.7 Site area (ha) Net: 0.5

Reasons: The site is predominantly thick woodland and a TPO affects the narrow access from Eastbourne Road making this access unsuitable. Access would be required via sites to the north (764/2060) and east (766/2060).

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

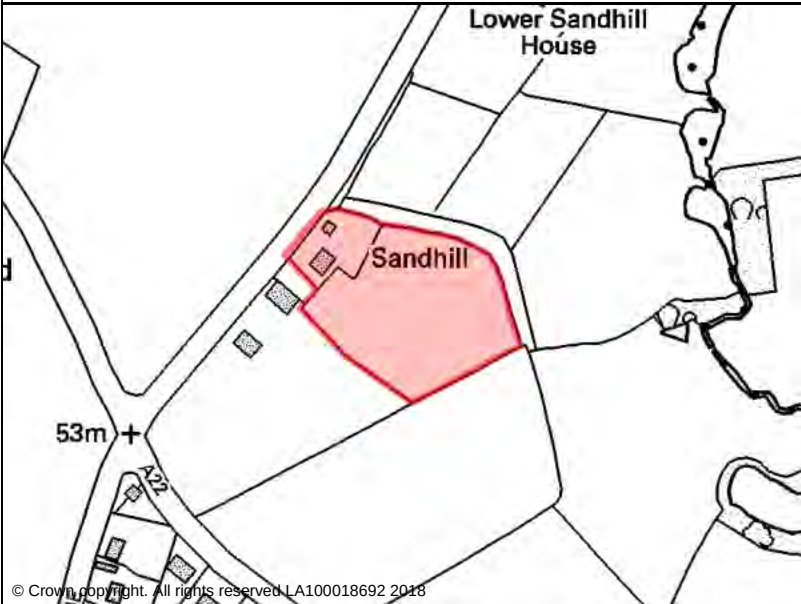
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 837/1950
 <p>© Crown copyright. All rights reserved. A100018692 2018</p>	Settlement: East Hoathly
	Parish: East Hoathly
	Address: Land east of South Street - site B
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 19.91 Site area (ha) Net: 0

Reasons: The site is an agricultural field isolated and detached from any identified settlement or local facilities and amenities located to the edge of the village close to the A22 access. The site would require third party land to provide suitable access and owing to its isolation this site is unsuitable and development would be out of keeping with the surrounding land uses. Site 782/1950 is located to the west of the site and is in the same ownership. The site is divided from site 782/1950 by a stream and dense belt of woodland and the land slopes to the east and north-east. The elevated parts of the site are open and exposed in long range views to the south. Due to the contours it would not be possible to mitigate the effect of development here, which would be elevated and imposing in the landscape. The sewage treatment works are to the west, albeit set amongst the trees. These are likely to present an odour constraint, particularly to the elevated land adjacent. Ancient woodland is located along the western boundary of the site and would command a further 15m buffer into any developable 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: 899/2060
	Settlement: Halland
	Parish: East Hoathly
	Address: Land at Sandhill, Sandhill Lane, Halland, Nr Lewes
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.30 Site area (ha) Net:

Reasons: The site is isolated and remote from any settlement or local services and facilities. Development of this site would result in an isolated housing estate unrelated to any urban or 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

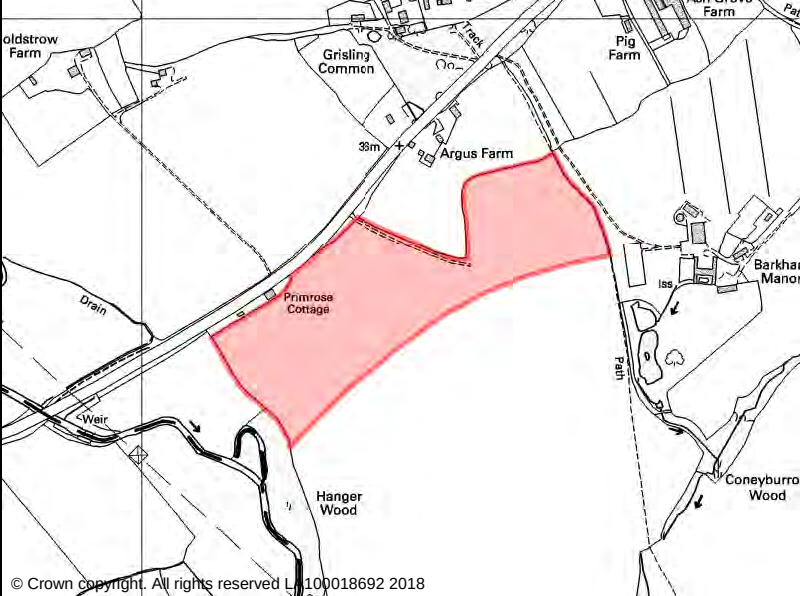
Plan showing whole extent of submitted site	Site Reference: 013/1410
	Settlement: Uckfield
	Parish: Fletching
	Address: Copwood Farm, Rocks Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 12.62 Site area (ha) Net:

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. The site is remote from local services and facilities, and separated from the centre of Uckfield by a major road. Development would be visually and functionally separated from the town which lies to the east of the A22. The 2014 Landscape Character Assessment identifies the site as being in an area of high landscape sensitivity. Housing development would be unsuitable and out of keeping with, and be

Wealden SHELAA Unsuitable Sites Summary

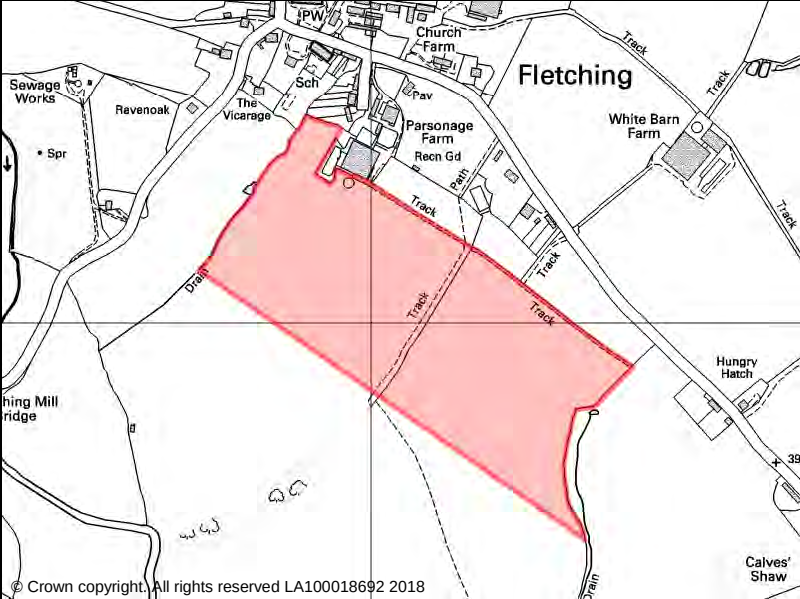
detrimental to, the rural character and appearance of the landscape which forms part of the setting of the town.

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

Plan showing whole extent of submitted site	Site Reference: 722/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Piltdown (Other 1630)
	Parish: Fletching
	Address: Land south of A272 - Field alongside A272, between Newick & Piltdown, 500 yards above
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 9.242 Site area (ha) Net:

Reasons: This site is in an isolated rural location, remote from local services and facilities and disconnected from the nearest settlement. Development on the site would be unsustainable and out of keeping 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

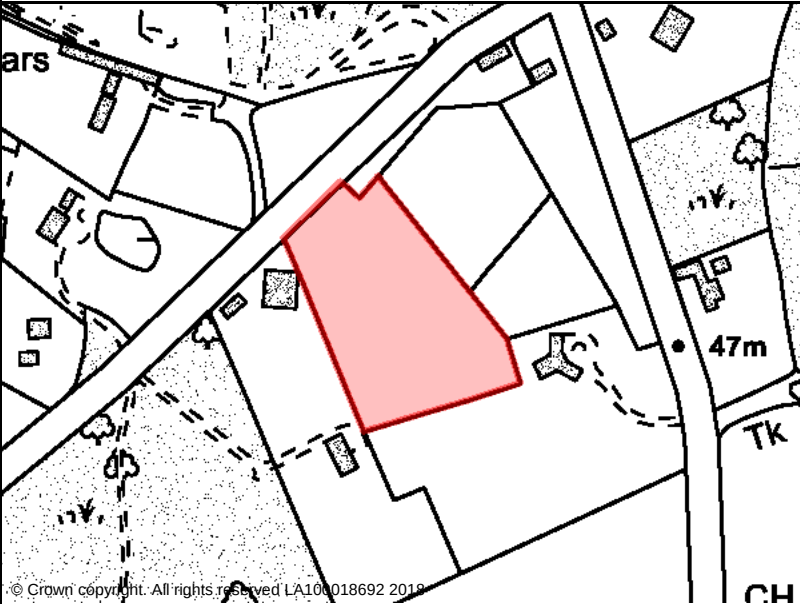
Plan showing whole extent of submitted site	Site Reference: 723/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Fletching (Other 1630)
	Parish: Fletching
	Address: Land at Parsonage Field, off Ruston Bridge Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 15.077 Site area (ha) Net:

Reasons: This is a substantial site which is isolated and remote from local services and

Wealden SHELAA Unsuitable Sites Summary

facilities. Housing development on this scale would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. The site is adjacent to the High Weald AONB.

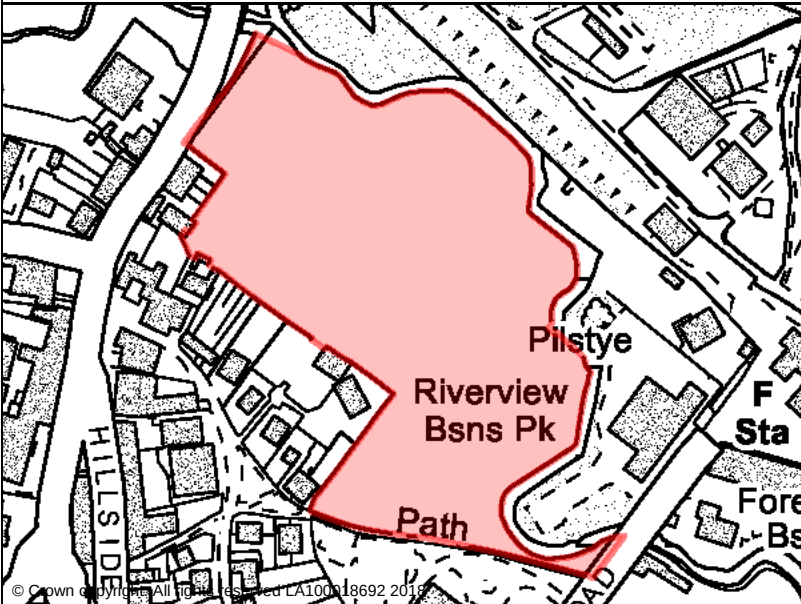
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 908/1630
	Settlement: Piltdown (Other 1630)
	Parish: Fletching
	Address: Land adjoining Millstones on A272, Piltdown
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.76 Site area (ha) Net:

Reasons: This site is in an isolated rural location, remote from local services and facilities and disconnected from the nearest settlement. Development on this scale would be unsuitable and out of keeping with the surrounding countryside and would have a detrimental impact on the rural landscape.

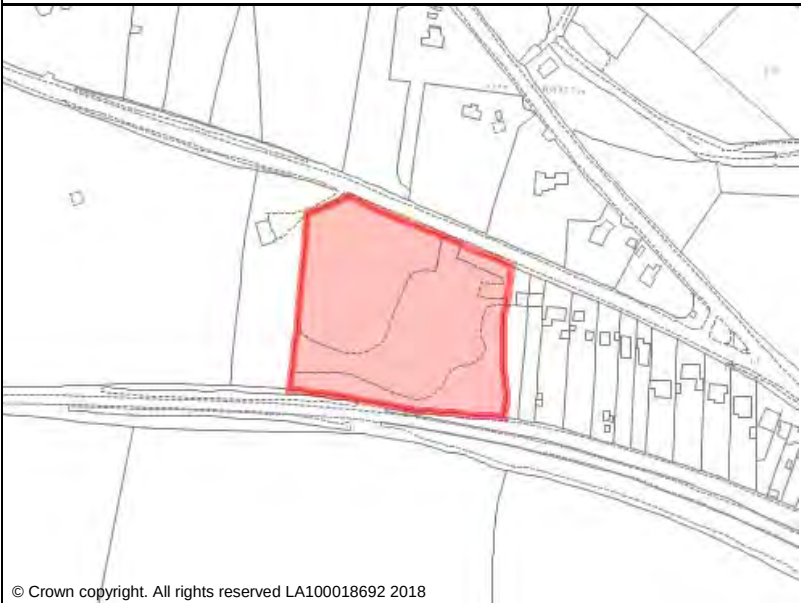
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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 (Land to the east of Lewes Road)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.82 Site area (ha) Net: 0

Reasons: The whole of the site is affected by severe flood risk (within Flood Zone 3) which would preclude residential development on this site.

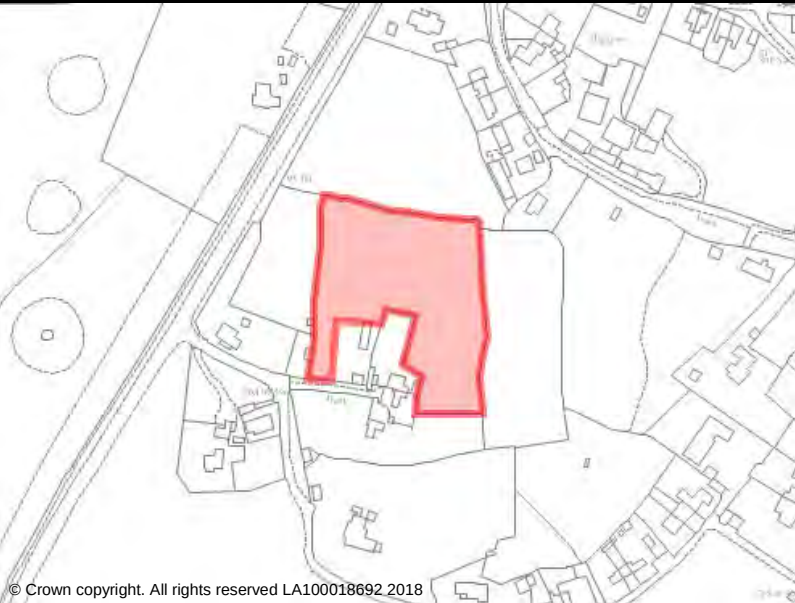
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 199/2010
	Settlement: Forest Row
	Parish: Forest Row
	Address: Land East of Meadow Lands, London Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.25 Site area (ha) Net:

Reasons: The site is detached and some distance from the centre of Forest Row, and therefore has poor access to local services and amenities. Housing development at this location would be unsuitable and out of keeping with the rural character and appearance of the landscape. It would also be potentially harmful to visual amenity. It is also understood that there may also be potential contamination issues that would need to be satisfactorily resolved. The site is within the High Weald AONB. 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: 211/2010
	Settlement: Forest Row
	Parish: Forest Row
	Address: Land adjacent to Poplar Farm, Poplar Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.71 Site area (ha) Net: 0

Reasons: This site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Forest Row. Housing development would be unsustainable and out of keeping with the rural character and appearance of the countryside, and harmful to the setting of the village. This is an area of high landscape quality with a high sensitivity to change. No viable highway access exists at present as there is simply an unmade track into the site from the highway network. Third party land would need to be acquired to achieve a satisfactory access arrangement. The site is within the High Weald AONB. 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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 254/2010
	Settlement: Forest Row
	Parish: Forest Row
	Address: South West Corner Hartfield and Forest Roads, OPPOSITE 100-120 HARTFIELD ROAD
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.63 Site area (ha) Net:

Reasons: This site is located some distance from local services and facilities. It is also unsuitable due to the potential impact housing development would have on protected trees and on an area of ancient woodland which covers the majority of the site. Their loss would harm the character and appearance of this attractive approach to the village. The site is wholly within the High Weald AONB. 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: 453/2010
	Settlement: Forest Row
	Parish: Forest Row
	Address: Land east of Shepherds Place, Ryst Wood Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.52 Site area (ha) Net:

Reasons: The site is in an area which is characterised by sporadic, low density housing. Further housing development on any scale would be likely to have a detrimental impact on the rural character and appearance of the area and would not be appropriate in this setting. The site is also some distance from village facilities

Wealden SHELAA Unsuitable Sites Summary

and services, and so is not suitable location for housing. The site is within the High Weald AONB. 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: 490/2010
	Settlement: Forest Row
	Parish: Forest Row
	Address: Allotment Gardens, off Medway Drive
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.25 Site area (ha) Net:

Reasons: Housing development would not be acceptable on this site as it is located within Flood Zones 2 and 3. The allotments are well used and contribute to the local facilities available to the village; their loss would not be acceptable.

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

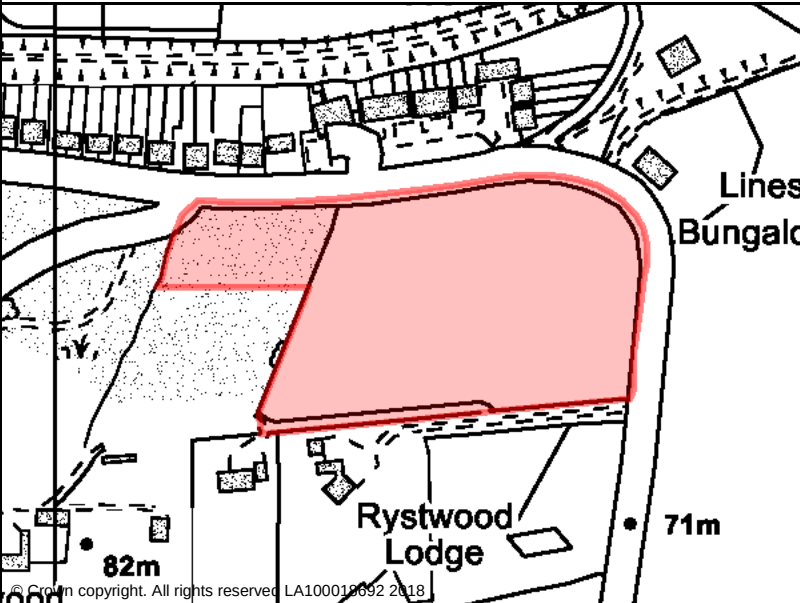
Plan showing whole extent of submitted site 	Site Reference: 683/1630
	Settlement: Ashurst (Other1630)
	Parish: Forest Row
	Address: Land at Watch Oak Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.3 Site area (ha) Net:

Reasons: The site is isolated and remote from local services and facilities and any

Wealden SHELAA Unsuitable Sites Summary

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 AONB and in an exposed location. The site is wholly within flood zone 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: 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: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.05 Site area (ha) Net:

Reasons: This site is within 400 metres of the Ashdown Forest Special Protection Area and Special Area of Conservation. These are areas of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400 metre zone outside the forest SPA boundary as advised by Natural England. This site is a substantial site located some distance from local services and facilities. It is unsuitable due to the potential impact housing development would have on protected trees which are located within the site and subject to a group TPO. Their loss would harm the character and appearance of this attractive approach to the village. The site is in an exposed location within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

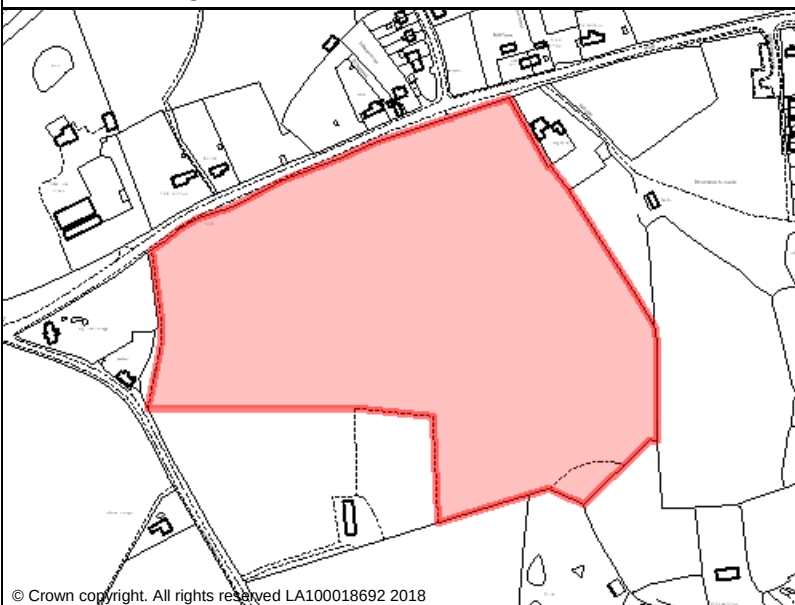
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 030/1410
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Uckfield
	Parish: Framfield
	Address: Framfield Lodge, Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.47 Site area (ha) Net: 0

Reasons: The site comprises of a small field partially covered with woodland located on the south eastern fringe of Uckfield. Eastbourne Road runs along the northern boundary and the site is surrounded by woodland and grassfields to all other aspects. The site is relatively isolated remote from local services and facilities, and visually and functionally separated from the urban area of Uckfield. Development would be unsuitable as the site provides an attractive landscape feature when travelling along the Eastbourne Road and it is particularly prominent in views because of its ridge-top 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: 079/1790
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Blackboys
	Parish: Framfield
	Address: Land to the South of the B2102 and east of Stone Bridge Lane, Blackboys
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 7.97 Site area (ha) Net:

Reasons: The site is prominent in the landscape, particularly in views to the south, and is detached from the main village centre to the east. Development on this site would be out of scale with the settlement, have a detrimental impact on the

Wealden SHELAA Unsuitable Sites Summary

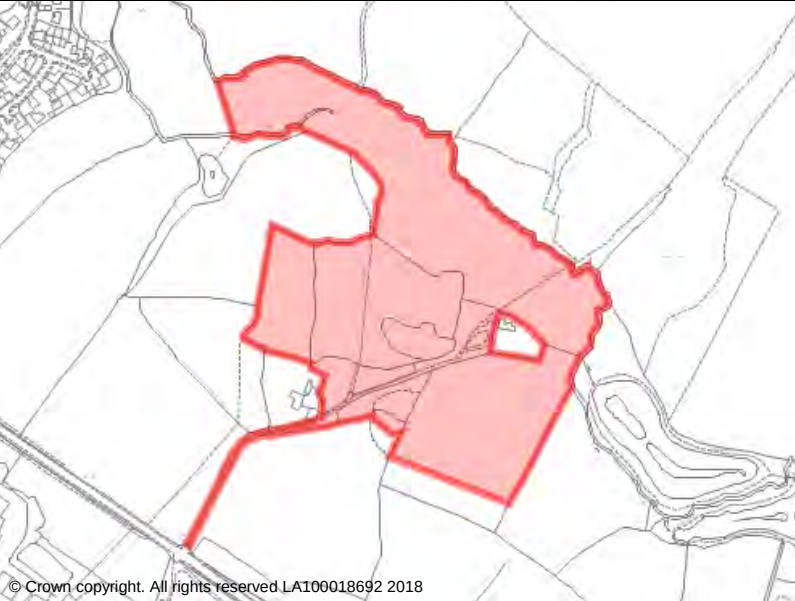
landscape and would appear unrelated to the village.

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: 096/2020
	Settlement: Framfield
	Parish: Framfield
	Address: Land at Old Nursery House, Framfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.84 Site area (ha) Net: 4.78

Reasons: This is a substantial site in the context of the existing size of the village in an area of attractive landscape with some sensitivity to change. The site 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.

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

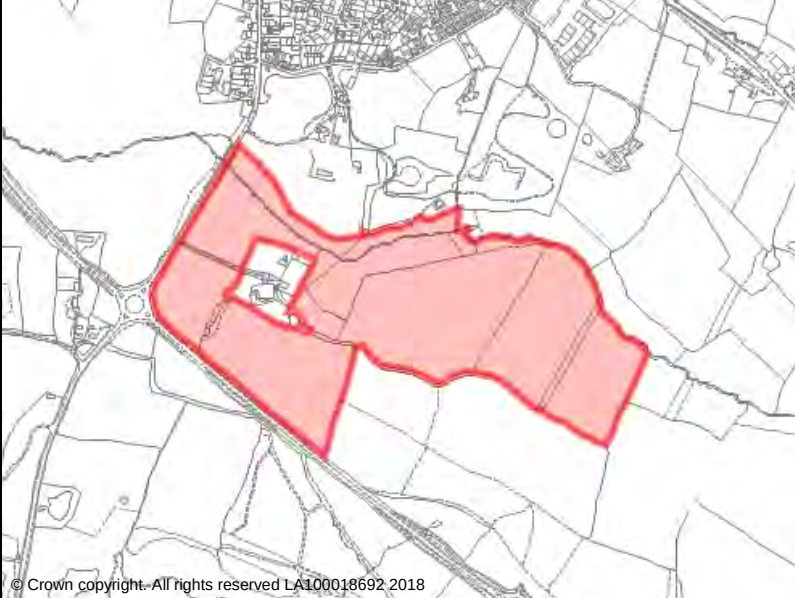
Plan showing whole extent of submitted site	Site Reference: 194/1410
	Settlement: Uckfield
	Parish: Framfield
	Address: Land opposite the Old Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 8.7 Site area (ha) Net: 5.52

Reasons: This is a substantial, isolated site detached from the urban boundary of Uckfield

Wealden SHELAA Unsuitable Sites Summary

and some distance from local services and facilities. As presented, the site does not have a suitable access to the highway network and there is insufficient land available in the submitted site to create one.

N.B. The 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Uckfield
	Parish: Framfield
	Address: Land at Horstedpond Farm
	Suitable for housing?: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 27.21 Site area (ha) Net: 15.3

Reasons: The site is located on the southern fringe of Uckfield to the west of the roundabout connecting the A22 with Lewes Road. The site is adjacent to the Ridgewood Farm site which 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 therefore the site may be considered suitable for development with associated infrastructure and amenities. The landscape in this area is good quality with a moderate sensitivity to change. Any scheme design would need to ensure that the landscape structure is strengthened and reinforced with additional landscaping and the provision of green networks. 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. 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 which has been excluded from the submission and to provide appropriate buffering to the ancient woodland which is located adjacent to the south eastern boundary of the site. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

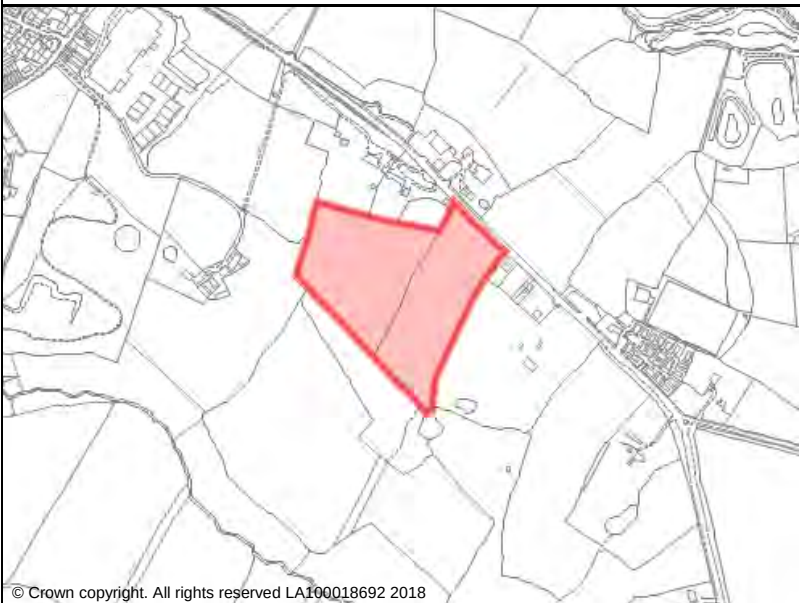
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

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

Reasons: This is a substantial site in the context of the village and is in area of attractive landscape with some sensitivity to change. The site is isolated and remote from local services and facilities. Housing development would be unsustainable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with 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: 289/1410
	Settlement: Uckfield
	Parish: Framfield
	Address: Croft House South- West of Eastbourne Road
	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: 4.44

Reasons: Owing to its isolation this site is unsuitable and development 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 together with adjacent SHELAA sites it may be considered suitable for development with associated infrastructure and

Wealden SHELAA Unsuitable Sites Summary

amenities. The site is not currently accessible by vehicles or pedestrians but potential for access would appear to exist across the adjacent site to the newly created roundabout on 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.

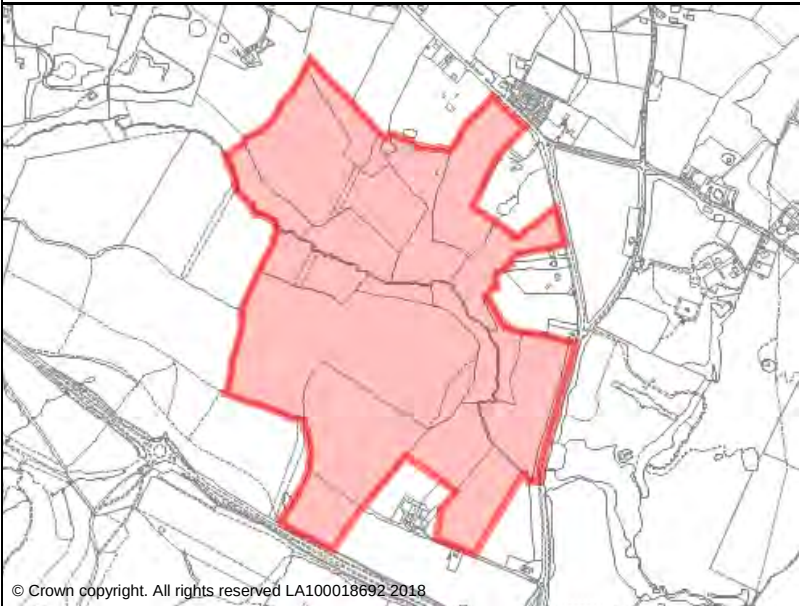
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 297/1410
	Settlement: Uckfield
	Parish: Framfield
	Address: Croft House, land adjacent to Eastbourne Road
	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: 2.41

Reasons: Owing to its isolation this site is unsuitable and development 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 this area together with adjacent SHELAA sites it may be considered suitable for development with associated infrastructure and amenities. For example vehicular and pedestrian access to this site would need to be provided from the highway network through the adjacent SHELAA site to the west. 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. The site would require substantial planting to reinforce existing landscape features and create a strong landscape structure.

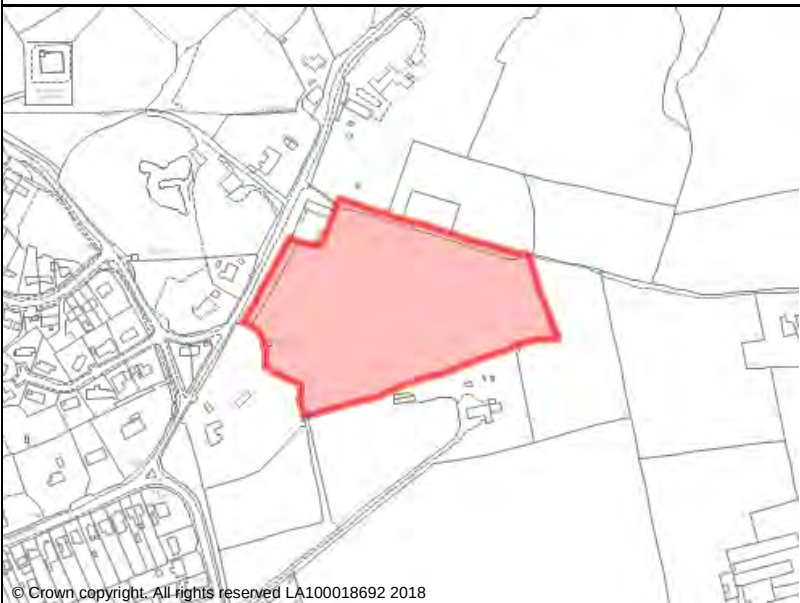
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 400/1410
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Uckfield
	Parish: Framfield
	Address: Land at High Cross Farm, Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 50.27 Site area (ha) Net:

Reasons: This is a very substantial site which is detached from the boundary of Uckfield and is located a considerable distance from local services and facilities. The site is remote and development would be unsuitable and out of keeping with the character of the countryside surrounding the town in this location. The site contains a substantial area of ancient woodland which with suitable buffering would render the site unavailable for development.

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

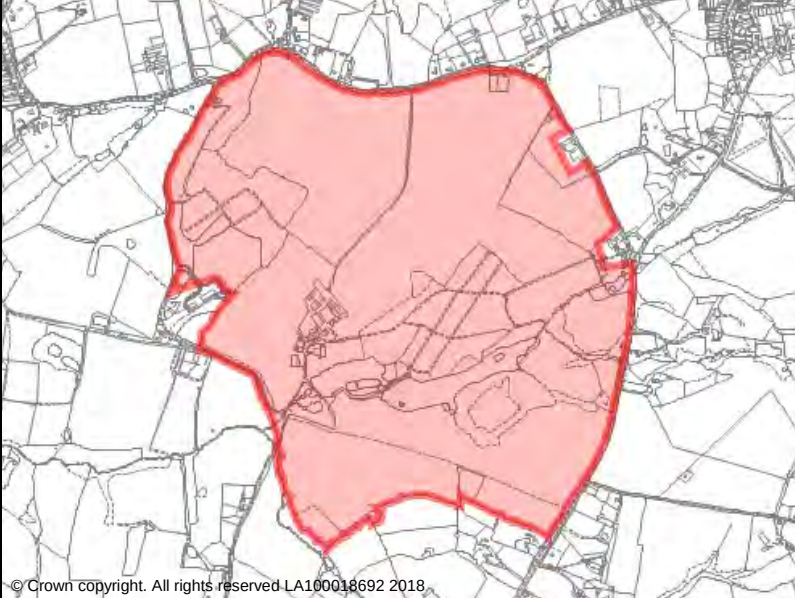
Plan showing whole extent of submitted site	Site Reference: 401/2020
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Framfield
	Parish: Framfield
	Address: The Barn Field, Gate House Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.59 Site area (ha) Net: 2.59

Reasons: This is a substantial site in the context of the village and is located within an area of attractive landscape. The site 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 site as submitted cannot be provided with a suitable vehicular access to

Wealden SHELAA Unsuitable Sites Summary

serve housing development.

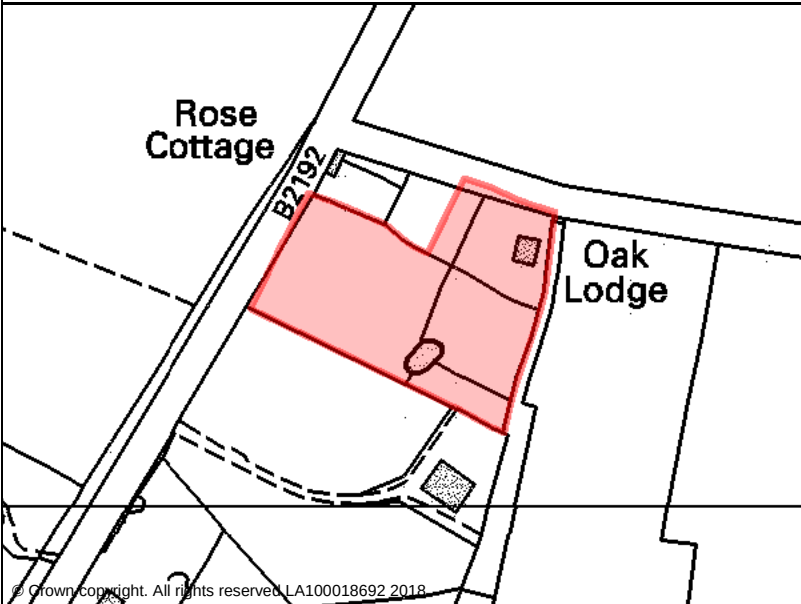
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 429/2020
	Settlement: Framfield
	Parish: Framfield
	Address: The Newplace Estate
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 158.71 Site area (ha) Net:

Reasons: This very substantial site comprising mixed uses of dwellings and grounds (with lakes), commercial uses and agricultural land. The site is in an isolated rural location, remote from local services and facilities, and disconnected from the boundaries of the nearest settlements. Housing development on this scale and at this location would be unsuitable and unjustified. Development of the site would be out of keeping with the character of the area and would have an unacceptable impact on landscape quality and on the appearance of the countryside. Part of the site is in Flood Risk Zones 2 and 3 and other parts have designated Ancient Woodland status which further restricts development potential.

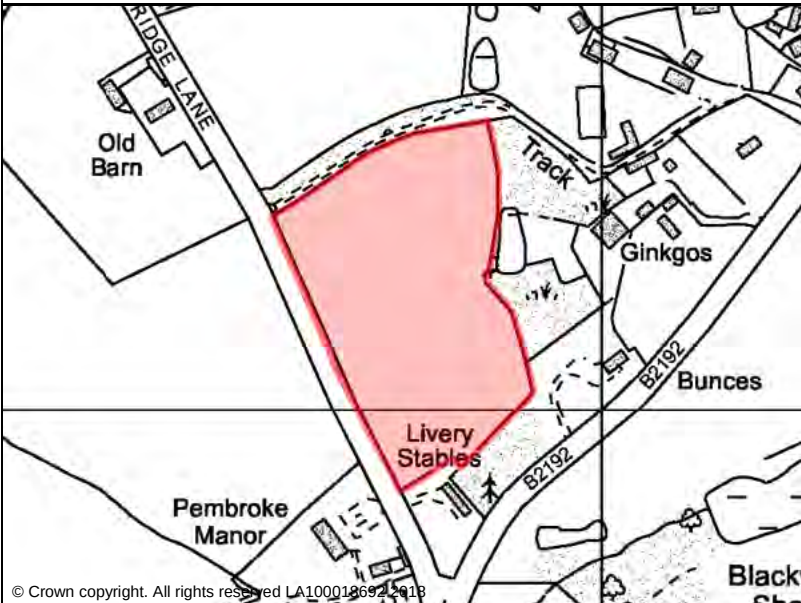
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 892/1790
	Settlement: Blackboys
	Parish: Framfield
	Address: Land @ Oak Lodge, Bushbury Lane, Blackboys
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.02 Site area (ha) Net:

Reasons: The site 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.

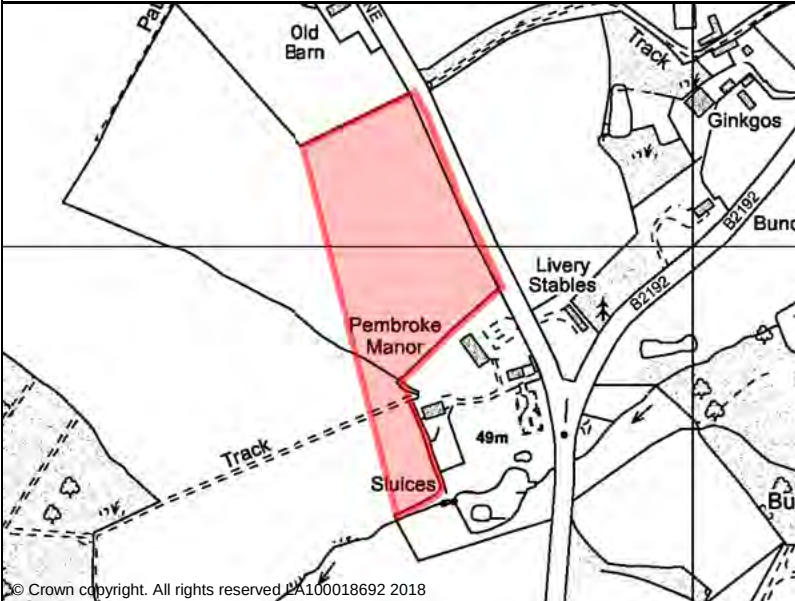
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.68 Site area (ha) Net:

Reasons: This site is in an isolated rural location, remote from local services and facilities, and disconnected from the boundaries of the nearest settlements. Housing development on this scale and at this location would be unsuitable and unjustified. Development of the site would be out of keeping with the 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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 935/2020
	Settlement: Framfield
	Parish: Framfield
	Address: Land west of Stonebridge Lane, Stonebridge Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.8 Site area (ha) Net:

Reasons: The site 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.

N.B. The 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 adj 1 Rushlye Cottages
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.74 Site area (ha) Net: 2.6

Reasons: The land comprises of agricultural land north of the village and cricket ground. This is a relatively isolated site with poor accessibility to local services and public transport, and limitations as to highways access. The site is in an exposed location wholly within the High Weald AONB. Development would have a detrimental impact the landscape which could not be satisfactorily mitigated.

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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 409/2030
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Frant
	Parish: Frant
	Address: Field to west of Shernfold Park, adjacent to A267
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.74 Site area (ha) Net: 2.06

Reasons: This site is in a semi-rural exposed location within the High Weald AONB where housing development would be out of keeping with the rural character and appearance of the countryside and 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Bells Yew Green
	Parish: Frant
	Address: Rushlye Lodge, land adj Highfields, Middle Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.23 Site area (ha) Net: 2.23

Reasons: The site is in a rural location in open countryside comprising of a scattered farmstead development to the north and south. This is a relatively isolated site with poor accessibility to local services and public transport, and limitations as to highways access. The site is in an exposed location wholly within the High Weald AONB. Development would have a detrimental impact on the landscape, and

Wealden SHELAA Unsuitable Sites Summary

this could not be mitigated. In addition, development at this location would be unsuitable and out of keeping with the rural character of the area.

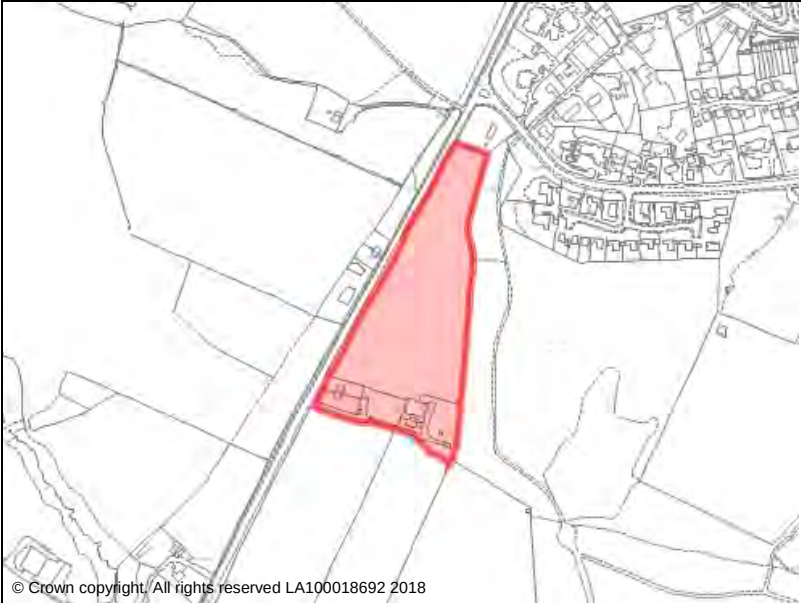
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 427/1750
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Bells Yew Green
	Parish: Frant
	Address: Wish Wood
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.11 Site area (ha) Net: Site unsuita

Reasons: This site is situated just outside Bells Yew Green village within the High Weald AONB . It is an isolated site with poor accessibility to local services and facilities, and is visually and functionally separated from Bells Yew Green. 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. Taking into account its location and the potential loss of ancient woodland, this site is considered unsuitable for development.

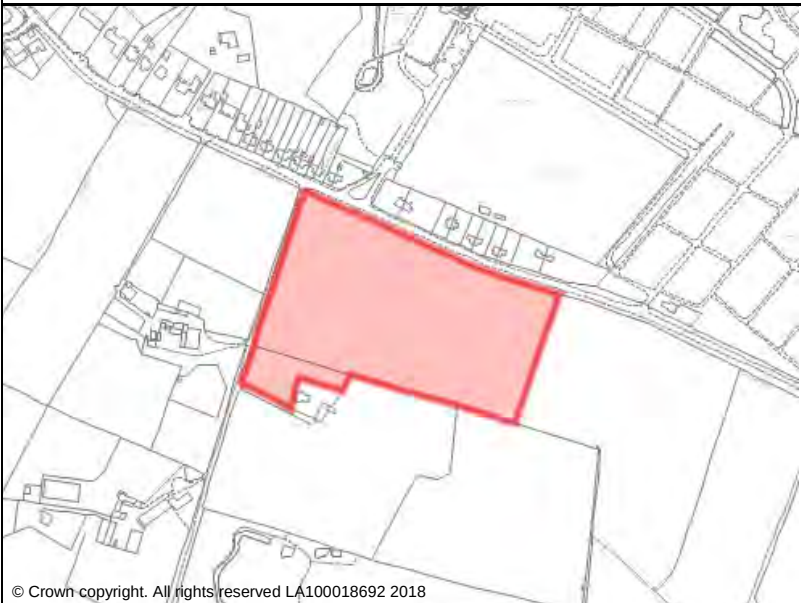
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 443/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Strawberry Hill Farm, Eridge Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.82 Site area (ha) Net:

Reasons: This is a relatively isolated and a very visually prominent site. It is remote from local services and facilities, and visually and functionally separated from the urban area of Tunbridge Wells which lies to the north. 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 site is within an AONB. 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: 444/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land to the south of Bayham Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.91 Site area (ha) Net:

Reasons: This is a relatively isolated and prominent site, visible in its surroundings from

Wealden SHELAA Unsuitable Sites Summary

some distance. There is no significant development on the south side of Bayham Road and this site is remote from local services and facilities. Development would be visually and functionally separated from the urban area of Tunbridge Wells which lies to the north. 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. The site is within the High Weald AONB. 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: 445/1960
	Settlement: Eridge
	Parish: Frant
	Address: Land at Warren Farm Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.34 Site area (ha) Net: 1.26

Reasons: The site is in an isolated location, remote from local services and facilities. Development of this scale would be unsuitable and unjustified. The site is in a rural area where housing development would be out of keeping and would have an unacceptable impact on landscape character and the attractive appearance of the countryside. The site is within the High Weald AONB. 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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 446/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Montegue Meadows, South Broadwater Down
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 6.877 Site area (ha) Net:

Reasons: This is a relatively isolated site, remote from local services and facilities, and visually and functionally separated from the urban area of Tunbridge Wells which lies to the north. The only suitable vehicular access to the site is through Hargate Forest to the north of the site, which is subject to a TPO and which would provide a significant constraint. The site is within the High Weald AONB. 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: 477/1630
	Settlement: Frant
	Parish: Frant
	Address: Land to the south of Tangier Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.43 Site area (ha) Net:

Reasons: This site is in an isolated rural location, remote from local services and facilities, and disconnected from the boundary of any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. Vehicular access to the site is unsatisfactory due

Wealden SHELAA Unsuitable Sites Summary

to the narrow single lane access track. The site is within the High Weald AONB and would have an unjustified impact on the character and appearance of the landscape.

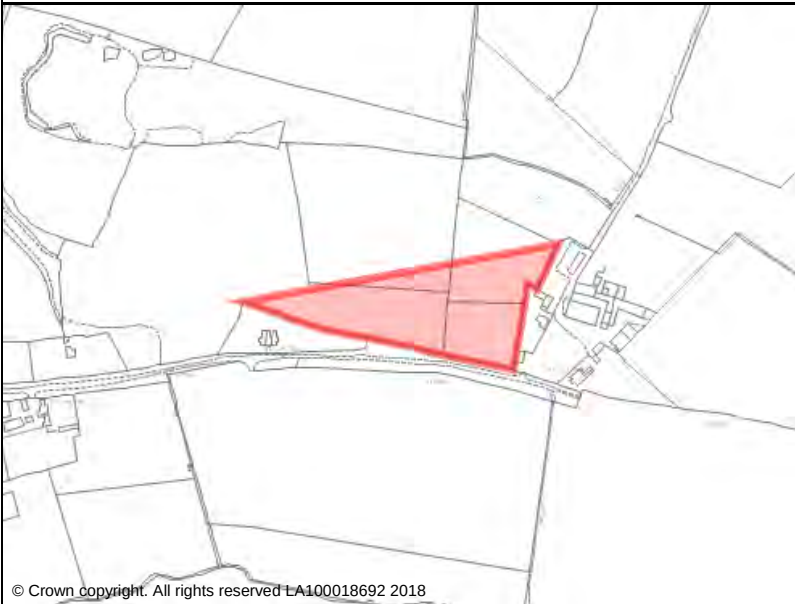
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 478/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Frant
	Parish: Frant
	Address: Land to the North of Tangier Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.53 Site area (ha) Net:

Reasons: This site is in an isolated rural location, remote from local services and facilities, and disconnected from the boundary of any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. Vehicular access to the site is unsatisfactory due to the narrow single lane access track. The site is within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

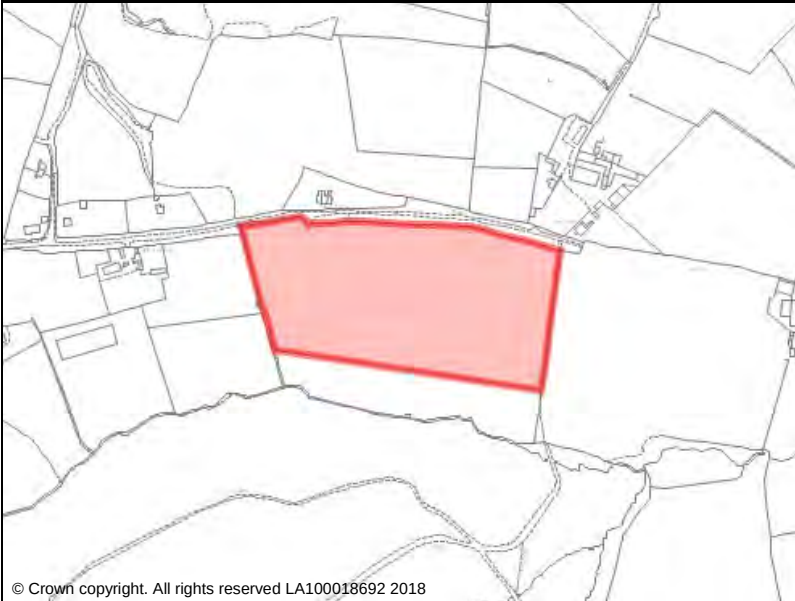
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 479/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Frant
	Parish: Frant
	Address: Land to the West of Brickhouse Farm, Tangier Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.2 Site area (ha) Net:

Reasons: This site is in an isolated rural location, remote from local services and facilities, and disconnected from the boundary of any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. Vehicular access to the site is unsatisfactory due to the narrow single lane access track. The site is within the High Weald AONB. 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: 480/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Frant
	Parish: Frant
	Address: Land to the South of Brickhouse Farm, Tangier Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.84 Site area (ha) Net:

Reasons: This site is in an isolated rural location, remote from local services and facilities, and disconnected from the boundary of any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. Vehicular access to the site is unsatisfactory due

Wealden SHELAA Unsuitable Sites Summary

to the narrow single lane access track. The site is within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

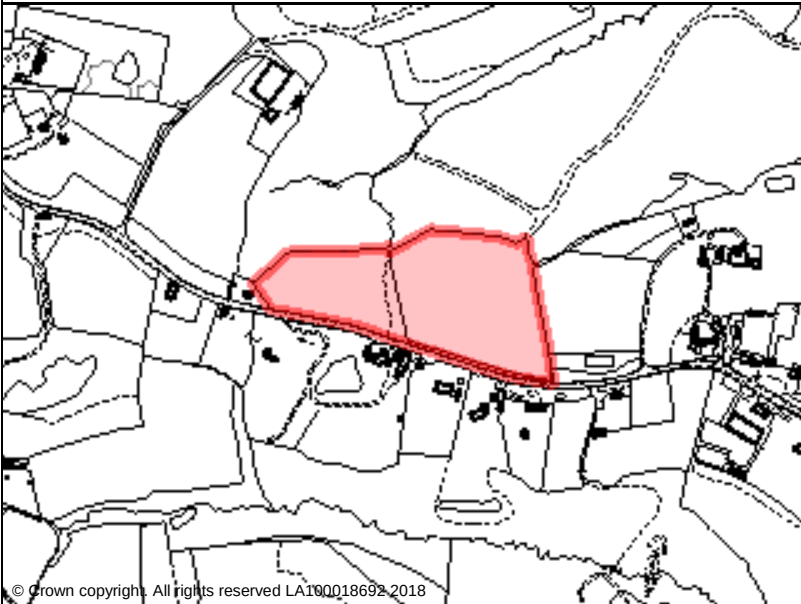
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 504/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land off Broadwater Down
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.08 Site area (ha) Net:

Reasons: The Site lies adjacent to Broadwater Down (Road) on the southern edge of Tunbridge Wells within the High Weald Area of Outstanding Natural Beauty (AONB). 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, and is part of a larger woodland to the south which is managed for conservation and access. Housing development on this site would detrimentally affect the trees on the site which are covered by a Tree Preservation Order 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.

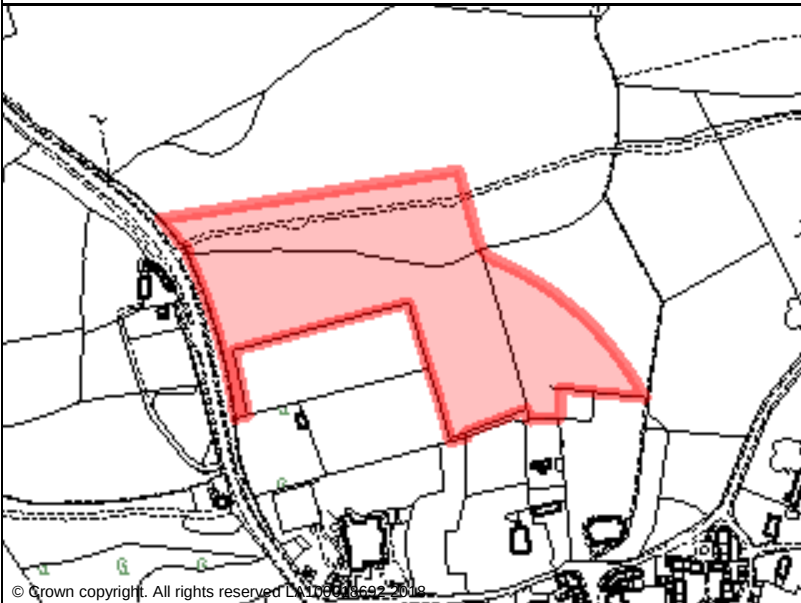
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 586/2030
	Settlement: Frant
	Parish: Frant
	Address: Land on the North Side of Wadhurst Road, Sleeches Cross, Wadhurst Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 4.9 Site area (ha) Net:

Reasons: The site is in a semi-rural location within the High Weald AONB. It is remote from local services and facilities and disconnected from the boundary and built up area of any nearby settlement. Housing development would be out of keeping with the rural character and appearance of the countryside. The site 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

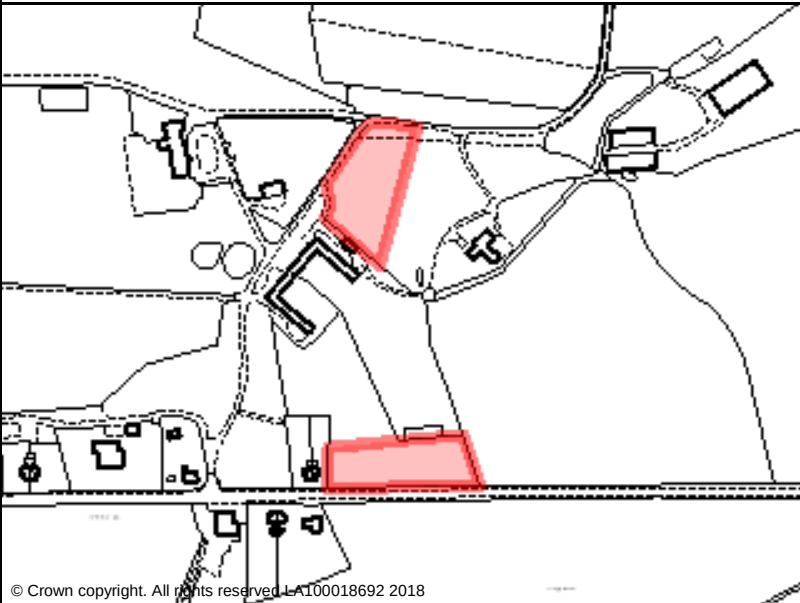
Plan showing whole extent of submitted site	Site Reference: 599/2030
	Settlement: Frant
	Parish: Frant
	Address: Land North and East of Frant Primary School
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.86 Site area (ha) Net: 2.85

Reasons: This is a substantial site comprising of vacant scrubland to the north of the village of Frant. 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 scale of the village and not in keeping with the rural nature of the surrounding land. The site is

Wealden SHELAA Unsuitable Sites Summary

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.

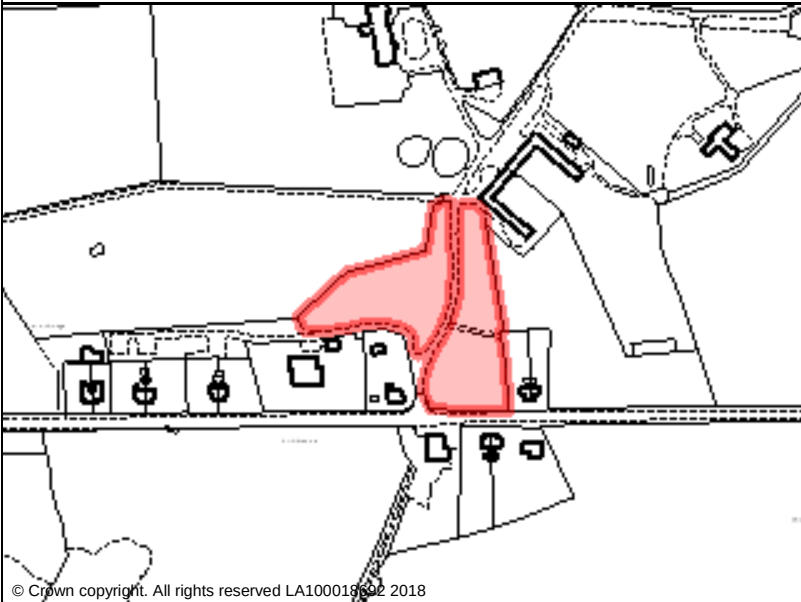
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 630/1630
	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
© Crown copyright. All rights reserved. LA100018692 2018	Site area (ha) Gross: 0.80 Site area (ha) Net:

Reasons: This is an isolated rural site remote from public transport and from local services and facilities. 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. Both sites are heavily wooded and are adjacent to ancient woodland 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 and residential development is likely to have a detrimental effect on the setting of the heritage asset.

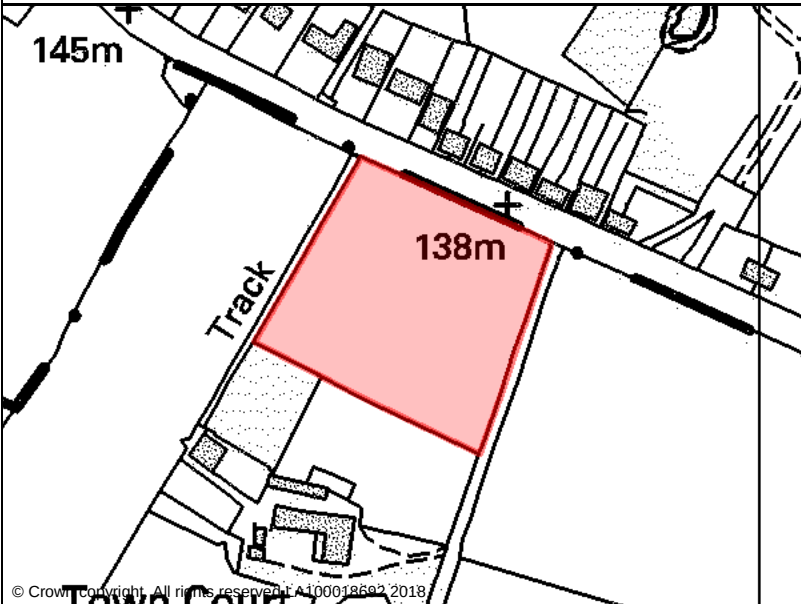
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 631/1630
 <p>© Crown copyright. All rights reserved LA100019602 2018</p>	Settlement: Bells Yew Green
	Parish: Frant
	Address: Land West 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: 0.95 Site area (ha) Net:

Reasons: This is an isolated rural site remote from public transport and from local services and facilities. 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. The site is located within the grounds of Bayham Abbey which is Grade II listed and residential development is likely to have a detrimental effect on the setting of the heritage asset.

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

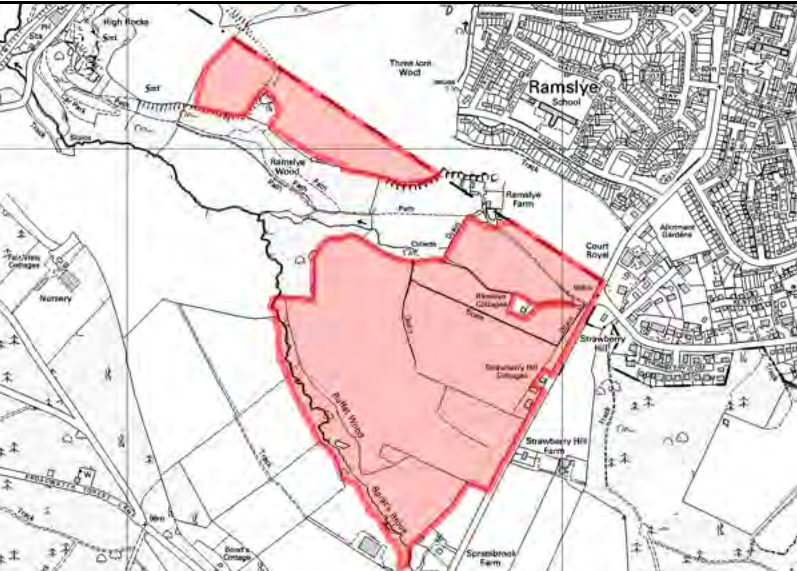
Plan showing whole extent of submitted site	Site Reference: 651/1610
 <p>© Crown copyright. All rights reserved LA100019602 2018</p>	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land at Bayham Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.43 Site area (ha) Net: 1.3

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. Owing to its relative isolation this site is unsuitable and development would be out of keeping with the

Wealden SHELAA Unsuitable Sites Summary

surrounding land uses. There is no pedestrian access to the site. However if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development. Additional land has been submitted to the Council adjacent which could come forward alongside this land to create a comprehensive development. The site is exposed 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. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity, very high landscape capacity and is highly visible in the wider landscape.

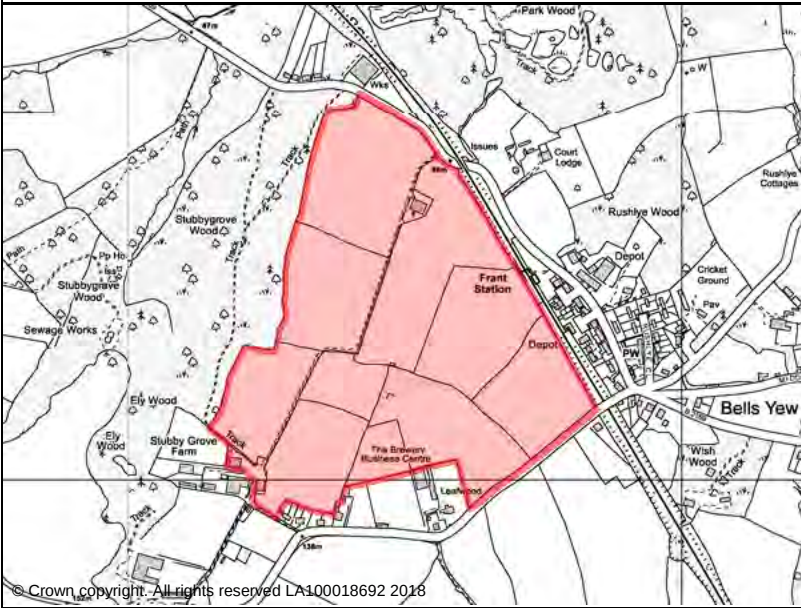
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 729/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land at Ramslye Farm (Spratsbrook Farm)
	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: 23.71

Reasons: This is a substantial site which includes land to the north which is within Tunbridge Wells Borough. The site is visually prominent in the wider landscape therefore suitable screening would have to be taken into consideration together with appropriate buffers for the ancient woodland which runs along the western boundary of the site. The part of the site adjacent to the scheduled ancient monument 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 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. The 2017 Site Landscape Assessment classified the site as having very high landscape sensitivity, very high landscape capacity and is highly visible in the wider landscape. Development would have a significant impact on this landscape which extends south from the urban edge of Tunbridge Wells.

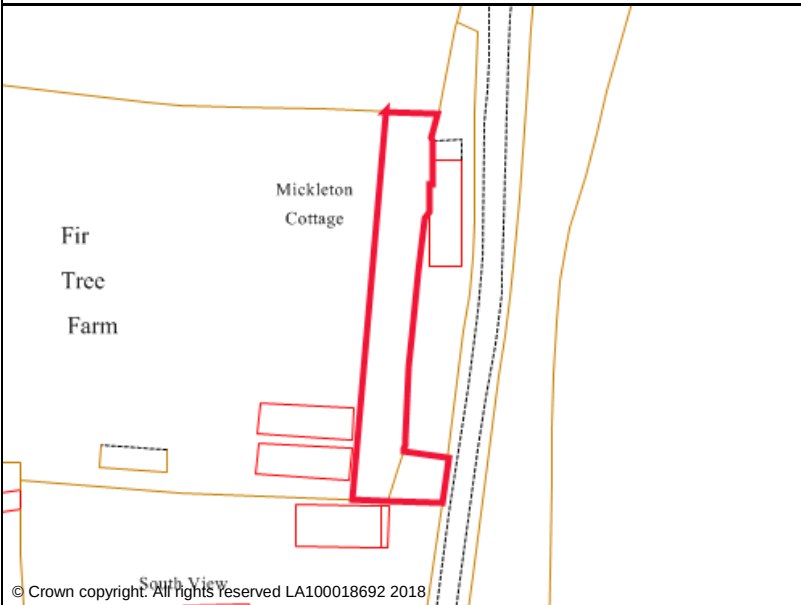
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 937/1750
	Settlement: Bells Yew Green
	Parish: Frant
	Address: Court Lodge Farm, Bells Yew Green, Frant
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 30.30 Site area (ha) Net:

Reasons: This is an extensive site which is isolated and remote from local services and facilities. The site is exposed within the High Weald AONB and development on this scale would not only be out of keeping with the surrounding area but it would have a have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds the area.

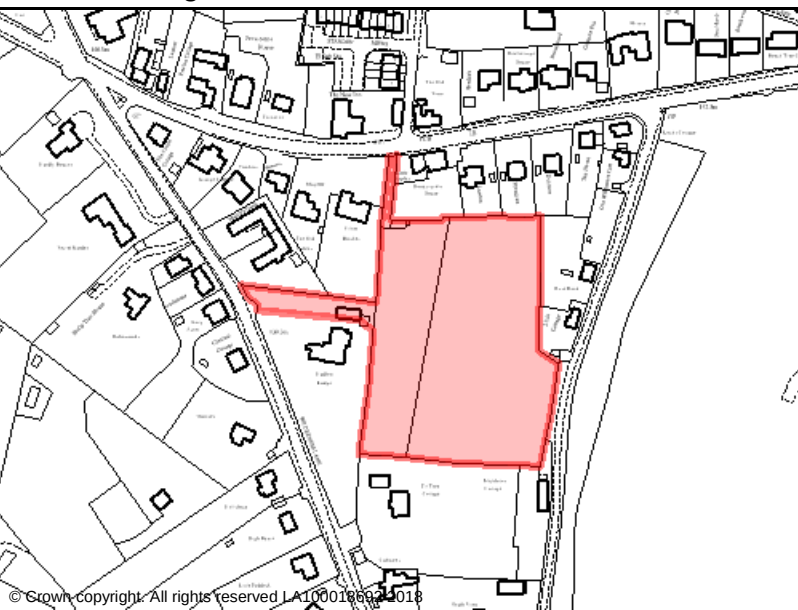
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 386/2050
	Settlement: Hadlow Down
	Parish: Hadlow Down
	Address: Land at Wilderness Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.05 Site area (ha) Net:

Reasons: The site is not suitable for development by itself due to its small size and awkward configuration. There is no potential for vehicular access and Wilderness Lane is too narrow for additional vehicular traffic. The site may have some potential if considered comprehensively with land to the west, and provided the access issue can be addressed.

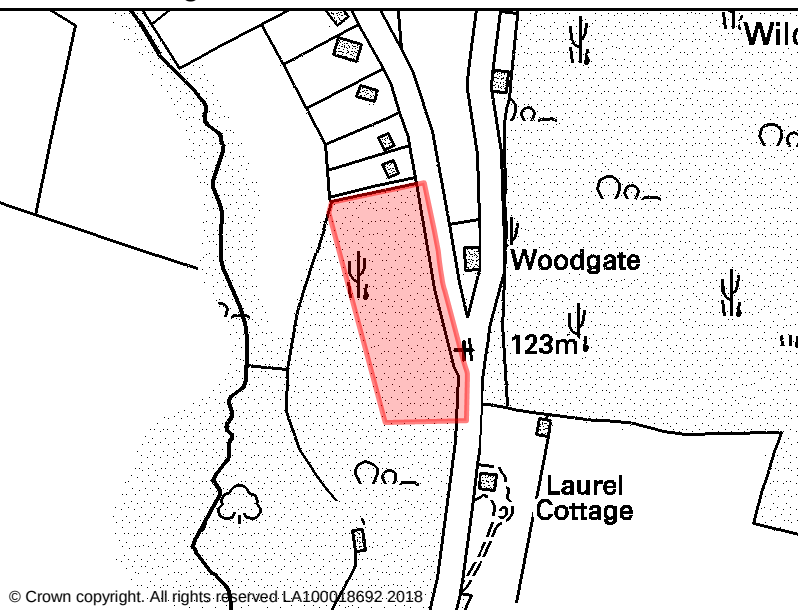
Wealden SHELAA Unsuitable Sites Summary

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

 <p>Plan showing whole extent of submitted site</p>	Site Reference: 690/2050
	Settlement: Hadlow Down
	Parish: Hadlow Down
	Address: Land rear of Hadlow Lodge, Wilderness Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
Site area (ha) Gross: 1.173 Site area (ha) Net:	

Reasons: Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. Wilderness Lane is too narrow to serve housing development therefore the site is isolated and unsuitable.

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

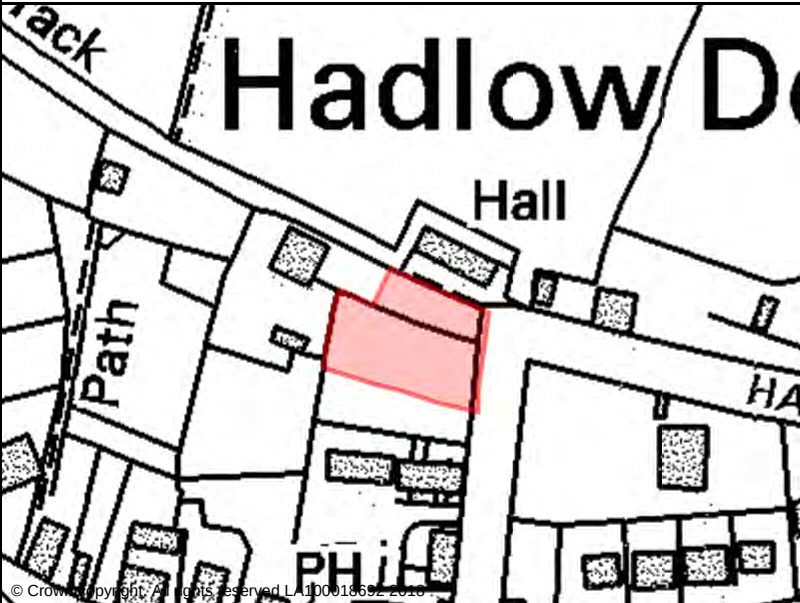
 <p>Plan showing whole extent of submitted site</p>	Site Reference: 735/2050
	Settlement: Hadlow Down
	Parish: Hadlow Down
	Address: Land adjacent to Chestnuts, Wilderness Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
Site area (ha) Gross: 0.878 Site area (ha) Net:	

Reasons: Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing

Wealden SHELAA Unsuitable Sites Summary

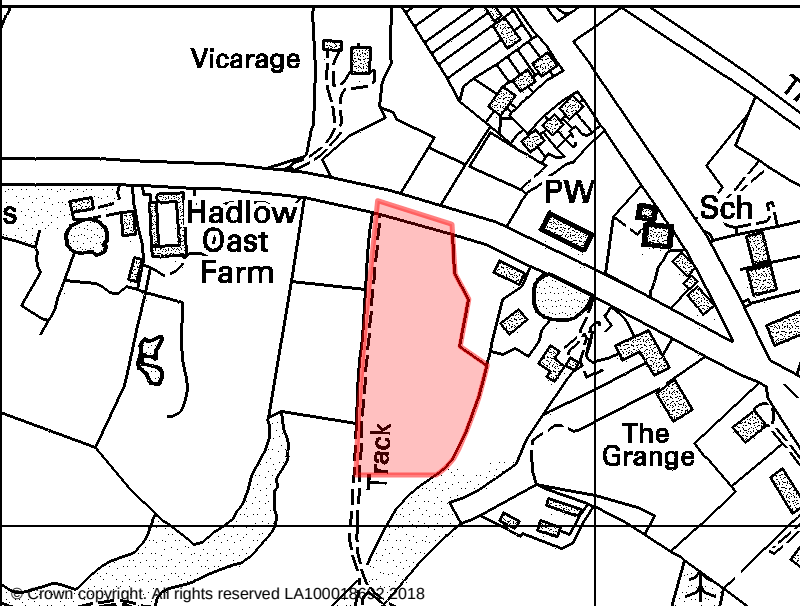
development. Wilderness Lane is too narrow to serve housing development therefore the site is isolated and unsuitable.

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: 736/2050
	Settlement: Hadlow Down
	Parish: Hadlow Down
	Address: Land opposite the Village Hall in Hall Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.157 Site area (ha) Net: 0.1

Reasons: The site comprises of land used for agricultural/ storage opposite the village hall to the south side of Hall Lane. The site as submitted cannot be provided with a suitable vehicular access to serve development. A group TPO is also present on the eastern boundary of the site which constrains any developable 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: 778/2050
	Settlement: Hadlow Down
	Parish: Hadlow Down
	Address: Land at Waste Wood, Hadlow Down
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.05 Site area (ha) Net:

Reasons: The site is isolated and remote from local services and facilities. Housing

Wealden SHELAA Unsuitable Sites Summary

development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

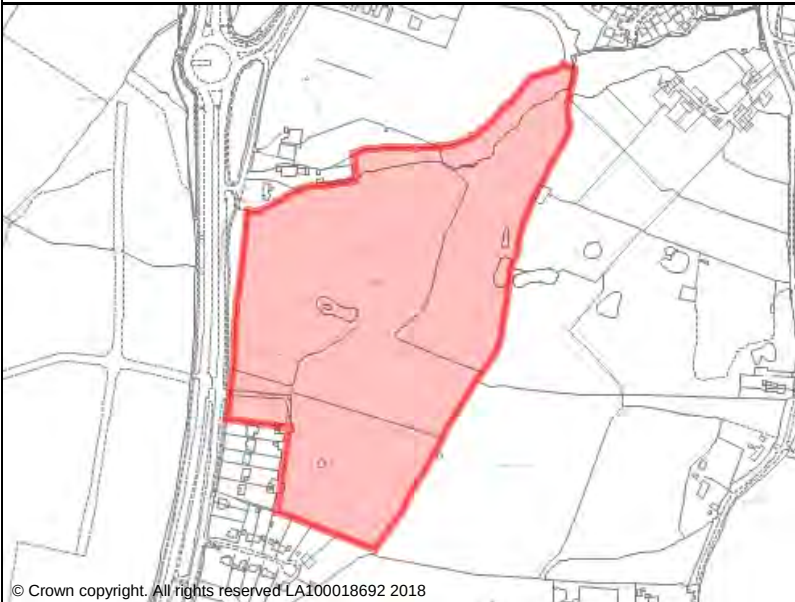
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 134/1310
	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: 9.98 Site area (ha) Net: 3.5

Reasons: The site comprises of a large agricultural field located on the north eastern fringe of Hailsham close to Hailsham North Waste Water Treatment Works. In isolation this site is not suitable as it is disconnected from the existing urban boundary of Hailsham. In addition to this the close proximity to the waste water 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 to this any circumstances where any odour mitigation becomes 'off line' the proximity will cause significant issues. No suitable vehicular access 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 development of adjacent third party land. A small proportion of the north eastern and south eastern part of the site is within flood zone 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: 210/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Bolneys Wood Land and off A22 near 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: 2.86

Reasons: The site comprises of dense woodland approximately half of which is categorised as ancient woodland (Bolneys Wood) which forms part of a larger area of woodland adjacent to the north and east of the site and wider vicinity. High voltage electricity pylons bisect the site from southeast to northwest. There is a group TPO which is adjacent to the A22 in the west of the site. Notwithstanding this the site may be considered as part of green infrastructure provision of any comprehensive development within 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: 252/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land adjoining Waldernheath, Amberstone
	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:

Reasons: This prominent site is in a semi-rural location, associated with linear frontage development of low density housing. Housing development would be unsuitable and out of context with the area. There are severe problems with creating a suitable vehicular access because of the site's proximity to the junction to the

Wealden SHELAA Unsuitable Sites Summary

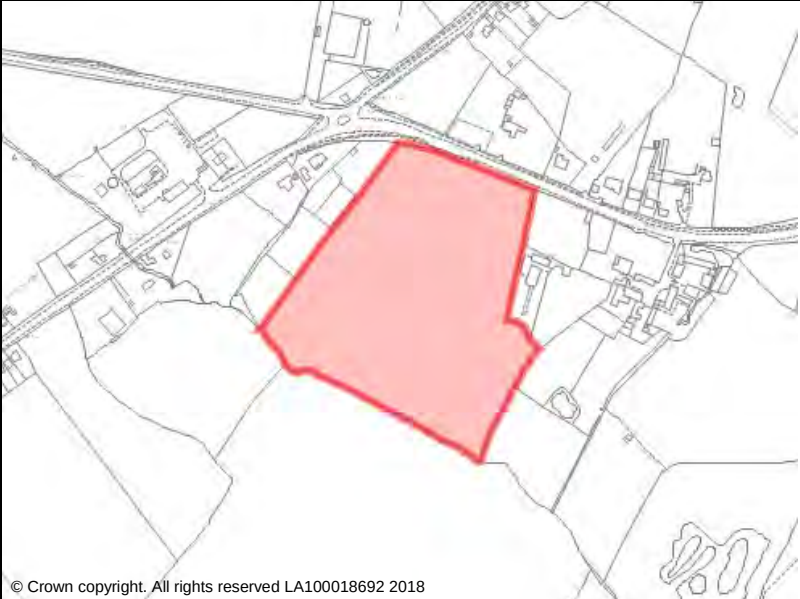
A271 and the poor visibility available

N.B. The 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hailsham
	Parish: Hailsham
	Address: Land off Sandbanks Close
	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 forms part of an attractive and well located “green corridor” on the fringe of Hailsham which provides important visual amenity for local residents and contributes biodiversity and nature conservation value to the surroundings. It also allows ecological links with the adjacent ancient woodland located to the west of the site.

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

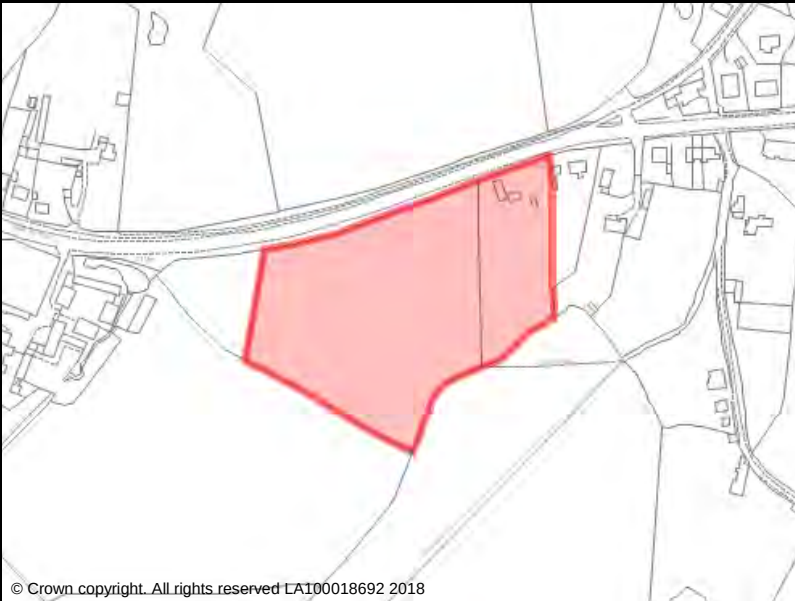
Plan showing whole extent of submitted site	Site Reference: 308/1310
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hailsham
	Parish: Hailsham
	Address: Amberstone Grange, Amberstone
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.98 Site area (ha) Net:

Reasons: The site comprises an area of grazing paddocks associated with Amberstone

Wealden SHELAA Unsuitable Sites Summary

Grange (Grade II listed building). It is located to the south of Amberstone A271, on the fringes of Hailsham approx. 0.5km north east of the town, on the edge of open countryside (Pevensey Levels) and is surrounded by arable land and pasture. This site forms part of the attractive landscape setting of Hailsham and a backdrop in views of the Pevensey Levels. A large proportion of the site is in flood zone 3 and as a result severs the site from other potential sites off the A271 and the main areas of Hailsham. It is unlikely to be able to provide a satisfactory vehicular access without the use of adjacent land and significant highway management measures.

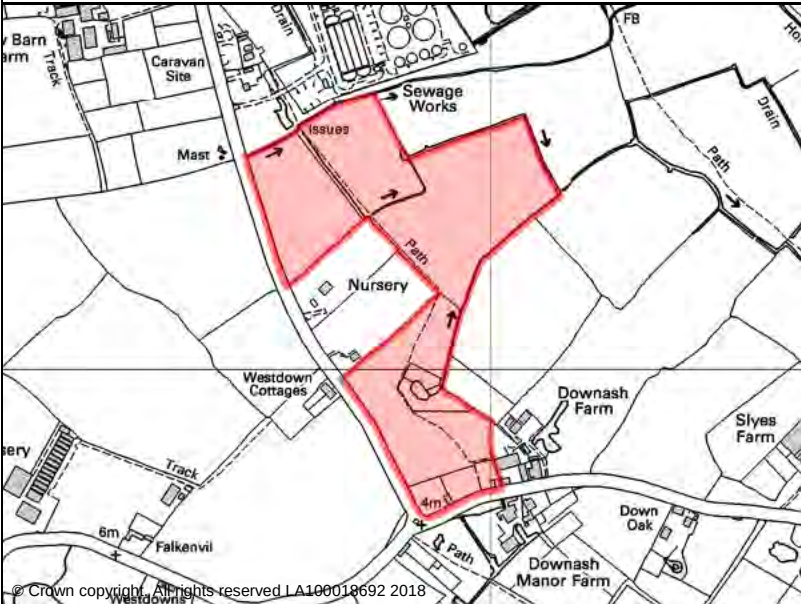
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 391/3110
	Settlement: Magham Down
	Parish: Hailsham
	Address: Onslow House, 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:

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the nearby settlement. Housing development would be unsuitable in this location, and appear out of keeping with the rural character and appearance of the countryside. The site is also crossed by High Pressure Gas Main which would make the site difficult to develop.

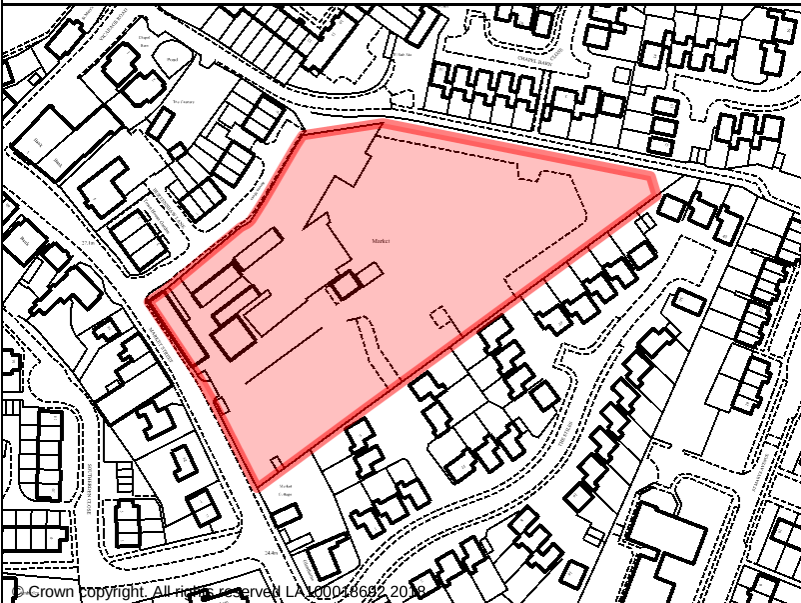
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 497/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land off Station Road/ Rickney Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 8.27 Site area (ha) Net:

Reasons: The site is isolated and remote from local services and facilities and public transport. The majority of the site is within flood zone 3 which would preclude housing development in this location.

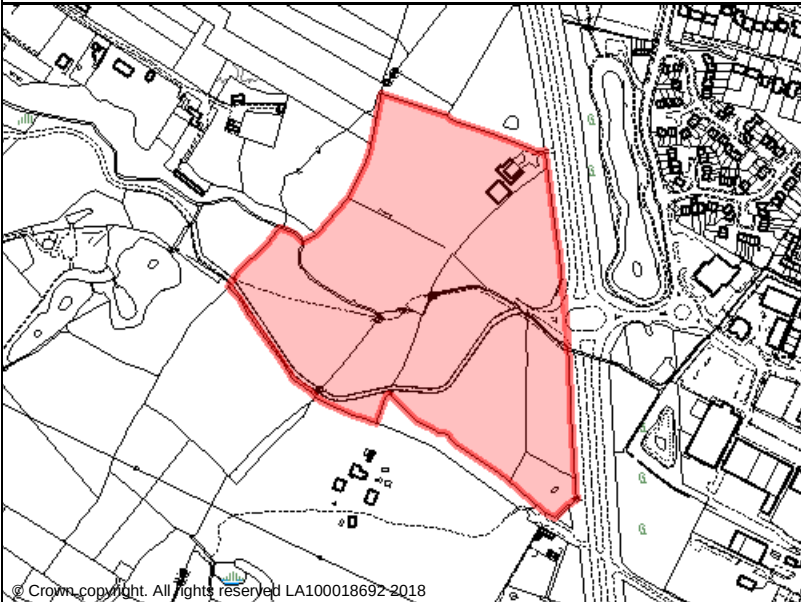
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 678/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: The Market, Market Street
	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: 1.00

Reasons: The site comprises of a Livestock Auction located within the Town Centre of Hailsham. The site forms part of the Hailsham Town Core Archaeological Interest site. Large scale development on the site would have a harmful impact on the historic setting of this area.

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

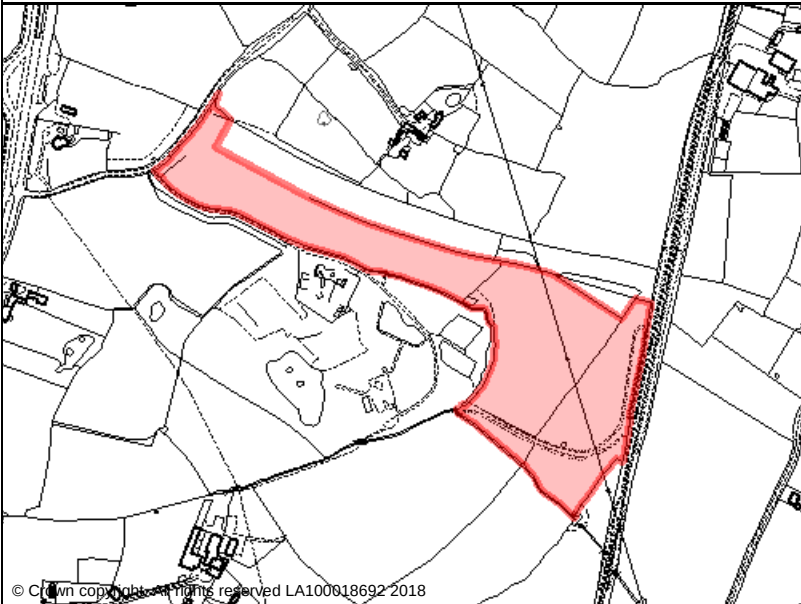
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 692/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land west of the A22
	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: 6.6

Reasons: The site comprises several fields adjacent to the A22 which runs along the eastern boundary of the site. A proportion of the site is subject to flood risk which runs through the middle of the site and as a result creates two parcels of land severed by a band of fluvial flood risk. The site is severed from Hailsham by the A22. Despite the site's proximity to the A22, the site is particularly rural in nature and is isolated and remote from local services and facilities and public transport. Owing to its isolation and the severance caused by flood risk this site is unsuitable and development 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. In these circumstances the developable area would be reduced to provide a suitable buffer to the ancient woodland located adjacent to the western boundary of the site, the areas of flood risk avoided and appropriate mitigation measures provided to reduce the level of noise from the adjacent A22.

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

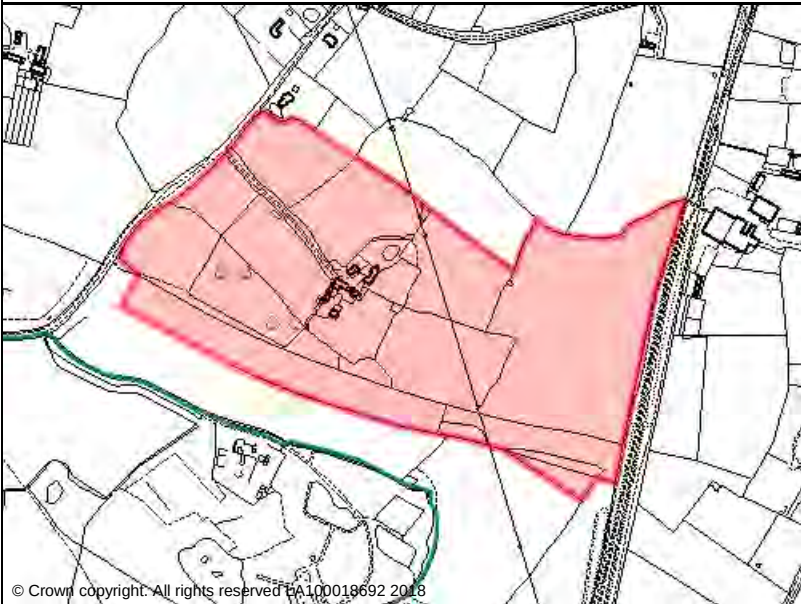
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 697/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land to the southwest of Summerhill Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 7.44981 Site area (ha) Net: 6.34

Reasons: The site comprises fields used for grazing located to the south of the built up area of Hailsham. 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 west to serve development between Colthorn Lane and Ersham Road. 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, all of which should be incorporated into the layout and design of development together with existing hedgerows and tree belts which are located within the site. The strong tree belt which runs along the southern boundary should be retained and enhanced as it provides a buffer to the depot and fishing ponds located adjacent to the site in the south.

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

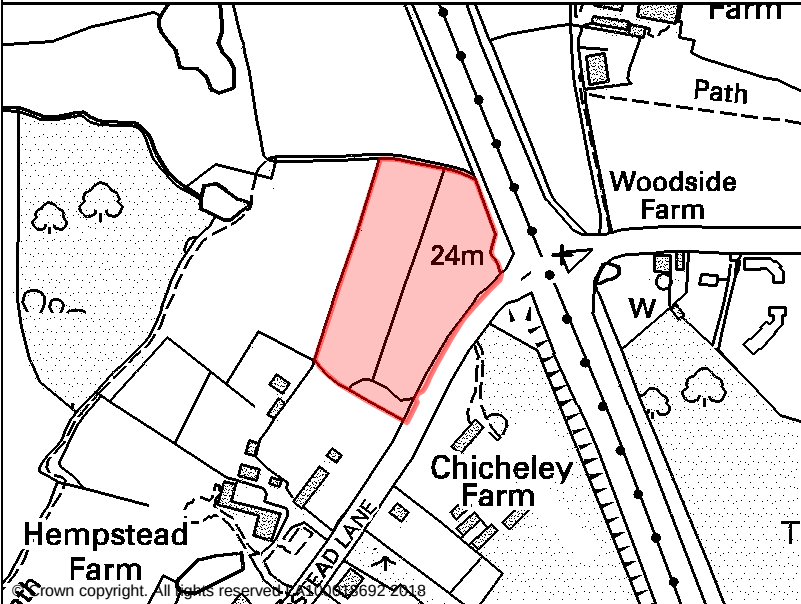
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 701/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Coppards, 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: 12.31

Reasons: The site comprises fields used for grazing located to the south of the built up area of Hailsham. 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 west to serve development between Colthorn Lane and Ersham Road. The site sits within a strong rural landscape with a coherent green infrastructure network. Coppards and the barn to the north west of Coppards are Grade II listed therefore development must be sited and designed to show special regard to the setting of these buildings and not adversely affect the setting of these two buildings. The design and siting of development within this allocation must be considered by heritage specialists and any mitigation strategy agreed prior to any development taking place. The site sits within a strong rural landscape with a coherent green infrastructure network. Two public rights of way cross the site and the Cuckoo Trail runs adjacent to the site to the east connecting the site to the wider area, all of which should be incorporated into the layout and design of development together with existing hedgerows and tree belts which are located within the site.

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

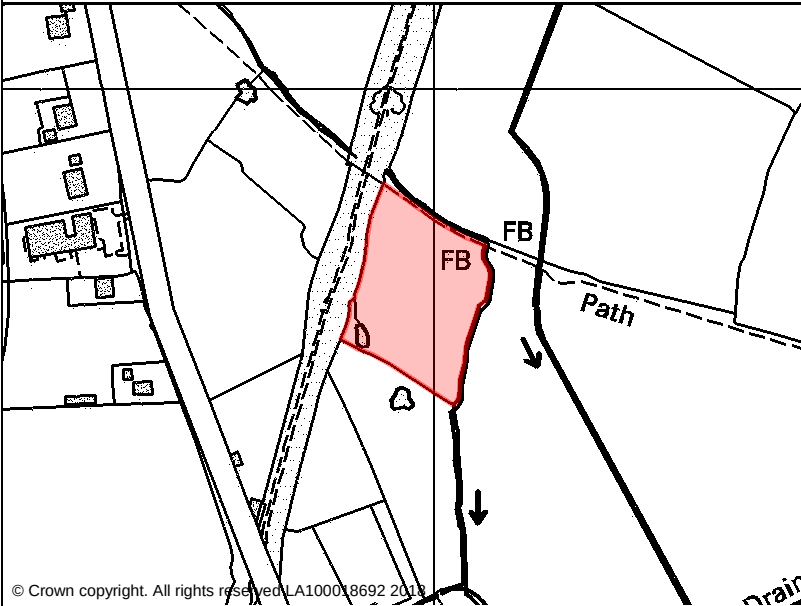
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 751/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address:
	Land at Hempstead Lane (adj. to A22)
	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: 1

Reasons: The site consists of a small field used for grazing the north of Hempstead Lane and adjacent to the A22 which runs to the east of the site. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. The site is situated on a rural road with no footpaths 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. 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. In these circumstances further work would be required to assess the impact development would have on the setting of the Grade II listed building (Hempstead) located to the south of the site and any scheme would be required to incorporate the public right of way which runs along the northern boundary of the site. A suitable buffer and mitigation measures would also be required to reduce the level of noise from the adjacent A22.

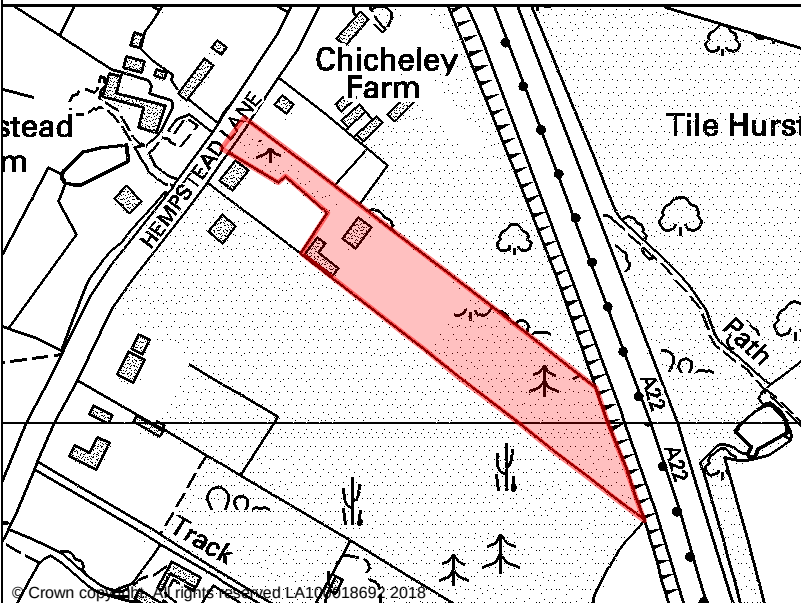
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 752/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land East of Cuckoo Trail, Ersham Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.78 Site area (ha) Net:

Reasons: The site comprises of a field used for grazing located to the south east of the urban fringe of Hailsham to the east of the Cuckoo Trail. The site is isolated and remote from local services and facilities and public transport. As submitted the site does not have access nor the opportunity to create suitable access. The majority of the site is within flood zone 3 which would also preclude development on the site.

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

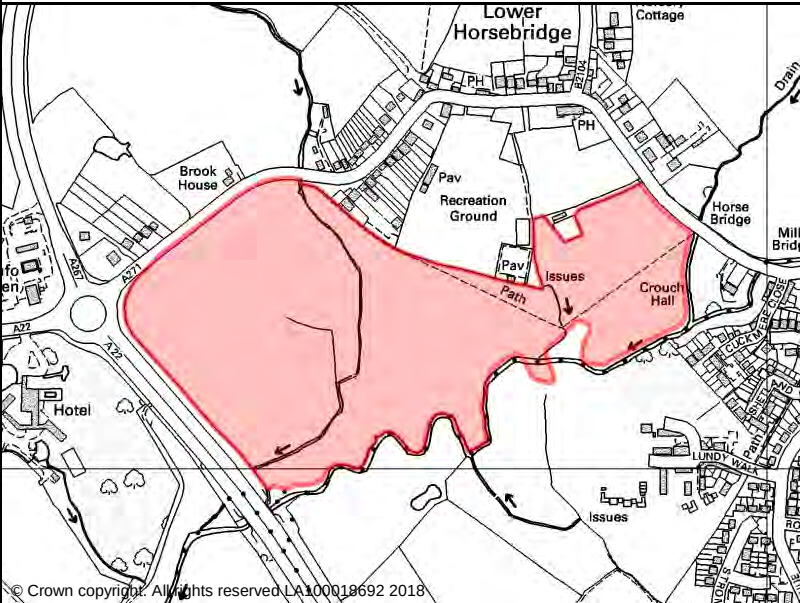
Plan showing whole extent of submitted site	Site Reference: 775/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Paulalyn, Hempstead Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.3 Site area (ha) Net: 0.2

Reasons: The site comprises land used for sheep grazing and is located on Hempstead Lane which is a rural road with no footpath. The site is severed from Hailsham by the A22 however despite the sites proximity to the A22 the site is particularly rural in nature and is isolated and remote from local services and facilities and public transport. Owing to its isolation this site is unsuitable and development would be

Wealden SHELAA Unsuitable Sites Summary

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. In these circumstances the developable area would be reduced to exclude the ancient woodland and a suitable buffer.

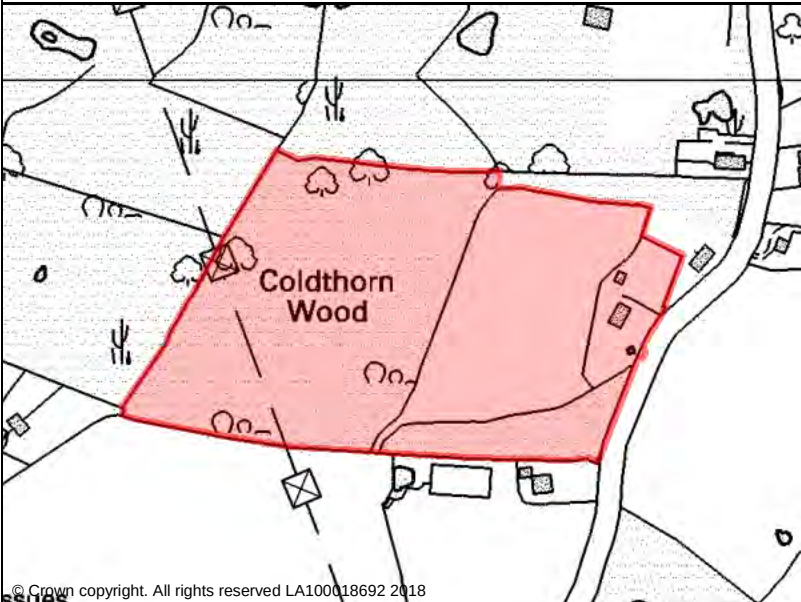
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 780/3100
	Settlement: Lower Horsebridge
	Parish: Hailsham
	Address: Land east of A22 and south of A271, Lower Horsebridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 16.56 Site area (ha) Net: 0

Reasons: The site comprises of several fields used for grazing located on the southern edge 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 B2104/A271 forms the eastern boundary. A public right of way extends along the northern edge of the site and crosses through the middle of the eastern side of the site. 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 zones 2 or 3 and therefore at risk from flooding which precludes development in this location.

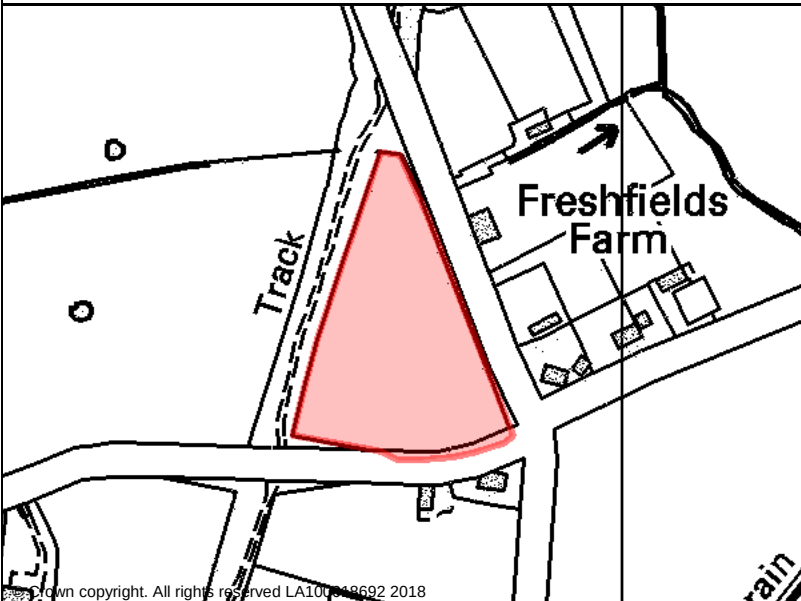
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 808/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Coldthorn Barn, Coldthorn Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
<small>© Crown copyright. All rights reserved LA100018692 2018</small>	Site area (ha) Gross: 5.32311
	Site area (ha) Net: 1.52

Reasons: The site comprises a residential dwelling, garden, meadow and woodland and is situated on a rural road with no public footpaths and the land is rural in nature. The site situated within the rural area on the fringe of Hailsham and is situated in relatively close proximity to the approved development at Oaklands. The developable area is reduced to exclude the ancient woodland and a suitable buffer and suitable pedestrian access will be required, potentially in partnership with other landowners within the area. The suitability is predicated on the need to resolve the need to provide safe pedestrian access to Hailsham.

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

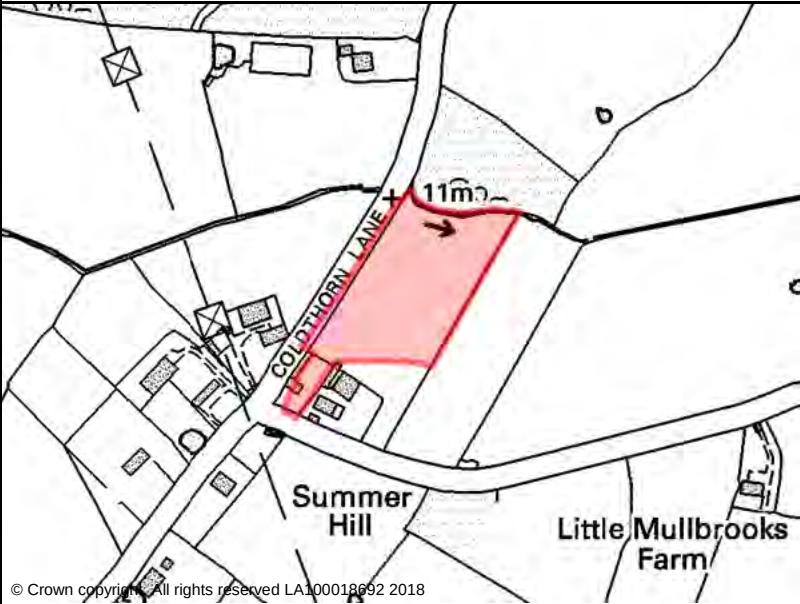
Plan showing whole extent of submitted site	Site Reference: 820/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Ersham Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
<small>© Crown copyright. All rights reserved LA100018692 2018</small>	Site area (ha) Gross: 0.866
	Site area (ha) Net: 0.51

Reasons: The site comprises a single small field and is situated on a rural road with no public footpaths and the land is rural in nature. The land is isolated as it is surrounded on all sides by roads and the Cuckoo Trail. A large section of the

Wealden SHELAA Unsuitable Sites Summary

land is subject of floor risk and this provides for further severance of the site. Apart from the linkages with the Cuckoo Trail. 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 severance and flood risk this site is not considered to be suitable.

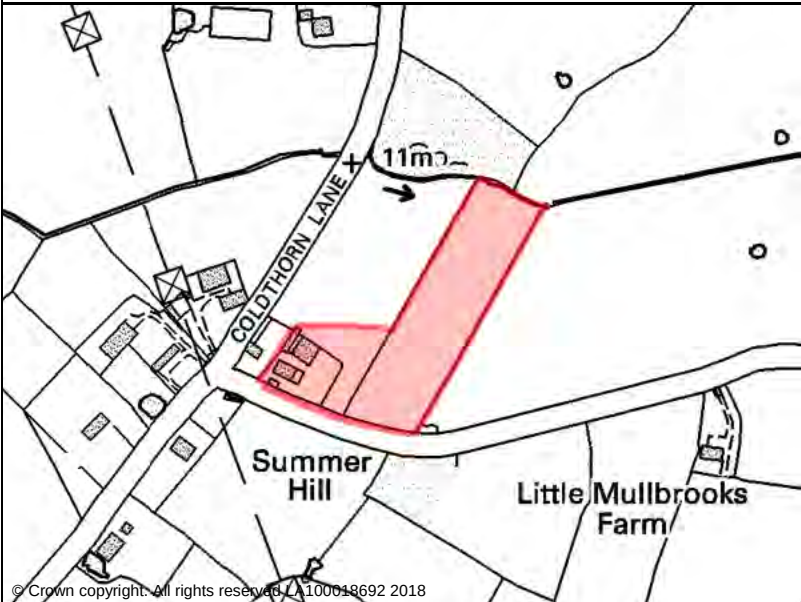
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 845/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: 2 Summerhill Cottages, Summerhill Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1 Site area (ha) Net: 0.7

Reasons: The site comprises a residential dwelling, garden and paddock is situated 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 the site is able to achieve a footpath link to create connectivity to Hailsham as part of a comprehensive scheme with other sites then this site would be considered to be suitable. The developable area would be reduced to exclude a buffer to the ancient woodland located 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 Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 846/1310
 <p>© Crown copyright. All rights reserved. LA100018692 2018</p>	Settlement: Hailsham
	Parish: Hailsham
	Address: Summerhill Barn, Summerhill Lane
	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: 0.92

Reasons: The site comprises a residential dwelling, garden and paddock is situated 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 the site is able to achieve a footpath link to create connectivity to Hailsham as part of a comprehensive scheme with other sites then this site would be considered to be suitable. The developable area would be reduced to exclude a buffer to the ancient woodland located to the north of the site.

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

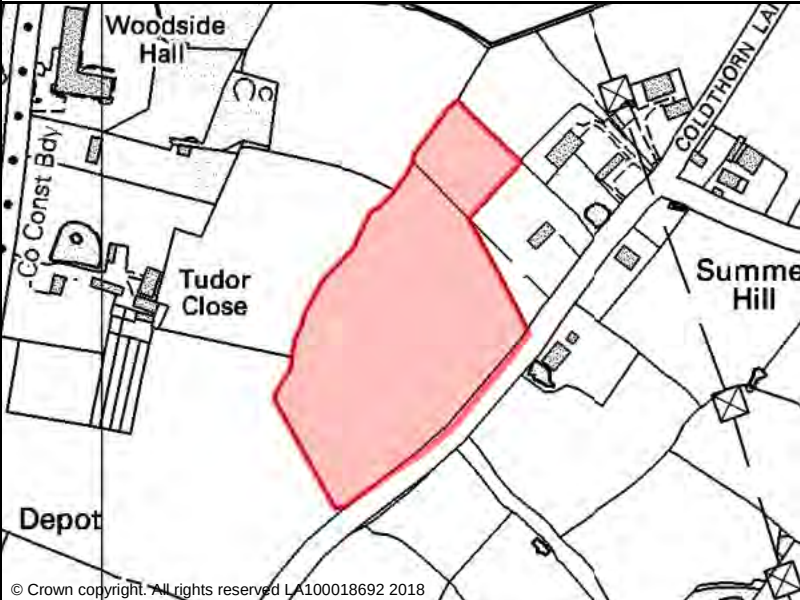
Plan showing whole extent of submitted site	Site Reference: 854/1310
 <p>© Crown copyright. All rights reserved. LA100018692 2018</p>	Settlement: Hailsham
	Parish: Hailsham
	Address: Creepers Cottage, Coldthorn Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.58 Site area (ha) Net: 1.26

Reasons: The site comprises a residential dwelling, garden and paddock is situated on a

Wealden SHELAA Unsuitable Sites Summary

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. The site is in an elevated position with long ranging views to the south towards the South Downs National Park. 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 west to serve development between Colthorn Lane and Ersham Road. The developable area would be reduced to exclude a buffer to the ancient woodland located to the north of the site.

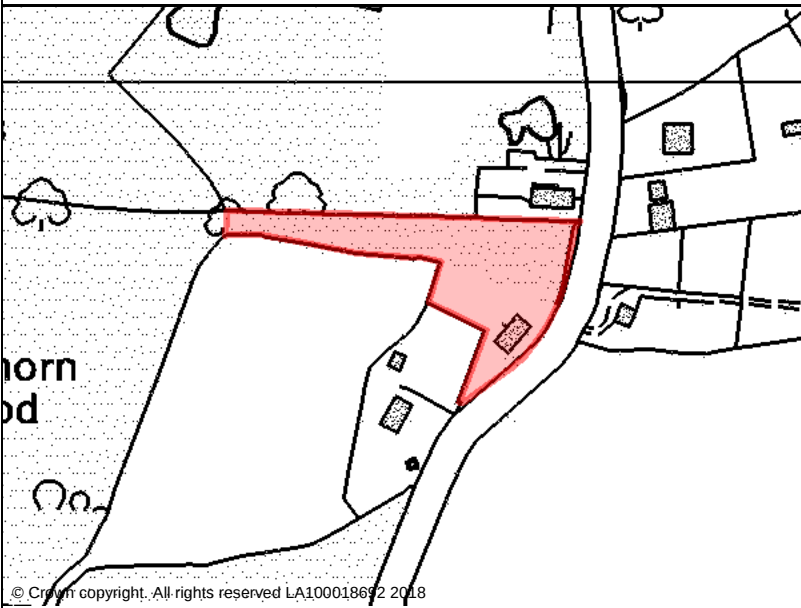
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 882/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land on North West side of Coldthorn Lane, Summerhill, 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: 2

Reasons: The site comprises two open sloping fields enclosed by hedgerow and is situated 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 west to serve development between Colthorn Lane and Ersham Road. The developable area would be reduced to exclude a buffer to the ancient woodland located to the north of the site.

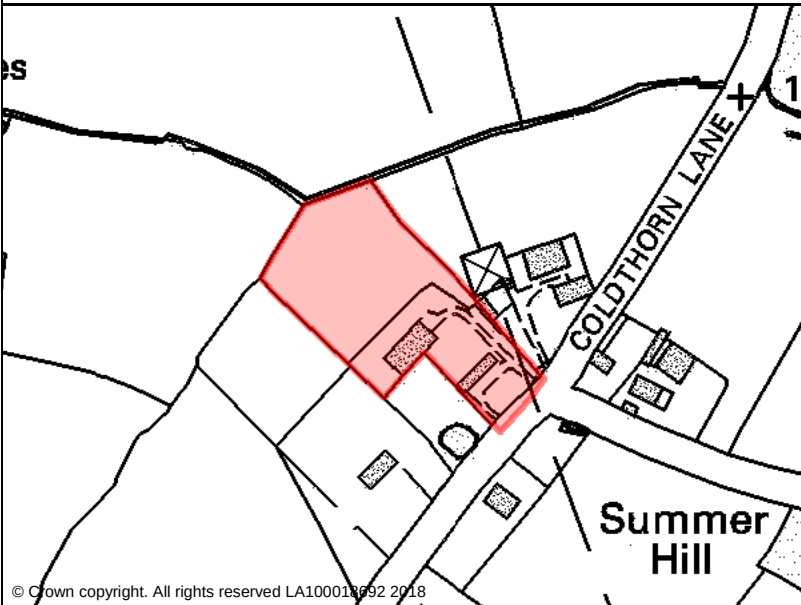
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 890/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land @ 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:

Reasons: The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham. A significant proportion of the site is Ancient Woodland where a buffer would be required to mitigate any impact from development. 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 this assessment.

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

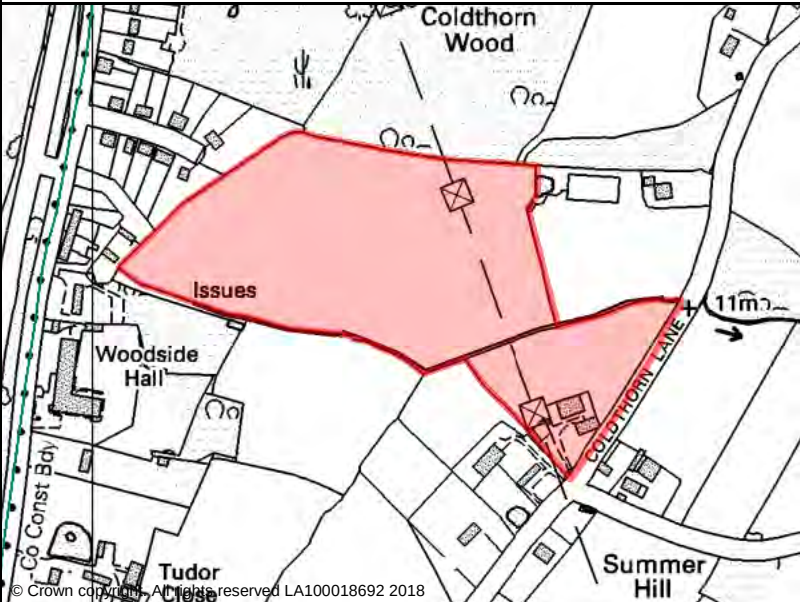
Plan showing whole extent of submitted site	Site Reference: 891/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land @ Stockhall Farm, Summerhill Lane, Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.74 Site area (ha) Net: 0.5

Reasons: The site comprises a residential dwelling, garden and field is situated 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

Wealden SHELAA Unsuitable Sites Summary

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 west to serve development between Colthorn Lane and Ersham Road. The site sits within a strong rural landscape with a coherent green infrastructure network including a public right of way which connects the site to the A22 to the west. These features should be retained and incorporated into the layout and design of development. The site is enclosed to the majority of the perimeter by either a domestic hedge or hedgerow but there is a portion of the site to the northern boundary that is exposed.

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

Plan showing whole extent of submitted site	Site Reference: 895/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Davmau Farm, Coldthorn Lane
	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: 3.1

Reasons: The site comprises a residential dwelling, garden and pasture is situated 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 without the ability to gain access by footpath to the settlement of Hailsham. . In this instance the developable area would be reduced to take into account a power line which extends in a north west to south east 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. Coldthorn Wood (Ancient Woodland) forms the northern boundary and a smaller pocket of woodland is situated on the southern boundary. Native hedgerow comprises the remainder of the boundary and features several mature oak trees. These features should be retained and incorporated into the layout and design of development including reinforcing the boundary along the western boundary to reduce the impact of noise from the A22

Wealden SHELAA Unsuitable Sites Summary

and a buffer to the ancient woodland to the north.

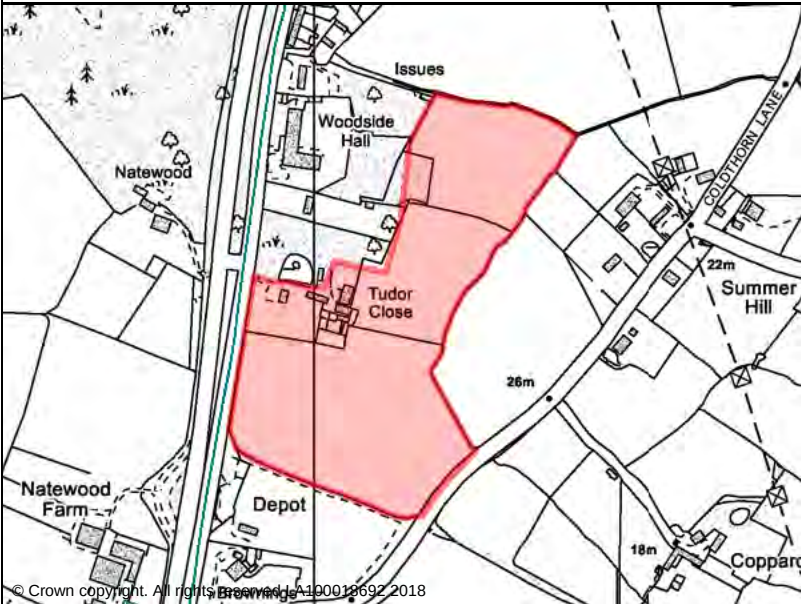
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 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:

Reasons: The site comprises of a dairy farm with associated buildings and grazing fields located to the east of the urban edge of Hailsham to the south of the Hailsham East Waste Water Treatment Works. The site as submitted does not have suitable access to service housing development on this scale unless third party land is used. The sites proximity to the waste water treatment works and the Pevensey Levels pose potential major constraints to development of the area and there is a Grade II listed building (Longleys Farmhouse) located to the north of the site which would reduce any developable area even further to ensure no impact on the setting.

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

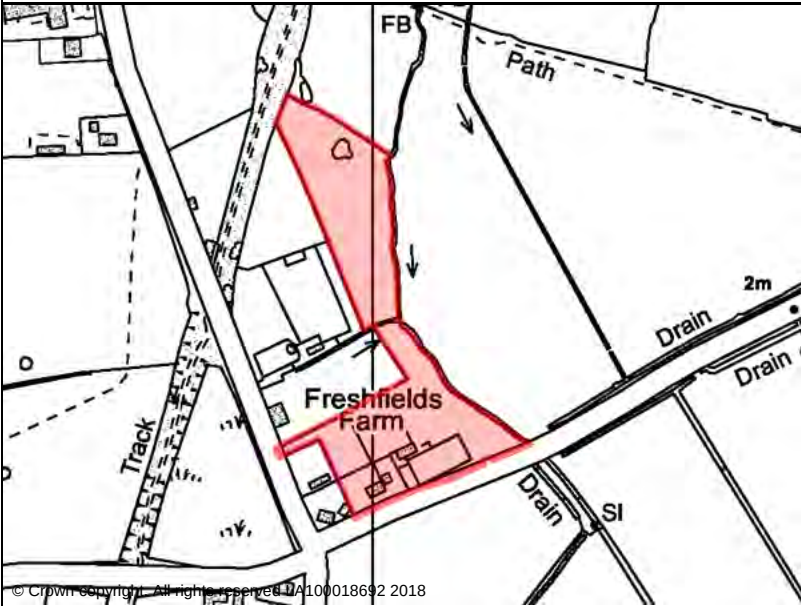
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 913/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Tudor Close, Polegate Road, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 6.69 Site area (ha) Net:

Reasons: The site comprises three open sloping fields enclosed by hedgerow located to the south of Hailsham. The site is situated 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 west to serve development between Colthorn Lane and Ersham Road. The developable area would be reduced to exclude a buffer to the ancient woodland located to the north of the site.

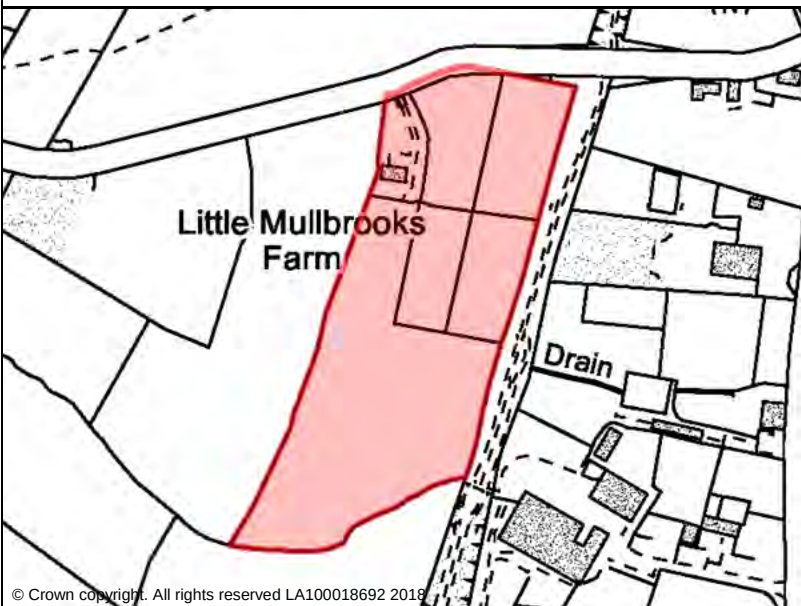
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 916/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Freshfields Farm, Mulbrooks, Hailsham
	Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.63 Site area (ha) Net:

Reasons: The whole of the site is within flood zones 2 and 3 which precludes development on 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: 931/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Little Mullbrooks Farm, Summerhill Lane
	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: 2

Reasons: The site comprises stables and paddocks located to the south of the built up area of Hailsham. The site is located on 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. 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

Wealden SHELAA Unsuitable Sites Summary

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 west to serve development between Colthorn Lane and Ersham Road. The site sits within a strong rural landscape with a coherent green infrastructure network. The Cuckoo Trail runs adjacent to the site to the east connecting the site to the wider area. These features should be incorporated into the layout and design of development together with suitable buffers together with existing hedgerows and tree belts which are located within the site, especially the tree belt to the east adjacent to the Cuckoo Trail.

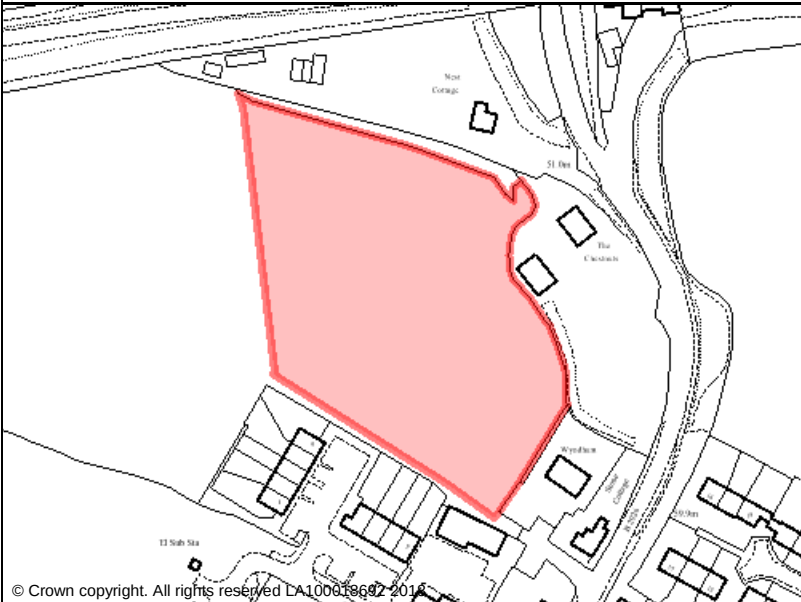
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 223/2080
	Settlement: Hartfield
	Parish: Hartfield
	Address: Stairs Farm, High Street
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.11 Site area (ha) Net:

Reasons: The site forms part of the attractive rural setting of the village Conservation Area. Development of the site would have an unacceptable impact on the character and appearance of the countryside and would require the loss of a significant amount of boundary vegetation in order to form a vehicular access. 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

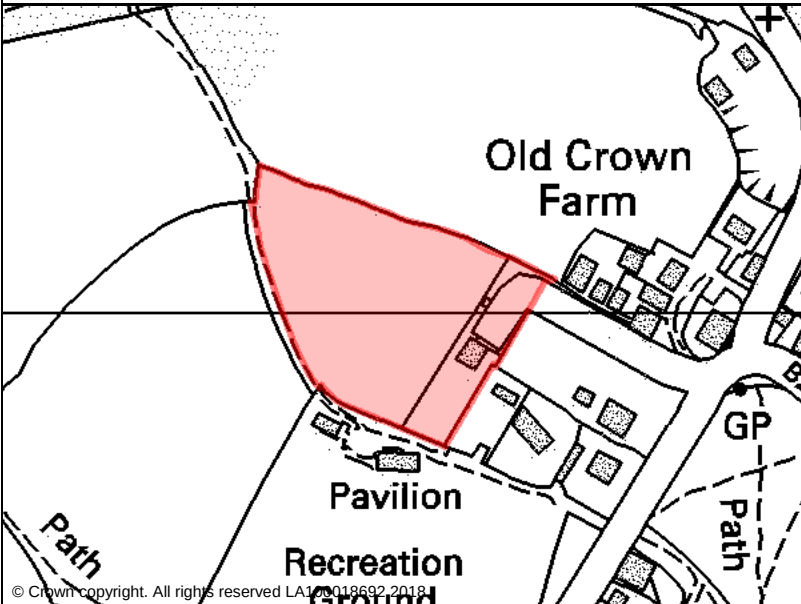
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable 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
	Suitable for housing?: No Suitable for employment: Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.915 Site area (ha) Net:

Reasons: The site forms part of the attractive rural setting of the village Conservation Area. 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 of the site. 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

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

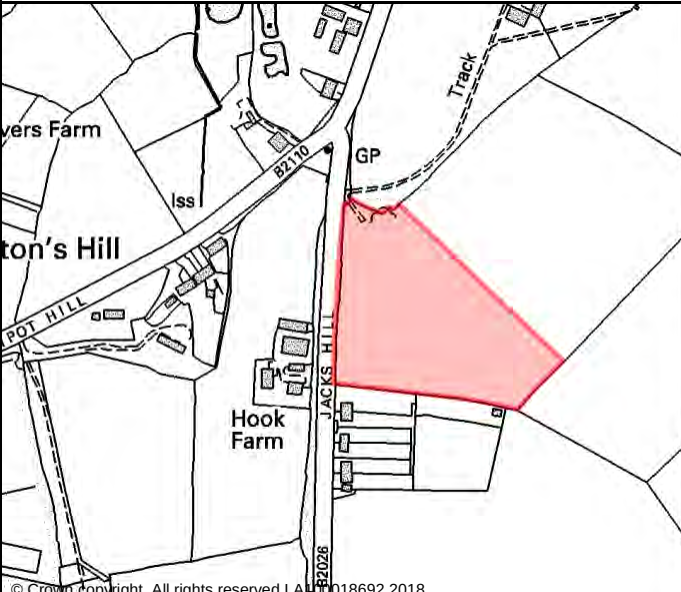
Plan showing whole extent of submitted site	Site Reference: 762/2080
	Settlement: Hartfield
	Parish: Hartfield
	Address: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road
	Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.06 Site area (ha) Net:

Reasons: The site forms part of the attractive rural setting of the village Conservation Area. 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 of the site. The site is within the High Weald AONB and has been

Wealden SHELAA Unsuitable Sites Summary

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

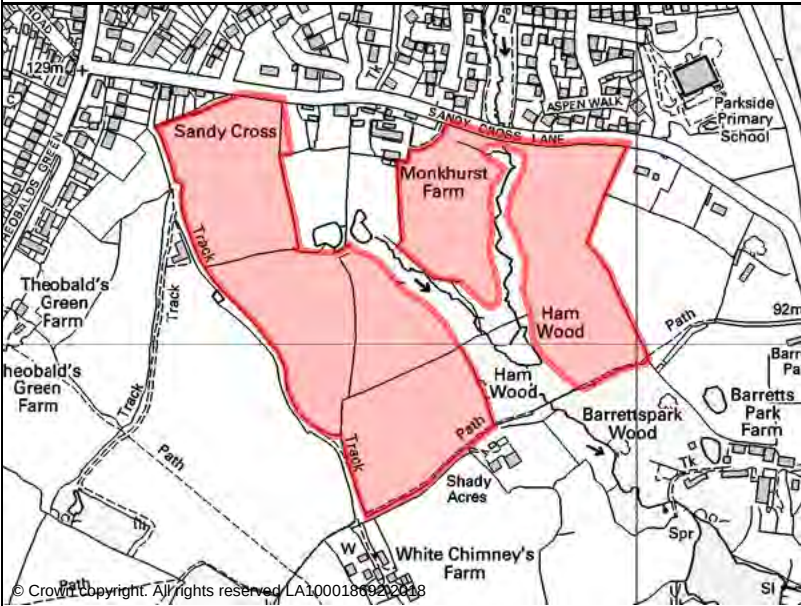
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 776/2080
 <p>© Crown copyright. All rights reserved LA00018692 2018</p>	Settlement: Hartfield
	Parish: Hartfield
	Address: Land adjacent to Jib Jacks Hill
	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:

Reasons: The site forms part of the attractive rural setting of the village Conservation Area. Development of the site would have an unacceptable impact on the 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

N.B. The SHELAA has been conducted in 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
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 12 Site area (ha) Net: 0

Reasons: This site forms part of the attractive rural setting of Heathfield and development on the site would have a detrimental impact on the character and appearance of the landscape. There is insufficient highway capacity in Sandy Cross Lane to serve any development due to the narrowness of the road and also the inability to create a pedestrian footway to allow safe linkages with the local services and facilities. Site is partially within an AONB. 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: 235/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Bell Reed Farm, Dads Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 5.49 Site area (ha) Net:

Reasons: The site is located in an isolated and prominent position within the High Weald AONB. Development would have a detrimental impact on its attractive landscape character and appearance. Creation of a suitable access would be difficult and inadequate pedestrian connections would exist to local services and facilities.

Wealden SHELAA Unsuitable Sites Summary

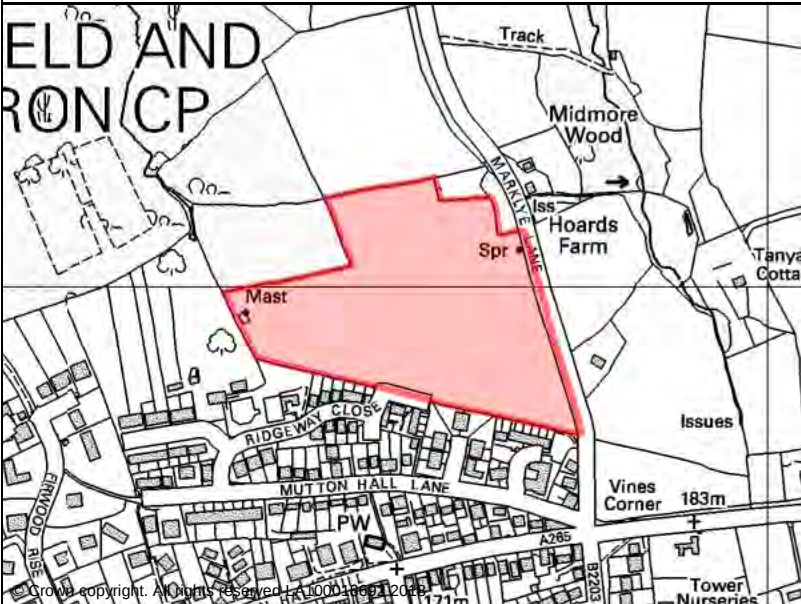
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 258/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land on North side of Burwash Road (East Of Marklye Lane)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.48 Site area (ha) Net: 0

Reasons: The site lies in a prominent position in the High Weald AONB on the north-east fringe of Heathfield at the corner of the Burwash Road (A265) and Marklye Lane and comprises two small fields of grass, bounded by thick hedgerows and shaws. Heathfield Park, a Historic Park and Garden lies close to the Site, just south of the Burwash Road. The site is open to long-distance views over the High Weald towards the north and development of the site would be visible from its surroundings and would have a detrimental impact on the character and appearance of the attractive, high quality landscape that surrounds the farm. The site 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. The 2017 Site Landscape Assessment classified the site as having very high landscape sensitivity, high landscape capacity and is highly visible in the wider 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: 259/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land West of Marklye Lane (please note the area of woodland to the NW of the site is excluded)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 5.68 Site area (ha) Net: 0

Reasons: The Site lies within the High Weald AONB on the north eastern fringe of Heathfield and comprises two parcels of land, one relatively large field and a small regular-shaped parcel of woodland. The site is in a prominent position and because of its topography there are panoramic views northwards towards Mayfield. Development would have a detrimental impact on the character and appearance of the attractive and high quality landscape which surrounds Heathfield. Vehicular access to Marklye Lane is not appropriate due to its narrow width and poor forward visibility. The site 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. The 2017 Site Landscape Assessment classified the site as having very high landscape sensitivity, high landscape capacity and is highly visible in the wider 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: 398/3220
	Settlement: Punnetts Town
	Parish: Heathfield & Waldron
	Address: Land adj. Sunny Slope, Forest Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.39 Site area (ha) Net:

Reasons: This is a detached site, visually and functionally separated from the boundaries of the settlement of Punnetts Town. Development of this site would appear isolated and out of keeping with the rural landscape and would be unsustainable in this location. Forest Lane is a very narrow lane and is unsuitable to serve development of the scale envisaged. 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.

N.B. The 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, School Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.46 Site area (ha) Net:

Reasons: This is a detached site, within the High Weald AONB and sandwiched between the hamlets of Old Heathfield and Cade Street. It forms an important visual countryside gap between the two Conservation Areas, and adjacent to an historic

Wealden SHELAA Unsuitable Sites Summary

park and garden. Development on the site would both be out of keeping, and harmful to their settings, and would be detrimental to the countryside character of the area. In view of the limited services and facilities available locally, this is a generally unsuitable location for housing development of the scale envisaged.

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

Plan showing whole extent of submitted site	Site Reference: 419/3190
	Settlement: Old Heathfield
	Parish: Heathfield & Waldron
	Address: The Glen, School Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.75 Site area (ha) Net: 0

Reasons: This is an isolated site, remote from public transport and from local services and facilities, and visually and functionally separated from any nearby settlement. Further housing development would be unsustainable in this location, and appear out of keeping with the attractive rural character and appearance of the landscape of this area. Site is within the High Weald AONB and would have an unjustified impact on the character and appearance of the landscape.

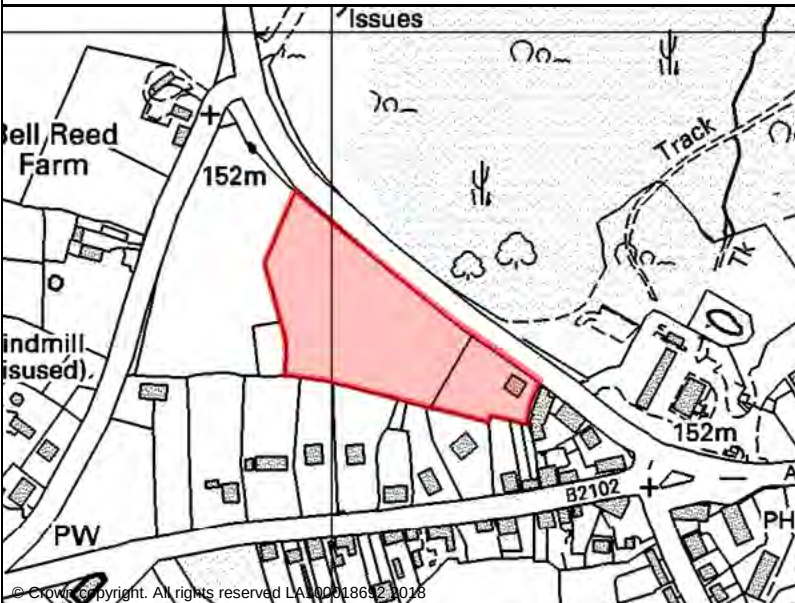
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 430/1920
		Settlement: Cross in Hand
		Parish: Heathfield & Waldron
		Address: Land to rear of Breton House (south)
		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:

Reasons: The site forms part of the attractive landscape setting of the village and has a high sensitivity to change. It is exposed to long distance views to the south, and from Fir Grove Road. Development would have an unacceptably harmful impact on the character and appearance of the countryside. The site has no connection with the highway network and development would appear as an isolated and detached housing estate. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment 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

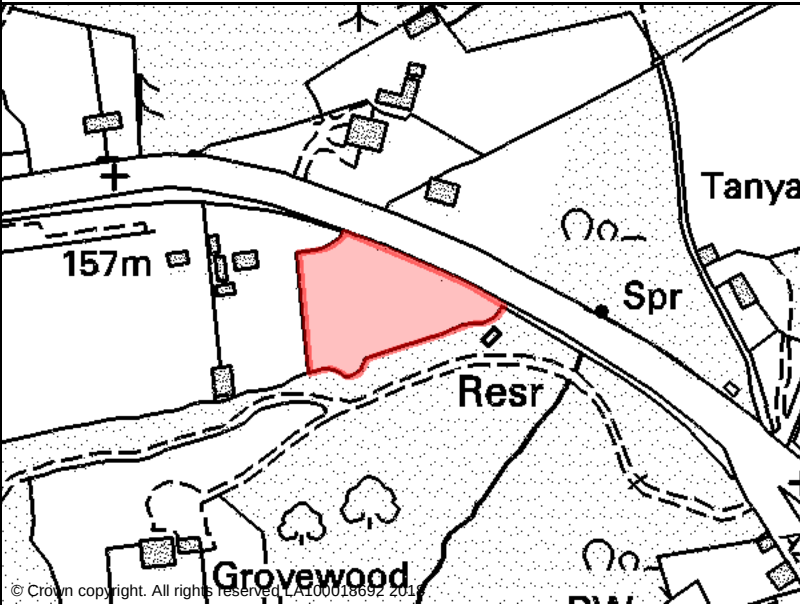
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 545/1920
		Settlement: Cross In Hand
		Parish: Heathfield & Waldron
		Address: Land adj & Incl. Forge Cottage, Mayfield Road
		Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
		Site area (ha) Gross: 1.37 Site area (ha) Net:

Reasons: The site is isolated and remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the

Wealden SHELAA Unsuitable Sites Summary

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.

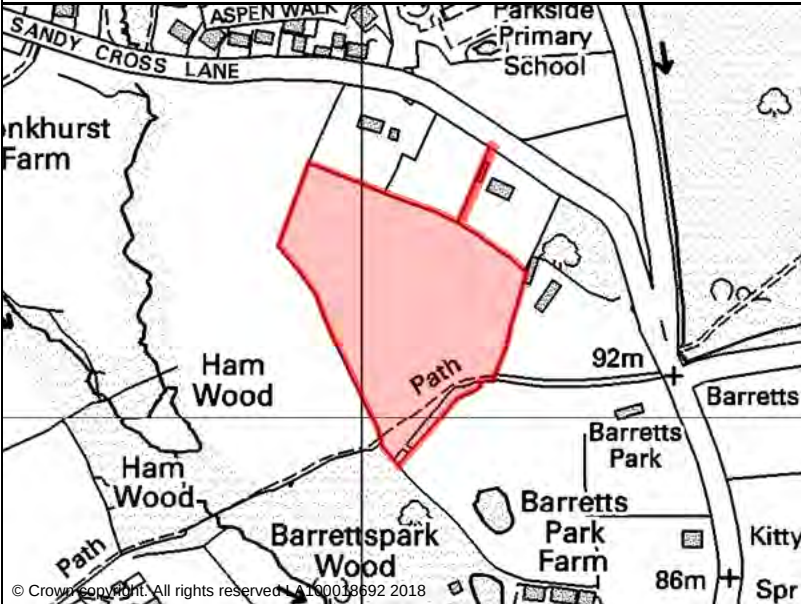
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 546/1920
	Settlement: Cross In Hand
	Parish: Heathfield & Waldron
	Address: Land at Sindens Nursery (east)
	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:

Reasons: The site is within the High Weald AONB and has been classified as being in a very highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. Vehicular access onto the A276 is not appropriate due to the curve of the road to provide suitable access road and visibility splays. Ancient woodland is adjacent to the southern boundary of the site.

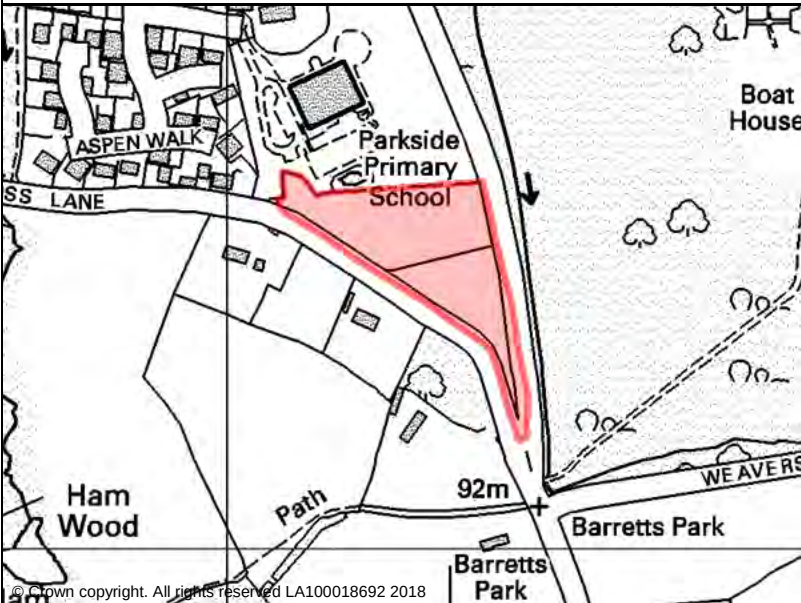
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 557/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Yulden Field, Barretts Park Farm
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.81 Site area (ha) Net:

Reasons: Development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted has poor pedestrian connectivity and Sandy Cross Lane is narrow making suitable vehicular access difficult to serve development. 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. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity, very high landscape capacity and is moderately visible in the wider landscape.

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

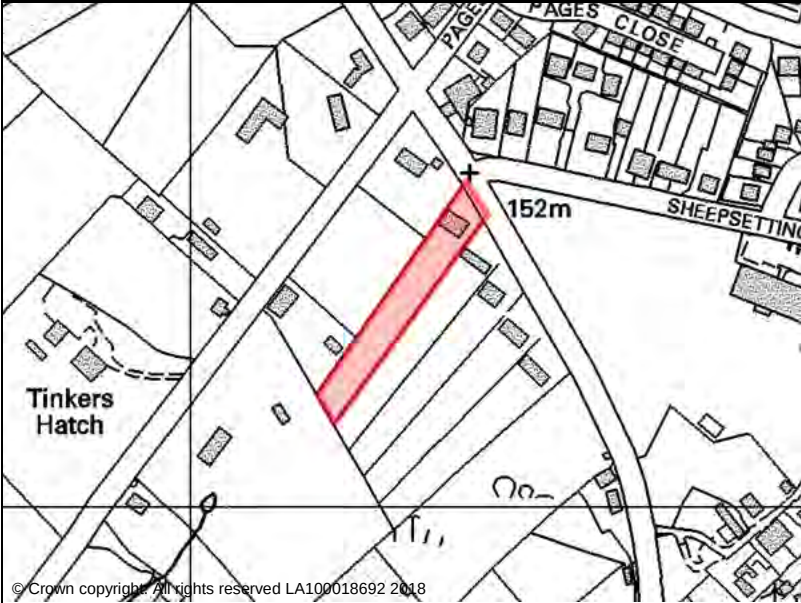
Plan showing whole extent of submitted site	Site Reference: 559/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at junction of Sandy Cross Lane & Park Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.08 Site area (ha) Net:

Reasons: Development would be unsustainable in this location and out of keeping with the

Wealden SHELAA Unsuitable Sites Summary

generally rural character and appearance of the countryside. The site as submitted has poor pedestrian connectivity to the centre of Heathfield and Sandy Cross Lane is narrow making suitable vehicular access difficult to serve development. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment classified the site as having very high landscape sensitivity, very high landscape capacity and is moderately visible in the wider landscape

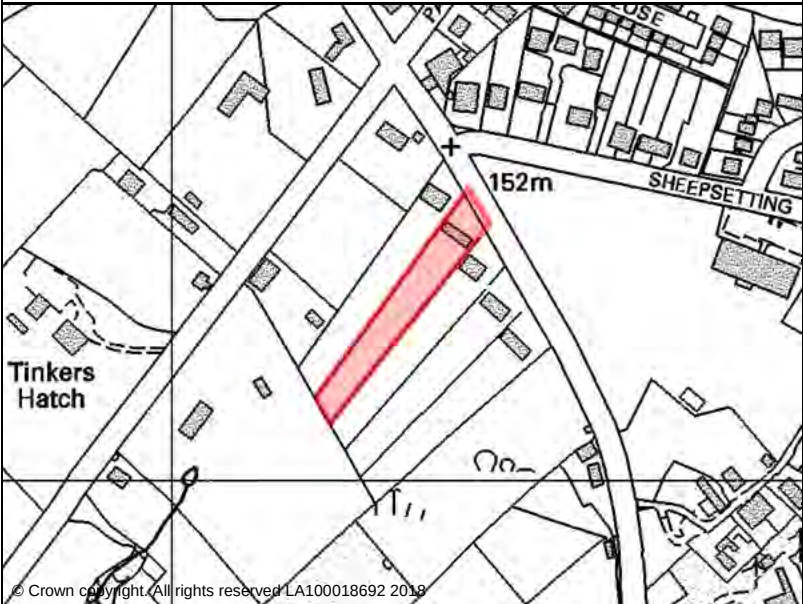
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 560/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Tintern, 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: 0.40 Site area (ha) Net:

Reasons: The site comprises of a house and large garden located on the western fringe of Heathfield. On its own, it is unlikely this site could be advanced for development. It is not clear how access could be achieved and the layout would be long backland form which would not be in keeping with the character of the area. However, it has potential to be brought forward comprehensively with the adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA. The house is likely to have a high existing use value and this is also likely to present a potential bar to development.

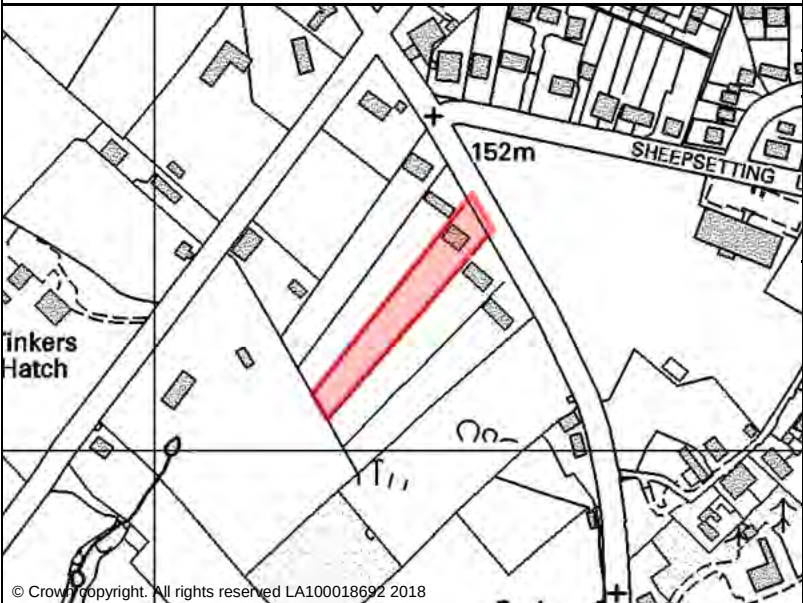
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 561/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Morrensfield, Little London Road
	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:

Reasons: The site comprises of a house and large garden located on the western fringe of Heathfield. On its own, it is unlikely this site could be advanced for development. It is not clear how access could be achieved and the layout would be long backland form which would not be in keeping with the character of the area. However, it has potential to be brought forward comprehensively with the adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA. The house is likely to have a high existing use value and this is also likely to present a potential bar to development.

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

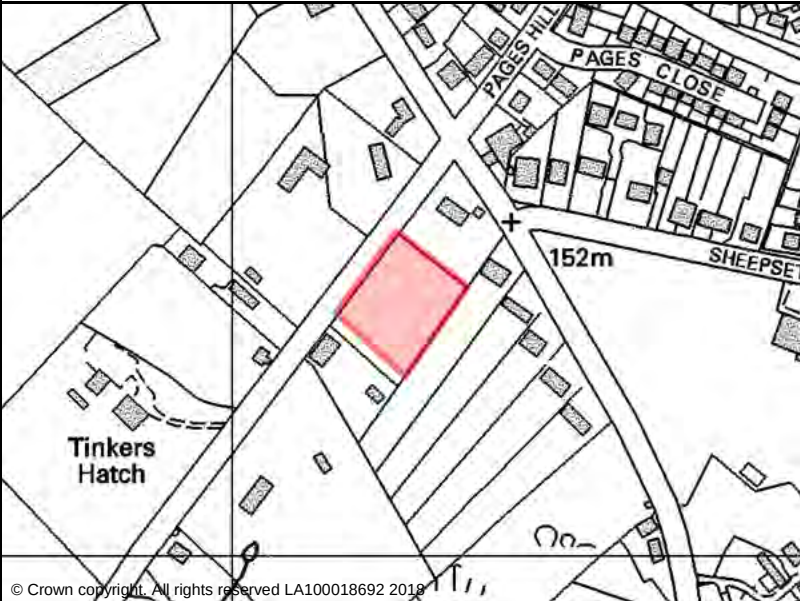
Plan showing whole extent of submitted site	Site Reference: 565/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Lion's Lodge, Cross in Hand
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.38 Site area (ha) Net:

Reasons: The site comprises of a house and large garden located on the western fringe of Heathfield. On its own, it is unlikely this site could be advanced for development. It is not clear how access could be achieved and the layout would be long

Wealden SHELAA Unsuitable Sites Summary

backland form which would not be in keeping with the character of the area. However, it has potential to be brought forward comprehensively with the adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA. The house is likely to have a high existing use value and this is also likely to present a potential bar to development.

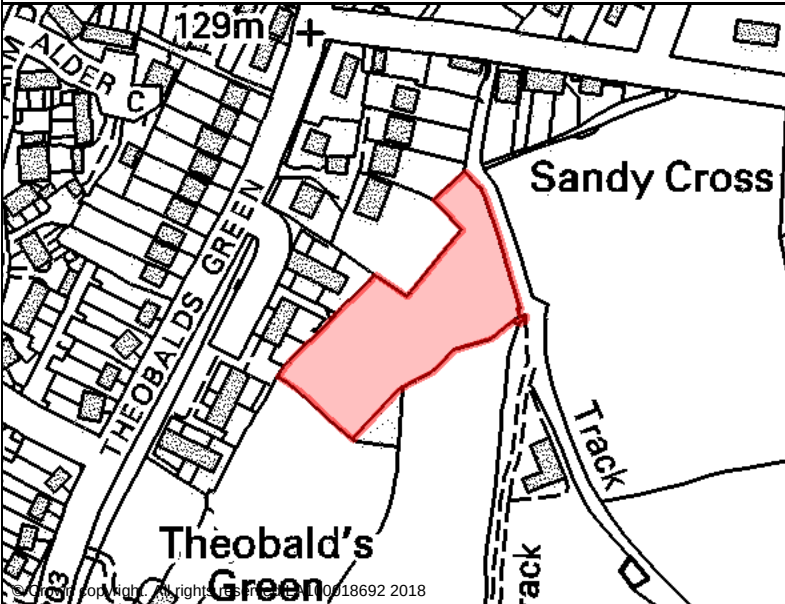
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 566/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Crossways House, New Pond Hill
	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:

Reasons: The site comprises amenity land located on the western fringe of Heathfield. On its own, it is unlikely this site could be advanced for development. This site relates to New Pond Hill which is a rural lane with no footpaths. The site is below the ridge and has a character of large houses in large landscaped plots. However, it has potential to be brought forward comprehensively with the adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA.

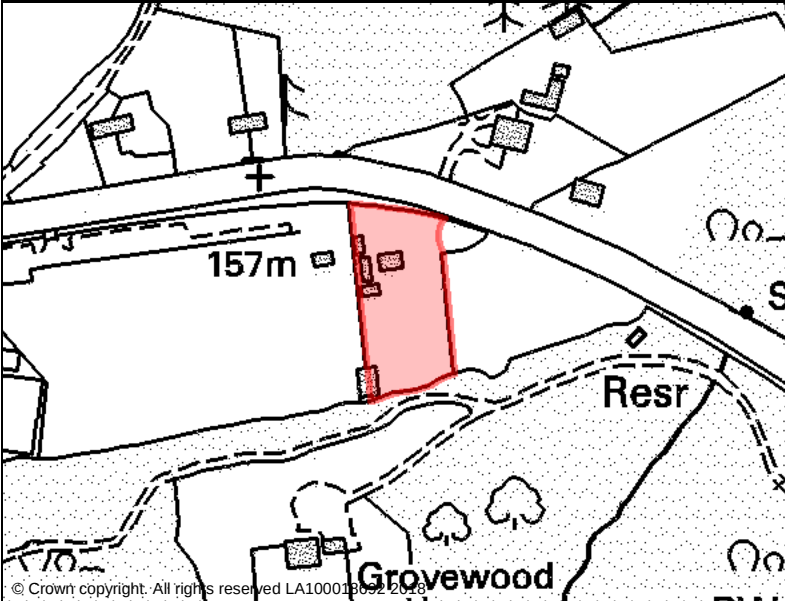
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 569/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Leonards Field, Sandy Cross
	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:

Reasons: The site as submitted cannot be provided with a suitable vehicular access to serve development. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and is highly visible in 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: 570/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Land at Sindens Nursery (west)
	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:

Reasons: The site is within the High Weald AONB and has been classified as being in a very highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. Vehicular access onto the A276 is not appropriate

Wealden SHELAA Unsuitable Sites Summary

due to the curve of the road to provide suitable access road and visibility splays. Ancient woodland is adjacent to the southern boundary of the site reducing the developable area of the site.

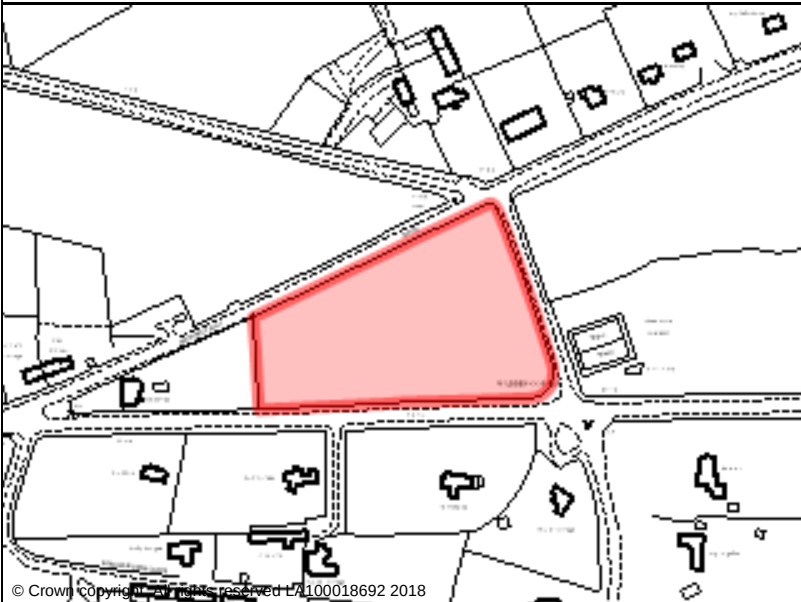
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 578/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land north of Holbrook Barn
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.61 Site area (ha) Net: 0.3

Reasons: The site is located close to the existing urban and built part of Heathfield to the south and south-east of the community centre and playing fields. However, the lane between the A267 and Sheepsetting Lane is informal and unmade and would require upgrade to adoption standards in order to accommodate development. Development would also be required to take into account the proximity to the High Weald AONB which adjoins the south east and south western boundaries of the site. Development would be out of keeping with the semi-rural character of this location and be out of keeping with the surrounding land uses.

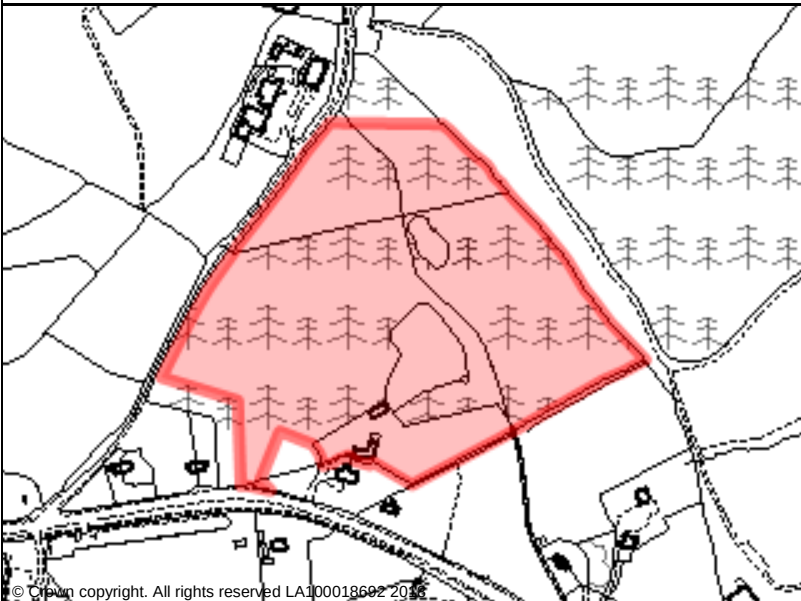
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 596/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Land at Mayfield Flat
	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:

Reasons: The site 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 site is within the High Weald AONB and has been classified as being in a very highly sensitive location within the 2014 Landscape Character Assessment 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

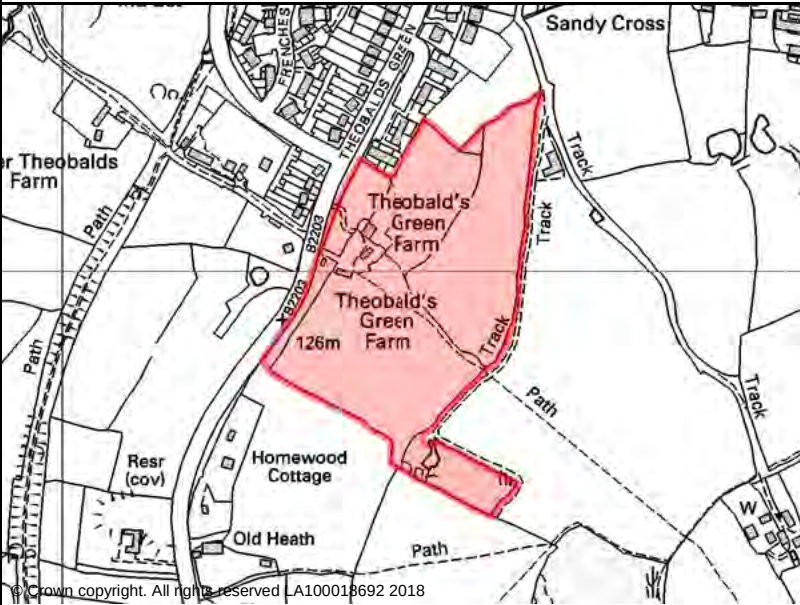
Plan showing whole extent of submitted site	Site Reference: 605/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Land at Fairfield Lodge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 7.47 Site area (ha) Net:

Reasons: The site is within the High Weald AONB and has been classified as being in a very highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape which surrounds Cross in Hand and Heathfield.

Wealden SHELAA Unsuitable Sites Summary

Vehicular access onto the A276 is not appropriate due to the narrowness of the frontage onto the road to provide suitable access road and visibility splays.
Ancient woodland is adjacent to the eastern boundary of the site and merges with a significant amount of woodland which covers the eastern section of the site.

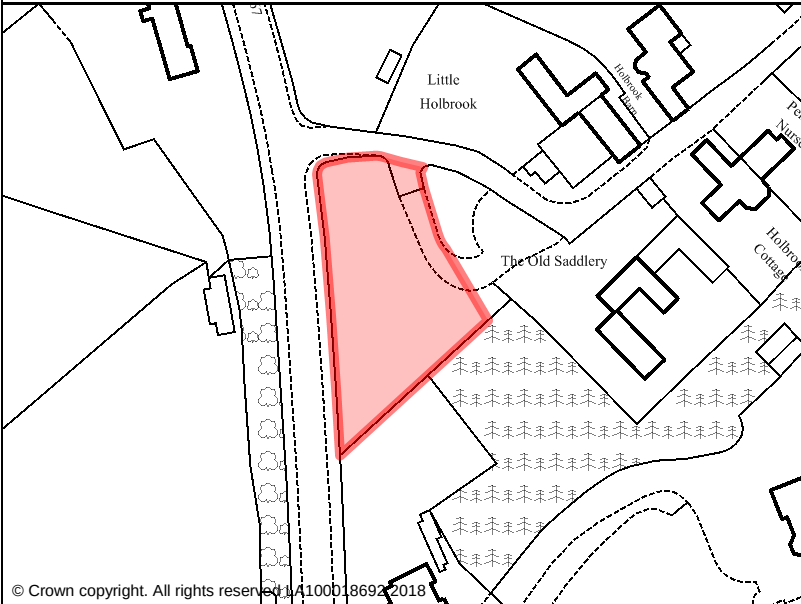
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 639/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Theobald's Green Farm,
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 5.846 Site area (ha) Net:

Reasons: 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 AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Heathfield particularly in this area where the farm, associated buildings and fields are part of a historic field pattern which is rare in this location. The main farmhouse is Grade II listed which further constrains the site.

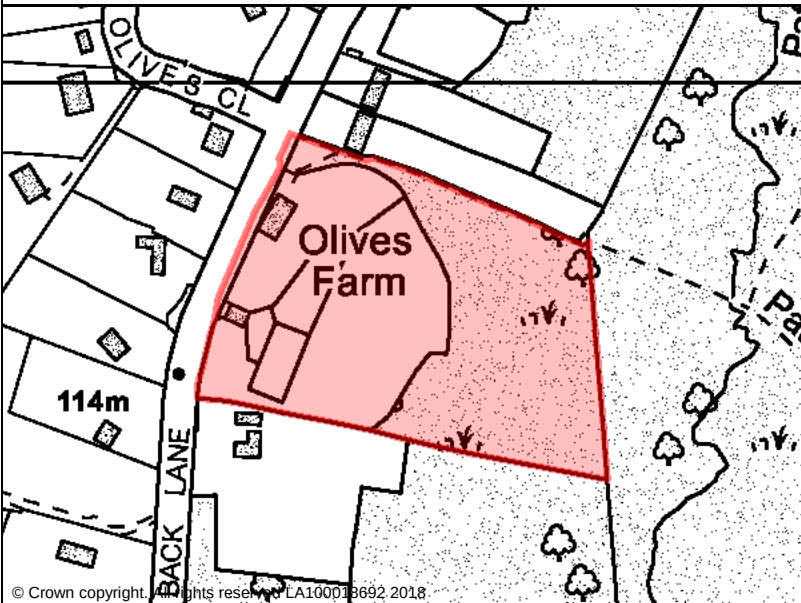
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 681/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at The Old Saddlery
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.107 Site area (ha) Net:

Reasons: The site is part of a former historic farmstead known as Holbrook, now long since divided up with outbuildings converted in various residential uses. The site is located to the south and south-east of the community centre and playing fields, so is located close to the existing urban and built part of Heathfield. However, the lane between A267 and Sheepsetting Lane is informal and unmade and would be required to be upgraded to adoption standards in order to accommodate development. Residential uses in this location are low key, arising mainly due to historic buildings and conversion of former farm buildings. Housing development would be out of keeping with the character and appearance of the area. There are imposing trees on this site and this would also present a constraint to development.

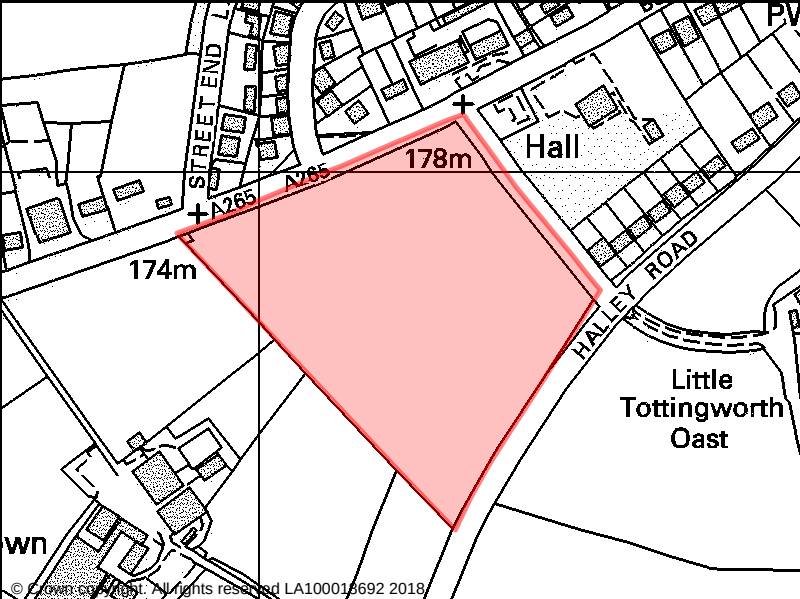
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 703/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Land at Olives Farm, Back Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.144 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site is isolated and remote from local services and facilities. 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 wholly within the High Weald AONB, therefore development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Cross in Hand. Ancient woodland covers the eastern half of the site forming part of a significant area of ancient woodland which envelopes Cross in Hand to the east.

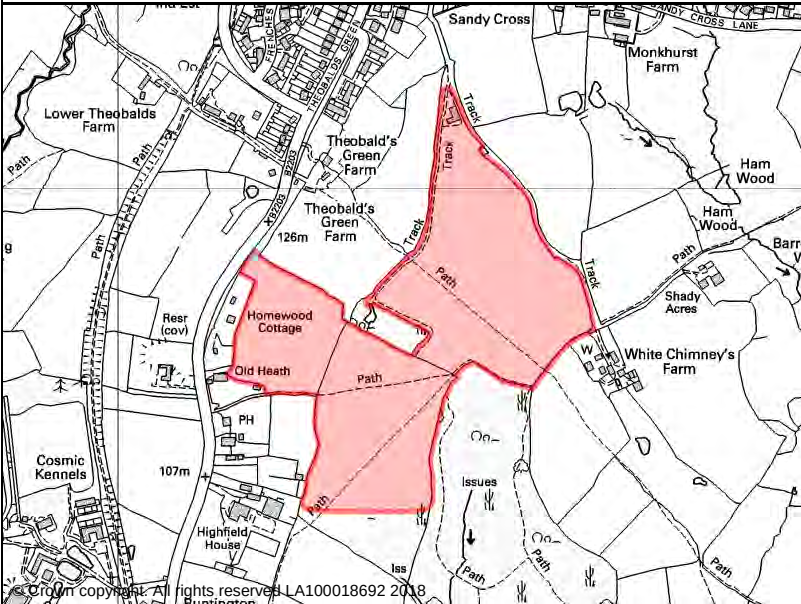
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.518 Site area (ha) Net:

Reasons: This is a substantial parcel of sloping land formed by the A265 and Halley Road. Whilst there is a strong hedge to the north and north-eastern boundaries, the land is exposed and elevated to the south with distant views. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Broad Oak.

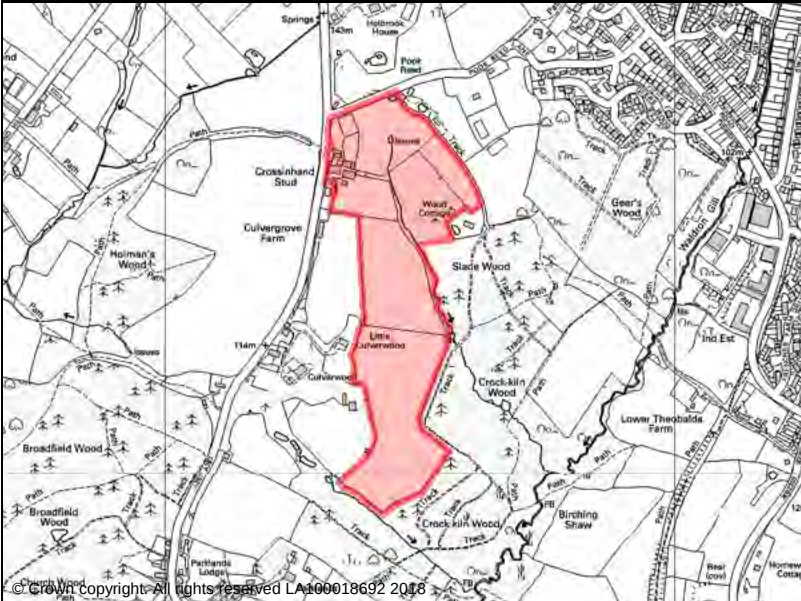
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 734/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Monkurst Farm, Sandy Cross
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 13.062 Site area (ha) Net:

Reasons: This is an extensive site located on the southern fringe of Heathfield. 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 AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Heathfield particularly in this area where the fields are part of a historic field pattern which is rare in this location.southern boundary.

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

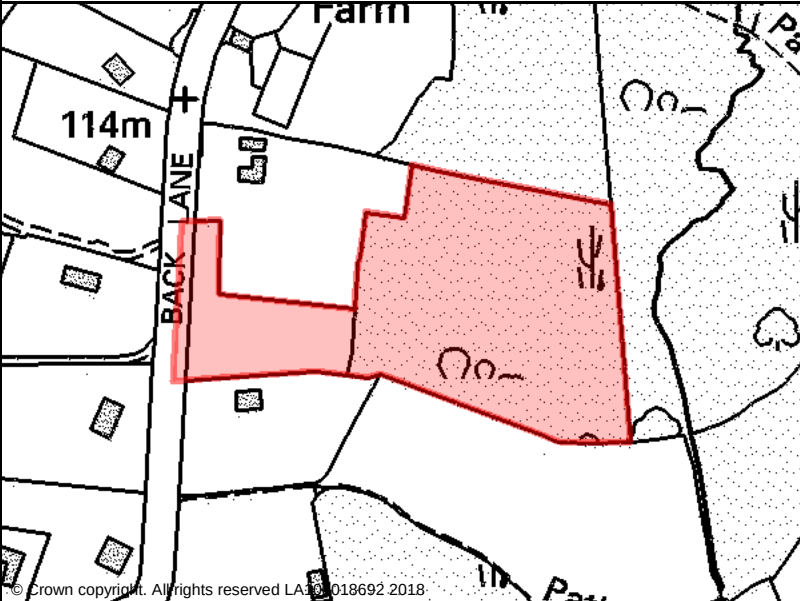
Plan showing whole extent of submitted site	Site Reference: 794/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Cross in Hand Stud, Little London Road,
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 13.59 Site area (ha) Net:

Reasons: This is an extensive site which comprises of a residential property, riding school, paddocks and ancillary buildings. The site is adjacent to ancient woodland to the east and a large area of ancient woodland is within the north eastern corner of the site which forms part of this wider landscape. The site is located in an

Wealden SHELAA Unsuitable Sites Summary

isolated position within the High Weald AONB. Development would have a detrimental impact on its attractive landscape character and appearance. Creation of suitable pedestrian access would be difficult and there is no connectivity to local services and facilities. Development in this location would be remote and generally unsuitable.

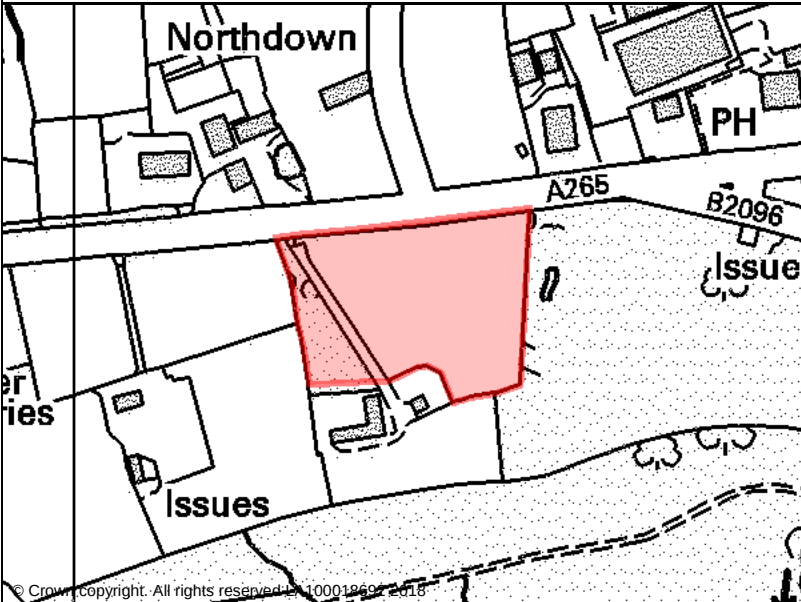
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 795/1920
	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: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.70 Site area (ha) Net:

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.

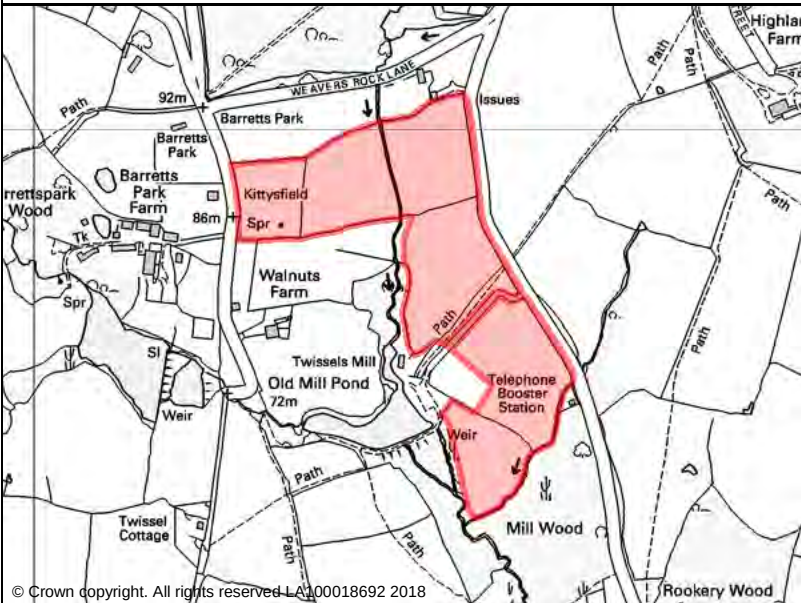
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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
	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: 0.4

Reasons: The site comprises of a paddock adjacent to the A265 on the eastern edge of Heathfield. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and high landscape value. 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.

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

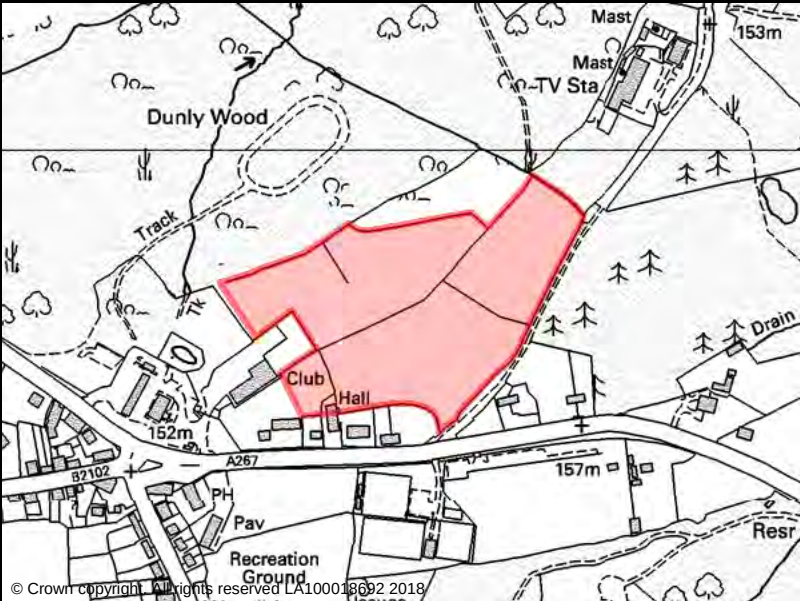
Plan showing whole extent of submitted site	Site Reference: 829/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land to the west of Nettlesworth Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 7.8 Site area (ha) Net:

Reasons: The site is isolated and remote from local services and facilities. Housing

Wealden SHELAA Unsuitable Sites Summary

development would be unsustainable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape.

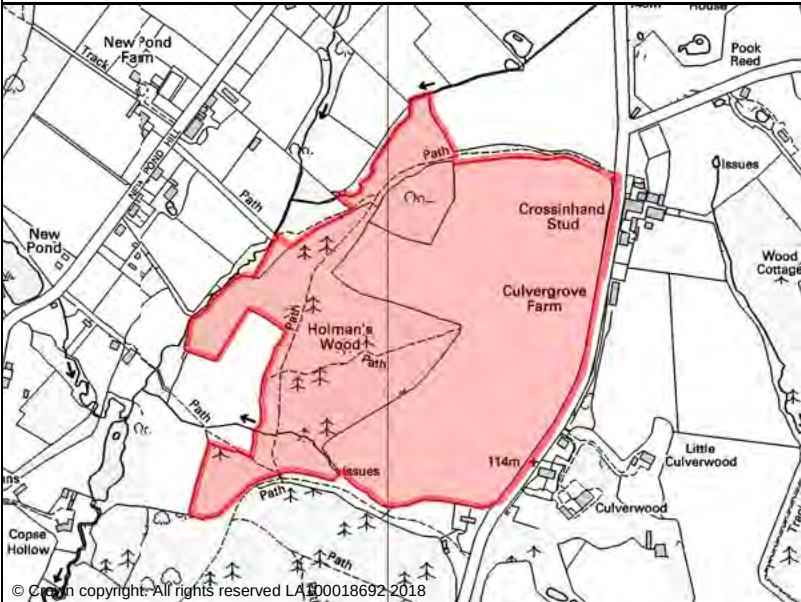
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 834/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address:
	Land at Isenhurst, Land to the North of the A267
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.45 Site area (ha) Net:

Reasons: This site is in an isolated location, remote from local services and facilities. Development would be unsuitable and unjustified. This site is in a rural location where development would also have an unacceptable impact on landscape character and appearance. In addition it would not be possible to create an appropriate and safe vehicular/ pedestrian access to the site from the existing highway network. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape.

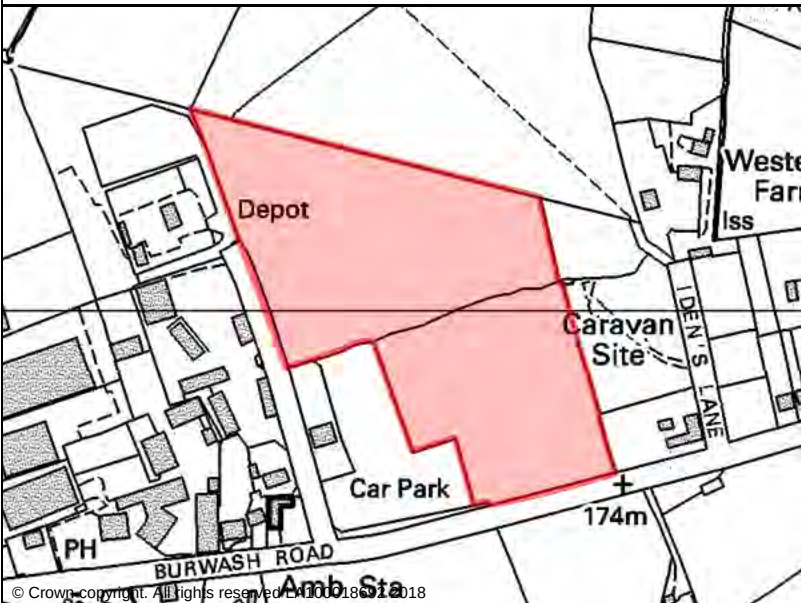
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 847/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Holmans Wood and land at Little London Road
	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:

Reasons: This is an extensive site which is in an isolated position within the High Weald AONB and development would have a detrimental impact on its attractive landscape character and appearance. Creation of suitable pedestrian access would be difficult and there is no connectivity to local services and facilities. Housing development in this location would be remote and generally unsuitable. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. A significant proportion of the site is covered by Ancient Woodland (Holmans Wood) which extends beyond the site to form a large area of woodland to the south of the site.

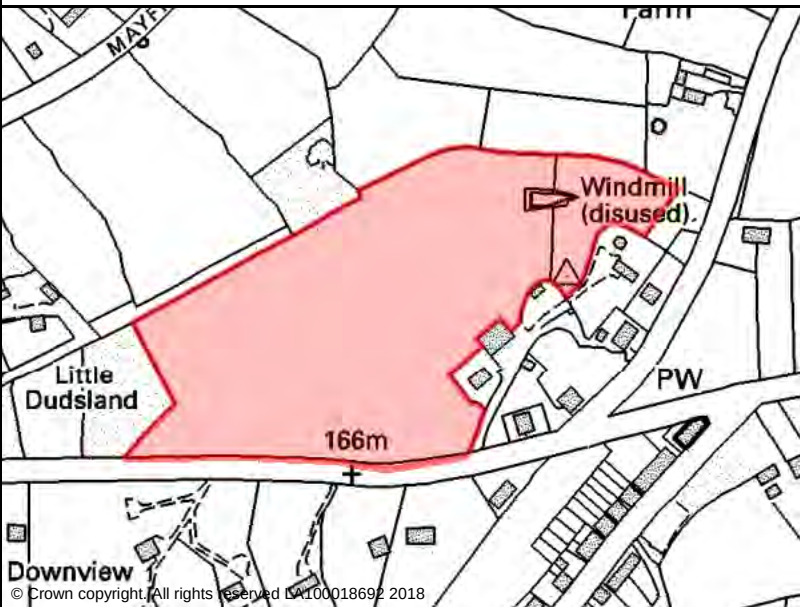
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 848/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Collins Field, Burwash Road
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.97 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site has high landscape sensitivity with extensive views of the AONB to the north of the site. Housing development would be out of keeping with the generally rural character and appearance of the countryside. Commercial development may be more suitable on the site given its proximity to the adjacent commercial estate and Heathfield household waste recycling centre. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and high landscape value.

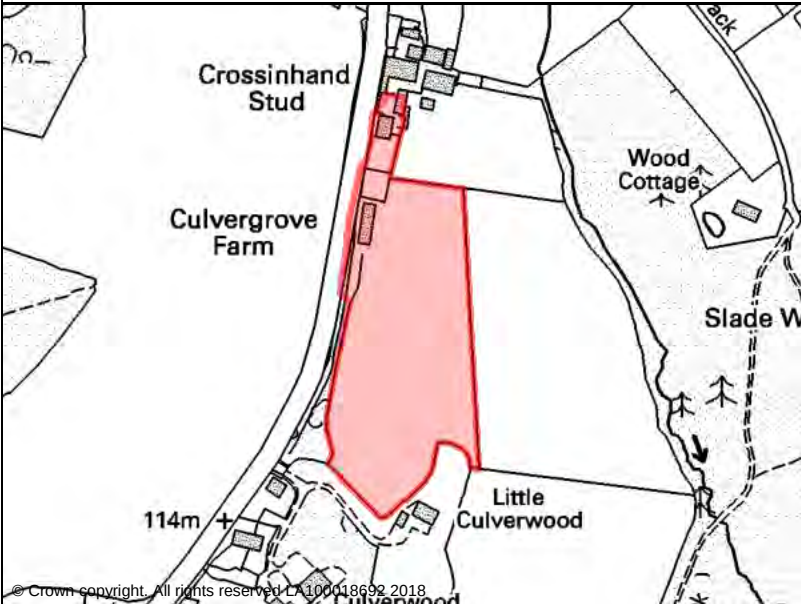
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 877/1920
	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Cross in Hand Mills, Cross in Hand, Heathfield TN21 0JY
	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:

Reasons: The site is located in an isolated and prominent position within the High Weald AONB. Development would have a detrimental impact on its attractive landscape character and appearance. The site has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. Creation of suitable pedestrian access would be difficult and there is no connectivity to local services and facilities. Housing development in this location would be remote and generally unsuitable.

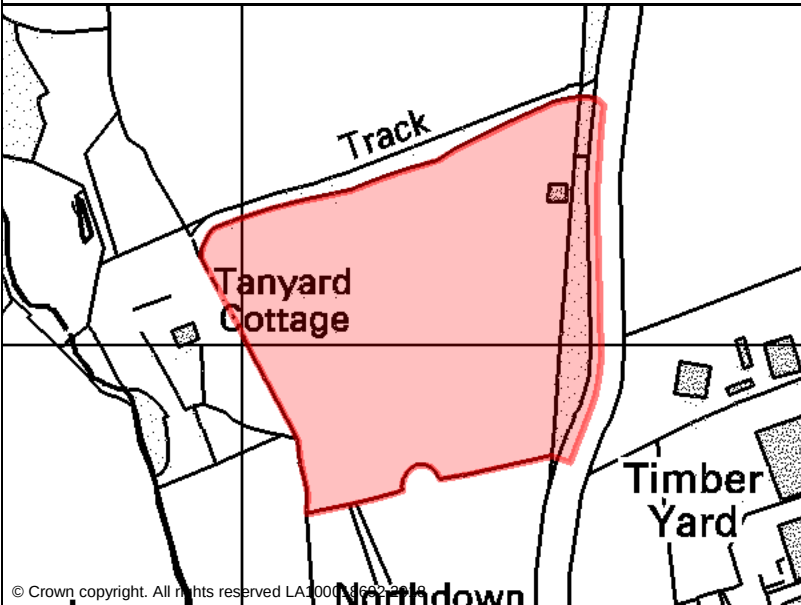
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 902/1920
	Settlement: Cross in Hand
	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: 2.83 Site area (ha) Net:

Reasons: The site is located in an isolated position within the High Weald AONB. Development would have a detrimental impact on its attractive landscape character and appearance. Creation of suitable pedestrian access would be difficult and there is no connectivity to local services and facilities. Housing development in this location would be remote and generally unsuitable.

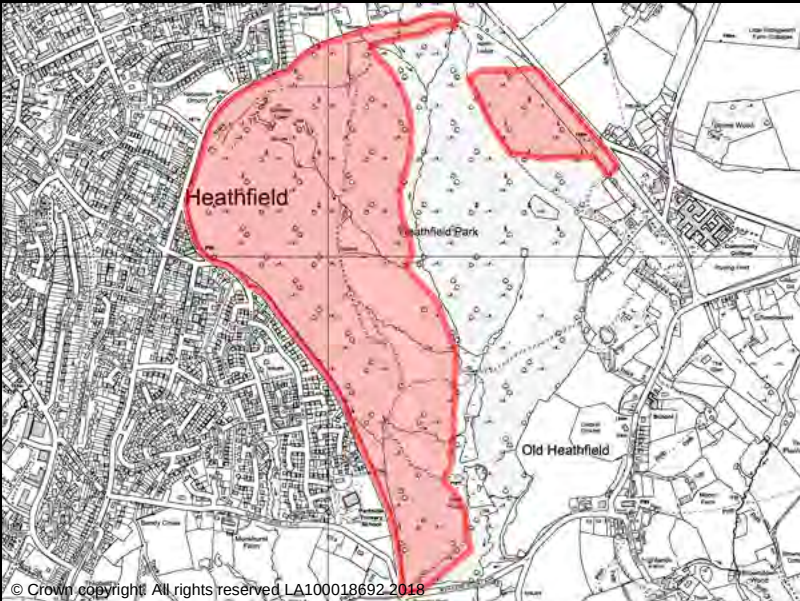
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 907/1210
	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:

Reasons: The site has high landscape sensitivity with extensive views of the AONB to the north of the site. Housing development would be out of keeping with the generally rural character and appearance of the countryside. The site is isolated, exposed and wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Heathfield.

Wealden SHELAA Unsuitable Sites Summary

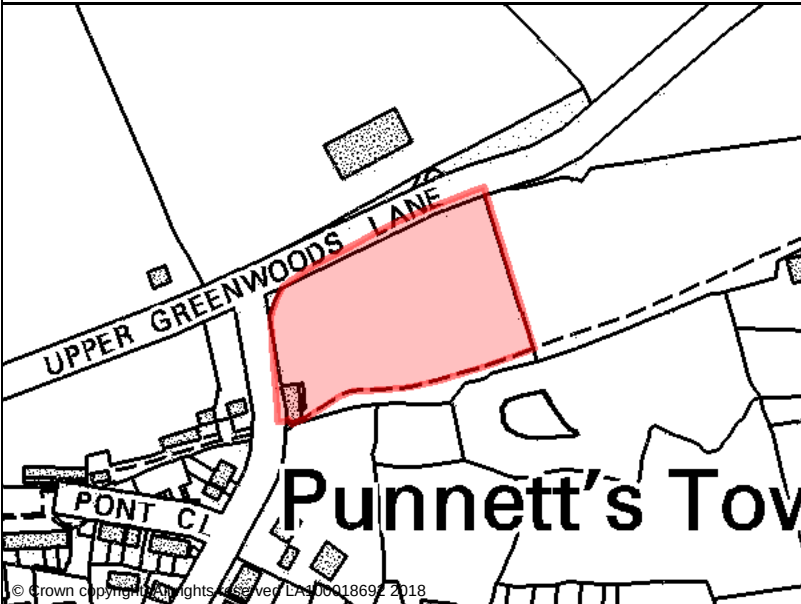
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 912/1210
	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: 69.24 Site area (ha) Net:

Reasons: Heathfield Park is a Registered Park and Garden and contains a large area designated as a SSSI which runs through the centre of the site from north to south following a sunken wooden ghyll. The site is wholly within the High Weald AONB. Large sections of the site are ancient woodland and there is a Grade II* listed building (Gibraltar Tower) located in the north east of the site which dominates the landscape. The setting of the listed building would be a significant constraint together with the ancient woodland and SSSI renders the site unsuitable for development. The site has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape.

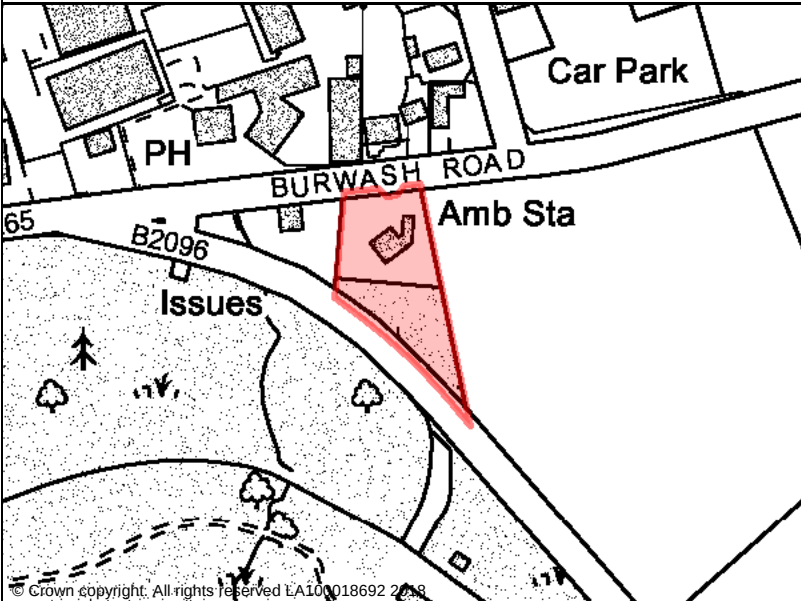
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 954/3220
	Settlement: Punnetts Town
	Parish: Heathfield & Waldron
	Address: Land at Holly Barn, Coldharbour Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.86 Site area (ha) Net:

Reasons: Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Punnetts 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: 957/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Plantation House, Burwash Road, Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.368 Site area (ha) Net: 0.2

Reasons: The site comprises a single residential dwelling and garden located to the east of the urban area of Heathfield adjacent to the A265 and wholly within the High Weald AONB. The land to the south of the A265 is rural in nature with long ranging views over the AONB with Battle Road (B2096) being a natural boundary for development in this location. Development of the site would be not be in

Wealden SHELAA Unsuitable Sites Summary

keeping with the scale and rural character of the area and surrounding countryside.

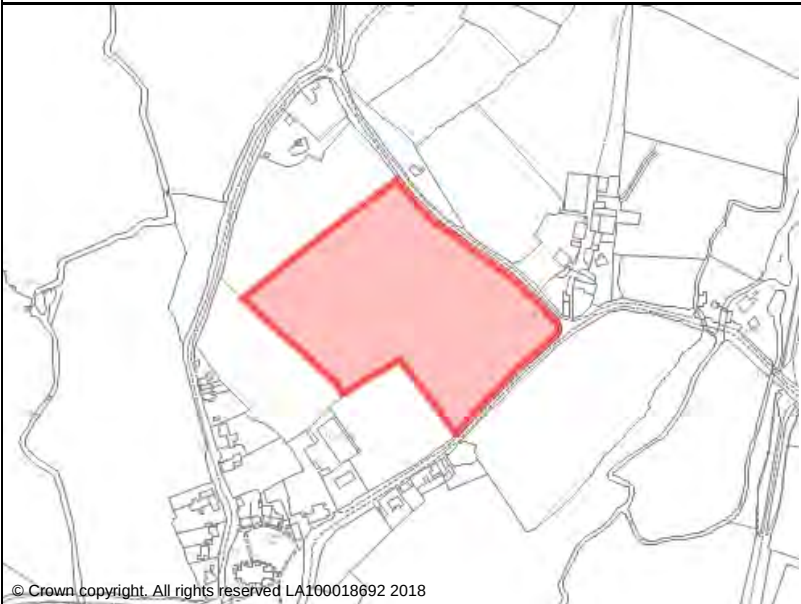
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 009/3000
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hellingly
	Parish: Hellingly
	Address: Field at North Street, Horsebridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.48 Site area (ha) Net: 0

Reasons: The site is situated in a largely rural open area east of the A267/ B2104 junction approximately 400m to the west of Hellingly village. Agricultural fields surround the site. 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. The site is an open field situated behind residential dwellings and in between a cemetery and a primary school. It is accessed from the B2104 via a short track and is currently used for grazing. The site is relatively isolated and is remote from local services and facilities. It is not well related to an existing settlement. The 2017 Site Landscape Assessment confirms the site falls within a landscape setting area which is considered to make a major contribution to the landscape setting of Hellingly. There is strong inter-visibility with historic buildings in the historic core and a strong strength of place as a result of views to the South Downs. On this basis development would be 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: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.0 Site area (ha) Net: 0

Reasons: This is an isolated site, remote from local services and facilities, and disconnected from the boundary of Hailsham and Hellingly. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. Development of the site would have detrimental impact on the setting of the nearby Conservation Area and would not relate visually to the compact historic village of Hellingly.

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

Plan showing whole extent of submitted site	Site Reference: 067/3100
	Settlement: Lower Horsebridge
	Parish: Hellingly
	Address: Land to the East of A267, Horsebridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 5.0 Site area (ha) Net:

Reasons: This is an isolated and exposed rural site, relatively remote from local services and facilities, and visually separated from the village of Horsebridge. Housing development of the scale envisaged 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

Wealden SHELAA Unsuitable Sites Summary

consolidation of built form would have a detrimental impact on 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: 068/3000
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	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: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.90 Site area (ha) Net: 0

Reasons: This is a large site which is visually well contained with a strong perimeter of trees. It is an isolated site, remote from local services and facilities, and disconnected from the boundary of Hailsham. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. Development of the site would have detrimental impact on the setting of the nearby Conservation Area and would not relate visually to the compact historic village of Hellingly.

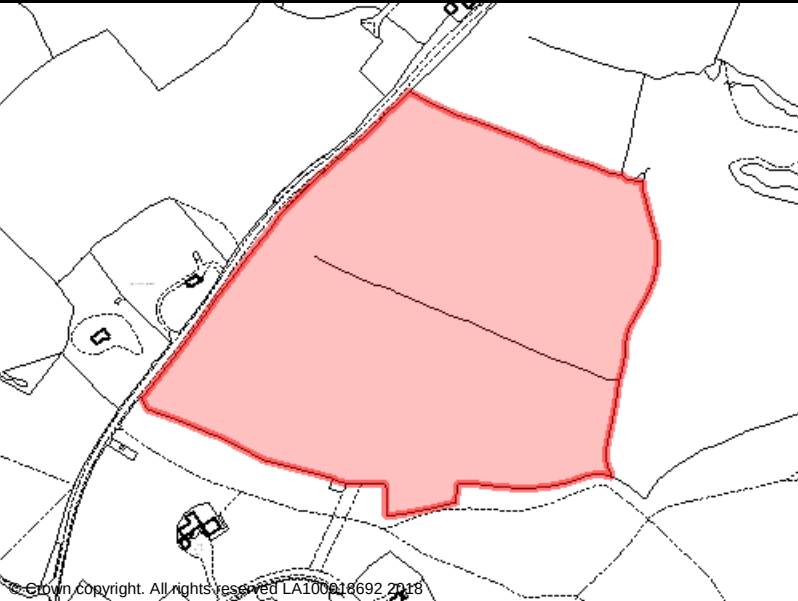
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 311/3090
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land at 1 Mill House, Lower Dicker
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.93 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from nearby settlements. Housing development would be unsuitable in this location, and appear out of keeping with the generally rural character and appearance of the countryside. By consolidating the built form, development would have a detrimental impact on the landscape and in particular on the woodland on the site. It is unlikely that an acceptable vehicular access could be formed onto the A22 and any residential development of the site would be affected by road noise and by potentially unneighbourly industrial uses.

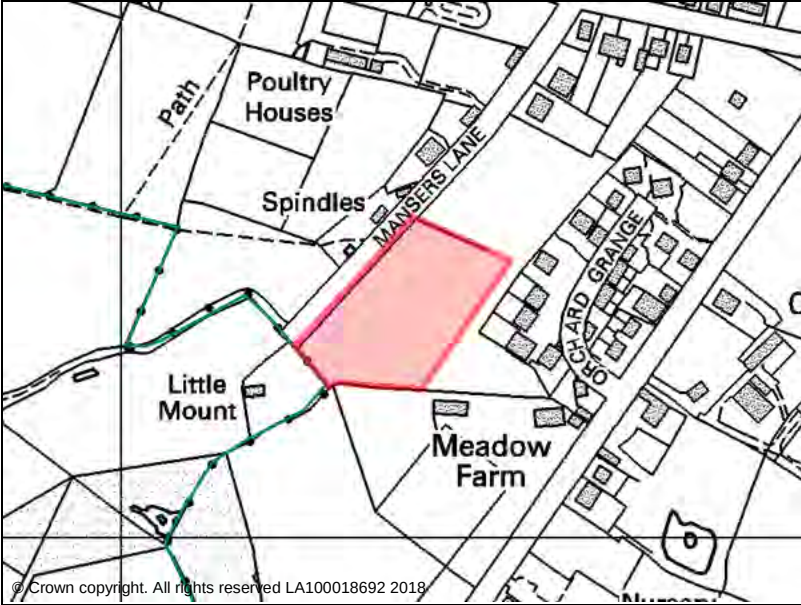
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 699/3000
	Settlement: Hellingly
	Parish: Hellingly
	Address: Land at Blackstock Farm, Grove Hill
	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 functionally separated from any settlement or services and facilities. The site is 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

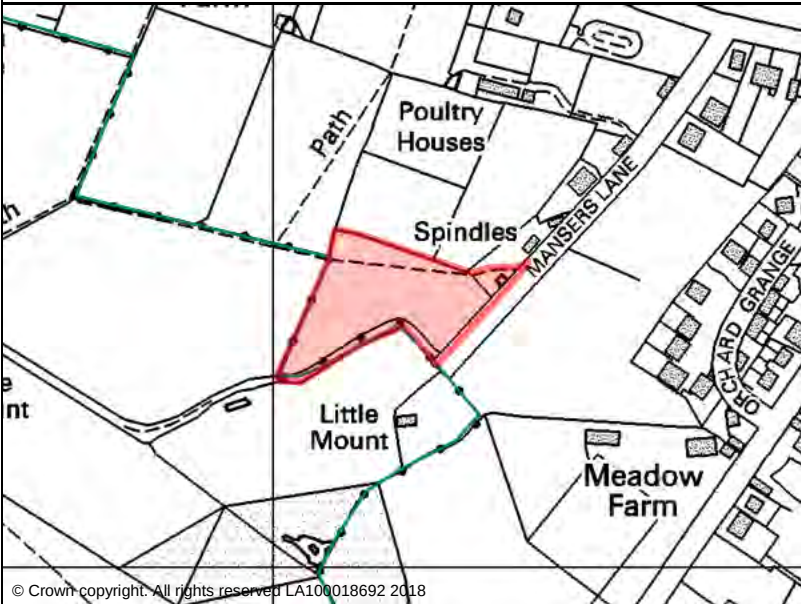
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 852/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Old Mill Paddock, between Coldharbour Road and Mansers Lane
	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: 0.5

Reasons: The site is a small field situated close to low density housing along the end of a private access off the A22. The site is isolated and detached from any identified settlement or local facilities and amenities. Mansers Lane is unadopted with no footpath therefore unsuitable to serve development in this area. Development would be out of keeping with the surrounding uses which are predominantly detached dwellings with large gardens. However if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development as part of a comprehensive package of development and owing to impact upon the area may not necessarily include housing or employment development. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward and the requirements set out in the site summary for site 825/1310 are met.

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

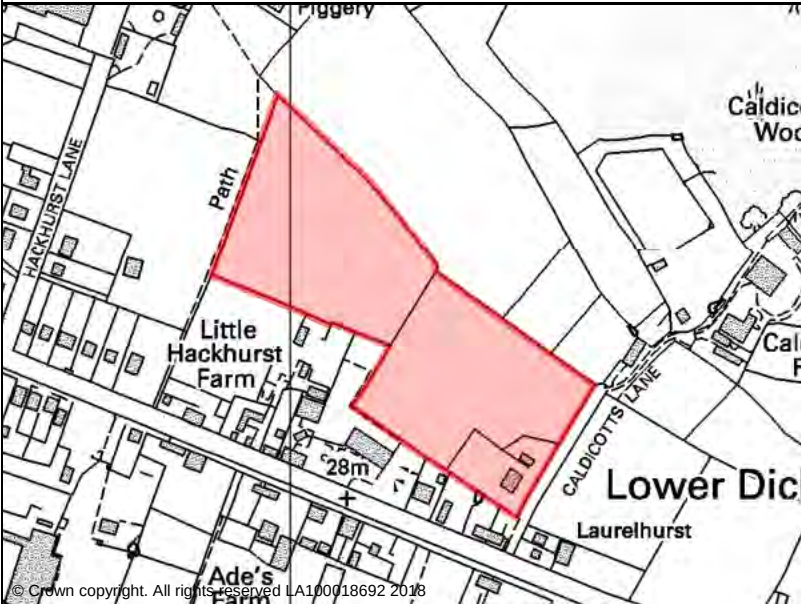
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 853/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land adjoining Spindles, Mansers Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.84 Site area (ha) Net: 0.3

Reasons: The site is an irregular shaped field situated close to low density housing along the end of a private access off the A22. The site is isolated and detached from any identified settlement or local facilities and amenities. Mansers Lane is unadopted with no footpath therefore unsuitable to serve development in this area. Development would be out of keeping with the surrounding uses which are predominantly detached dwellings with large gardens. However if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development as part of a comprehensive package of development. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward and the requirements set out in the site summary for site 825/1310 are met.

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

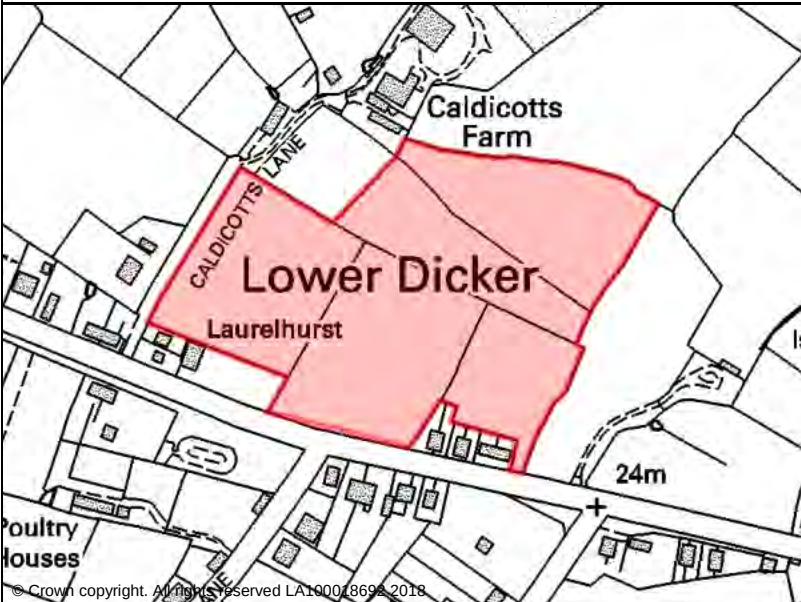
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 869/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Meadowsweet, Caldicotts Lane, Lower Dicker, Hailsham BN27 4BG
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.87 Site area (ha) Net: 3.7

Reasons: The site comprises of a single residential property, garden and field isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22 (Caldicotts Lane). Development of this site would require significant landscape buffering to help mitigate the impact any development may have on the wider landscape to the north of the site. In isolation the development of this site for either housing or employment would not be suitable, however subject to policies within the local plan for comprehensive development of land around Hackhurst Lane industrial Estate for employment or other related purposes it may result in a change to a suitable site subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

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

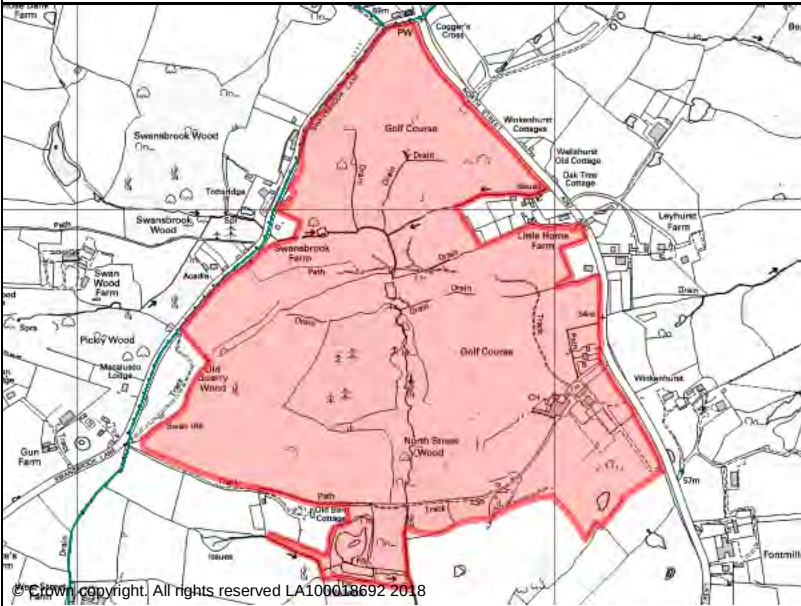
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 870/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Laurelhurst Farm, Lower Dicker, Hailsham, BN27 4BD
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.54 Site area (ha) Net: 3.21

Reasons: The site comprises of five agricultural fields isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22. One central field is situated within the frontage strip of land on the A22 dominated by business units and other businesses. Development of this field should have a limited impact on the wider landscape however the remainder of the site is located in open countryside and would require significant landscape buffering to help mitigate the impact any development may have on the wider landscape. In isolation the development of this site for either housing or employment would not be suitable, however subject to policies within the local plan for comprehensive development of land around Hackhurst Lane Industrial Estate for employment or other purposes it may result in a change to a suitable site subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

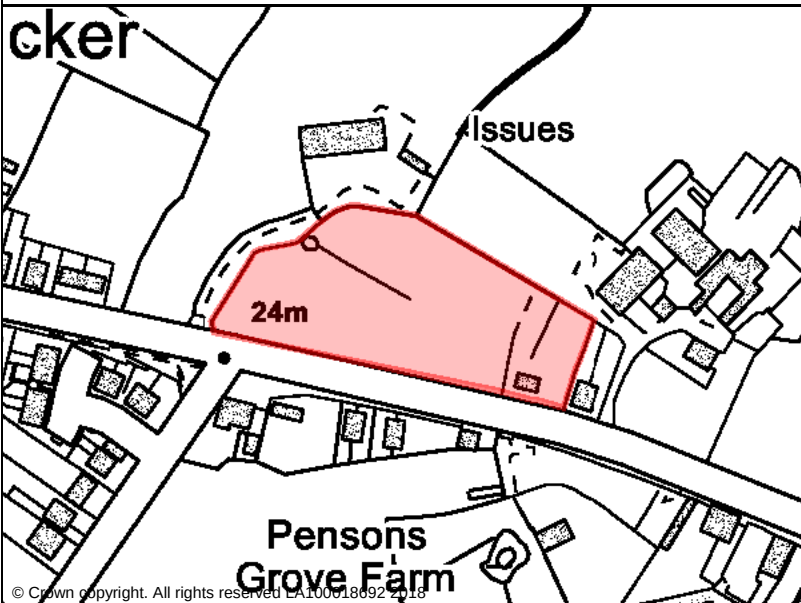
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 904/3000
	Settlement: Hellingly
	Parish: Hellingly
	Address: Wellshurst Golf and Country Club, North Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 48.5623 Site area (ha) Net:

Reasons: This is an extensive site currently used as a golf course which is isolated and remote from any settlement and any local services and facilities. Development on this scale would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. There are several areas of ancient woodland within the site together with one Grade II listed building (Holmbush House) and trees subject to group TPO's.

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

Plan showing whole extent of submitted site	Site Reference: 940/3090
	Settlement: Lower Dicker
	Parish: Hellingly
	Address: Land adjoining Laurel Cottage
	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: 0.6

Reasons: The site comprises of a single field isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22 some 460 meters to the west of the Boship Roundabout. The area is dominated by business units and other businesses. Development of this field should have a limited impact on the wider landscape due to the existence of a strong tree/

Wealden SHELAA Unsuitable Sites Summary

hedge boundary to the west, east and northern boundaries. In isolation the development of this site for either housing or employment would not be suitable, however subject to policies within the local plan for comprehensive development of land around Hackhurst Lane industrial Estate to this site for employment and associated purposes it may result in a change to a suitable site subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

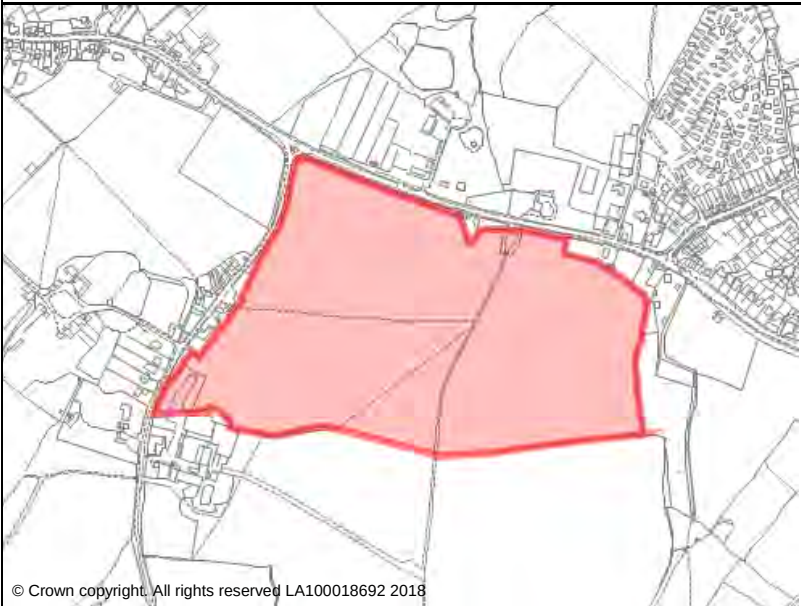
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 069/2090
	Settlement: Herstmonceux
	Parish: Herstmonceux
	Address: Land at Lime Park (opposite Herstmonceux Recreational ground)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 5.70 Site area (ha) Net: 5.36

Reasons: This is a large and somewhat isolated site which forms an important part of the landscape setting of Herstmonceux village. Development 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. A suitable vehicular access has not been demonstrated.

N.B. The SHELAA has been conducted in 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Herstmonceux
	Parish: Herstmonceux
	Address: Land at Chapel Row (to the South of the A271 and to the East of Chapel Row)
	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: 17.71

Reasons: This is a large and isolated site which forms an important part of the landscape setting of Herstmonceux village. 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.

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

Plan showing whole extent of submitted site	Site Reference: 274/3390
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Windmill Hill
	Parish: Herstmonceux
	Address: Brick Farm, Windmill Hill
	Suitable for housing?: No Suitable for employment: Yes Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.29 Site area (ha) Net: 0

Reasons: The vehicular access into the site is of inadequate width to support a 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 site,

Wealden SHELAA Unsuitable Sites Summary

unless an alternative access is found onto the surrounding highways network.
The site may be suitable for employment uses given the existing use of the site provided the access issues could be satisfactorily resolved.

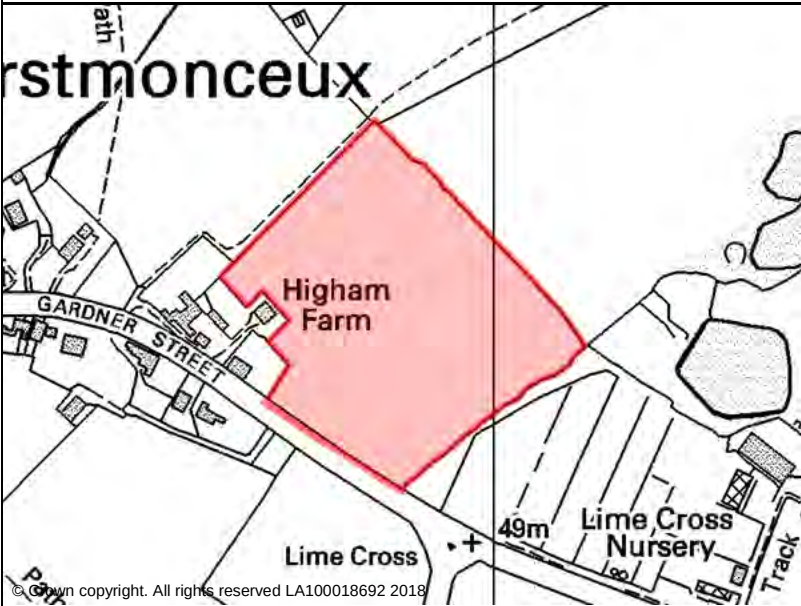
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 392/3390
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Windmill Hill
	Parish: Herstmonceux
	Address: Orchard View Park, Russett Way, Victoria Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.91 Site area (ha) Net:

Reasons: This is an existing caravan park, immediately adjacent to the High Weald AONB. The land is steeply sloping and would restrict the developable area of the site. Due to its location and topography, permanent housing development would have a detrimental impact on the rural character of the adjacent AONB landscape and would create a detached residential estate, functionally separated from the existing settlement of Windmill Hill.

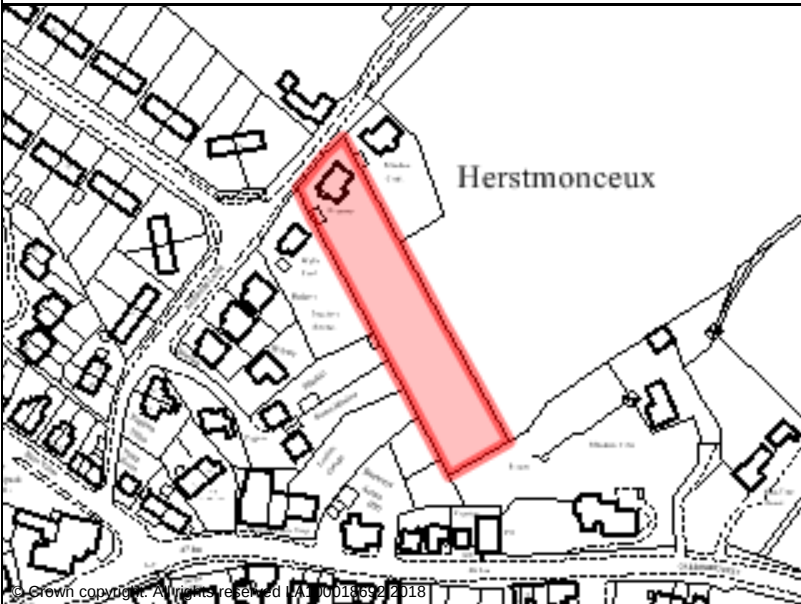
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.23 Site area (ha) Net: 0

Reasons: Housing development would be out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald AONB. Development would have an unjustified impact on 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 properties with extensive and long distance views to the north 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: 610/2090
	Settlement: Herstmonceux
	Parish: Herstmonceux
	Address: Land at Braemar, Bagham Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.332 Site area (ha) Net: 0.332

Reasons: The site comprises of a house and large garden located on the northern fringe of Herstmonceux at the end of Bagham Lane. The northern boundary of the site is exposed to the wider High Weald AONB which is located adjacent to this boundary. The 2017 Landscape Character Assessment assesses this part of the

Wealden SHELAA Unsuitable Sites Summary

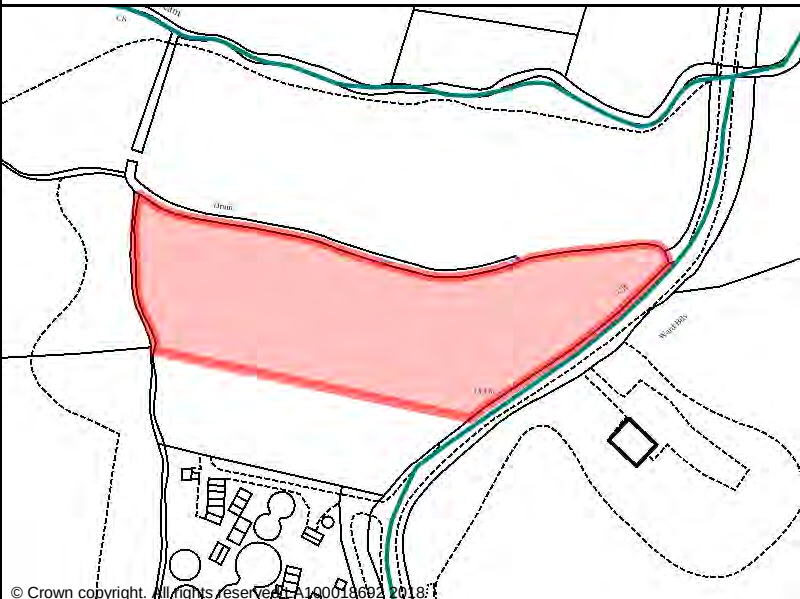
AONB as being very sensitive. Development would have a detrimental impact on the character and appearance of the attractive and high quality landscape in this location.

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: 624/2090
	Settlement: Herstmonceux
	Parish: Herstmonceux
	Address: Land at Upperhouse Farm, New Road
	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:

Reasons: The site is in a relatively isolated location immediately adjacent to the A271 and remote from local services and facilities. The site is affected by traffic noise and housing development would be unsuitable in this location and would appear out of keeping with its semi rural nature.

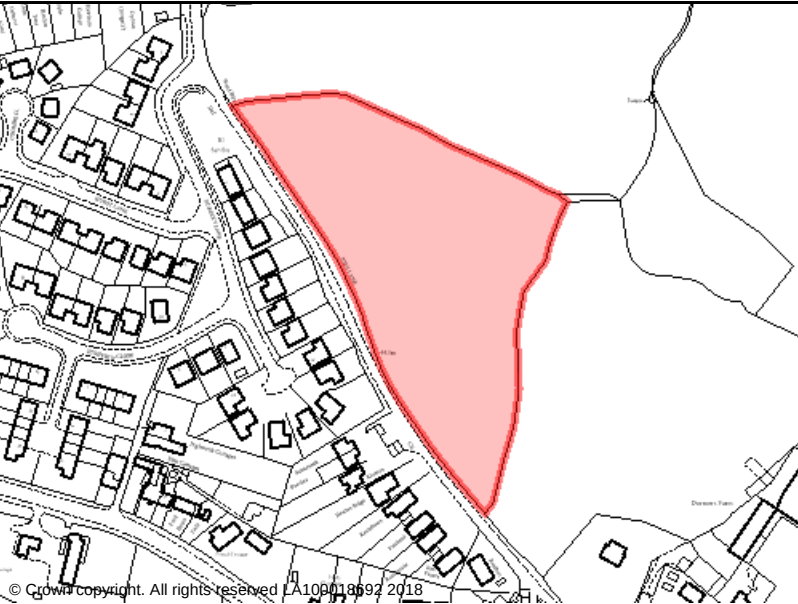
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.835 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

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 wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape. A large portion of the site in the north west is located within flood zone 3 which would significantly reduce the developable area of the site.

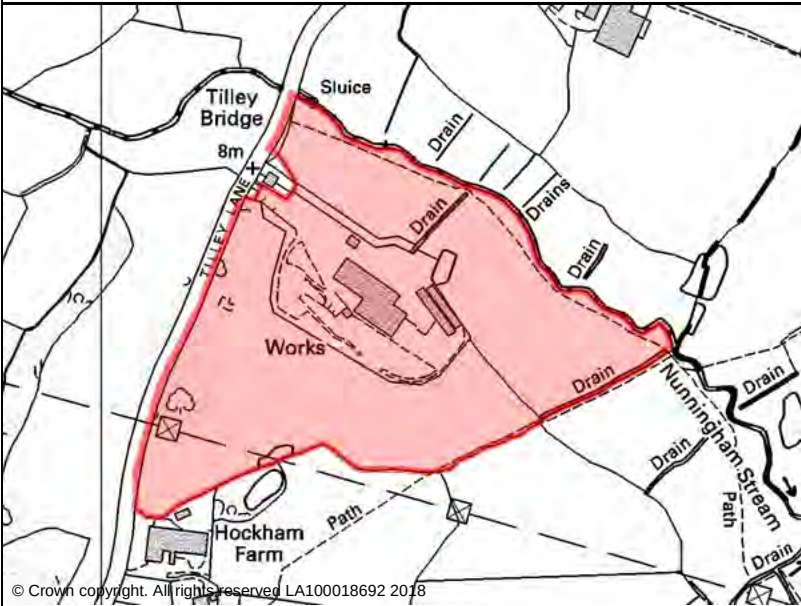
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 691/3390
	Settlement: Windmill Hill
	Parish: Herstmonceux
	Address: Land East of Joe's Lane, Broadview
	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: 1.65

Reasons: 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 AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds the northern edge of Windmill Hill. The site as submitted cannot be provided with a suitable vehicular or pedestrian access to serve housing development.

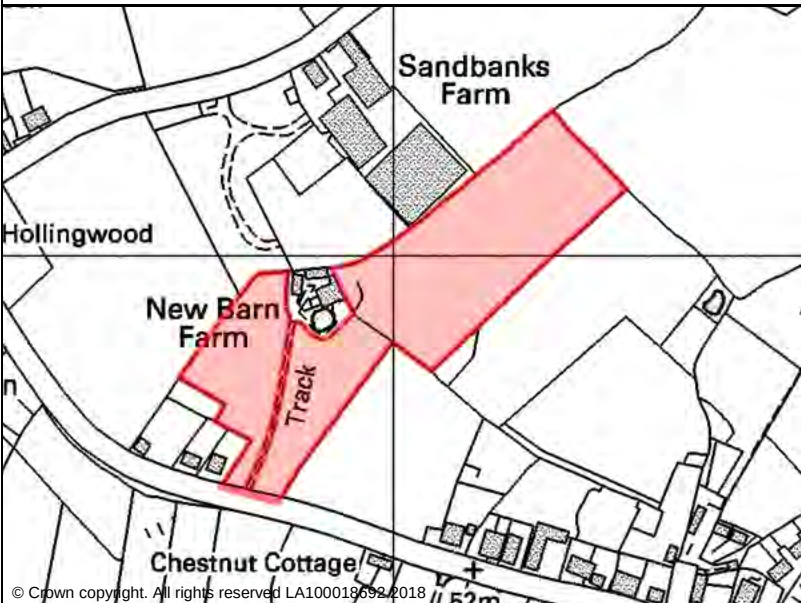
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 787/3390
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Windmill Hill
	Parish: Herstmonceux
	Address: The Old Flynn Concrete Works, Tilley Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 10.86 Site area (ha) Net:

Reasons: This is a rural site, detached from local services and facilities and visually and functionally separated from any settlement. Development would not be suitable in this location and be out of keeping with the rural character and appearance of the countryside. The site is wholly within the AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Windmill Hill .

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

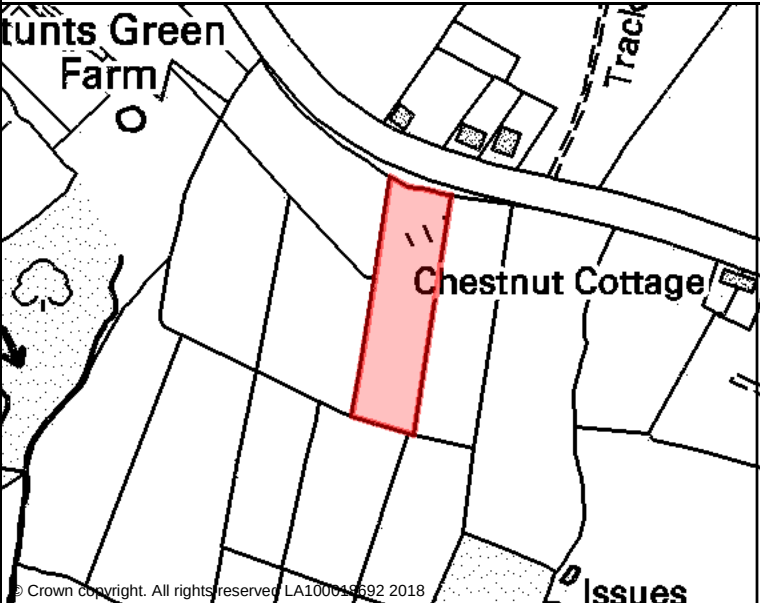
Plan showing whole extent of submitted site	Site Reference: 858/2090
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Herstmonceux
	Parish: Herstmonceux
	Address: New Barn Farm, Stunts Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 2.5 Site area (ha) Net:

Reasons: This is a rural site, detached from local services and facilities and visually and functionally separated from Herstmonceux. Housing development would be unsuitable in this location and be out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and

Wealden SHELAA Unsuitable Sites Summary

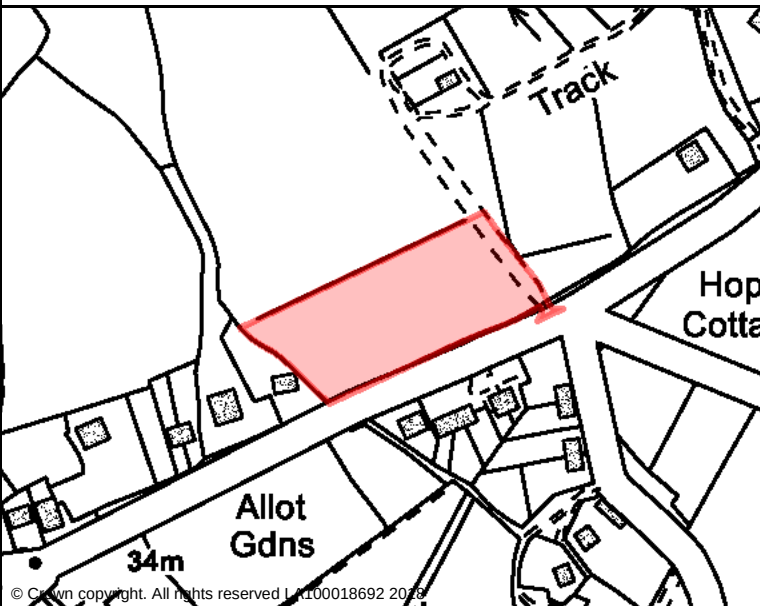
appearance of the attractive and high quality landscape which surrounds Herstmonceux to the north of the settlement.

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: 879/2090
	Settlement: Herstmonceux
	Parish: Herstmonceux
	Address: Land at Stunts Green on the South side of a road leading from Stunts Green to 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:

Reasons: This is a rural site, detached from local services and facilities and visually and functionally separated from Herstmonceux. 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: 924/3170
	Settlement: Ninfield
	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, whilst contiguous with Hooe, is an isolated location for development

Wealden SHELAA Unsuitable Sites Summary

having no significant services in Hooe and no safe and convenient pedestrian links or cycle routes to other settlements. As such the development would be unsuitable and would not benefit any wider local rural services and would not provide any suitable alternative to access services other than the private car.

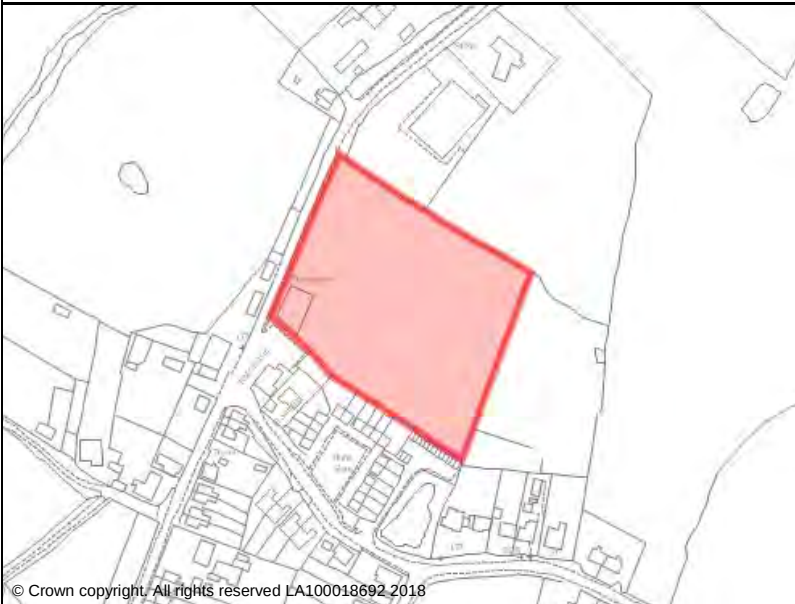
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 024/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Horam (other 1630)
	Parish: Horam
	Address: The Old Nursery, North Street, Coggers Cross
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: 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 used as a nursery located to the west of the A267 between Hailsham and Horam. There is isolated sporadic residential properties to the north, east and south with agricultural land to the west in the wider landscape. The site is isolated, remote from local services/facilities and disconnected from the boundary of Horam. Development would be unsuitable and would have an unacceptable impact on the character and appearance of the landscape. Inadequate potential exists to create a suitable vehicular access due to the road alignment 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: 239/3320
	Settlement: Vines Cross
	Parish: Horam
	Address: Land adjacent to the Brewers Arms
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.38 Site area (ha) Net: 0

Reasons: The C406 road is very narrow and provides no scope to improve pedestrian linkages to the centre of the hamlet. Housing development would therefore be unsuitable in this location. Site is within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape surrounding the settlement.

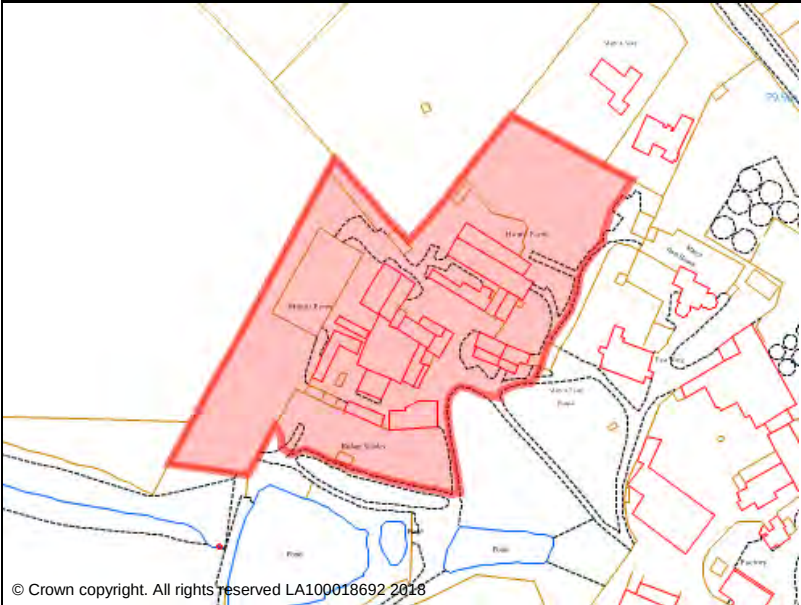
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 302/3030
	Settlement: Horam
	Parish: Horam
	Address: The Old Surgery, Vines Cross Road
	Suitable for housing?: No Suitable for employment: Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.20 Site area (ha) Net: 0.20

Reasons: The site is narrow and its development would be out of character and harmful to neighbouring amenity. Formation of access to serve a larger development could be harmful to a protected tree on the frontage.

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

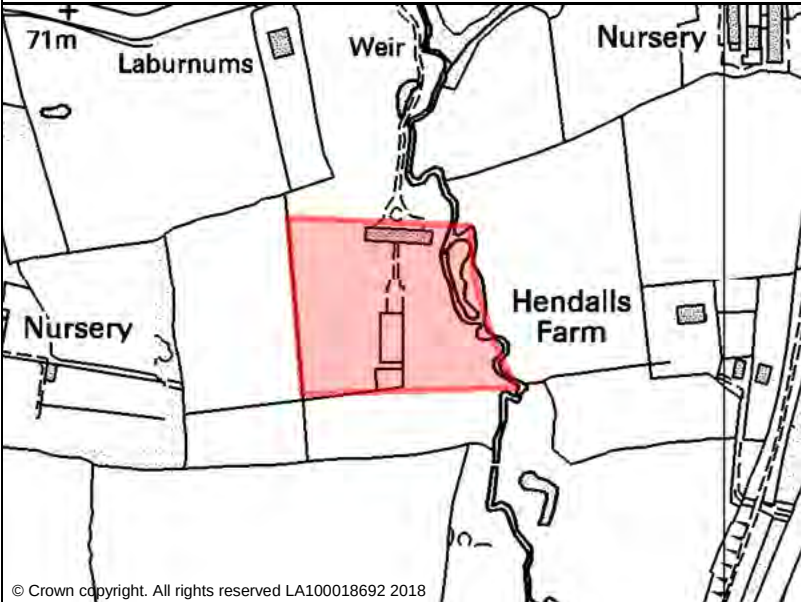
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 499/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at Horam Manor Estate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.52 Site area (ha) Net: 0.8

Reasons: The site lies close to the centre of Horam, set back from the A267, behind an area of modern light industrial units which have recently been demolished and this area is now a construction site. The site comprises a historic farmstead and associated recent farm buildings, temporary buildings, a sand school, tracks and yards. Trees and hedgerows surround the site which lies adjacent to a large pond to the south and the gardens of residential properties to the north. Access to the site would be required to be assessed through the estate road to the Merrydown development to the south of the site. There are farm buildings on the site, some of which are listed by virtue of being within the curtilage of the Grade II listed Manor Farm House. Development of the site would be likely to be harmful to the setting of listed buildings.

N.B. The SHELAA has been conducted in 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Horam
	Parish: Horam
	Address: Woods Place, West Street Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.46 Site area (ha) Net: 0

Reasons: The site 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 eastern boundary of the site is within flood zone 3. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. The site is wholly within the High Weald AONB therefore development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds 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: 612/3030
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Horam
	Parish: Horam
	Address: Hazel House, The Avenue
	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:

Reasons: Development on this site would be out of character and harmful to neighbouring amenity. The site is steeply sloping to the north to the Cuckoo Trail and suitable access could not be achieved to serve development in this location.

Wealden SHELAA Unsuitable Sites Summary

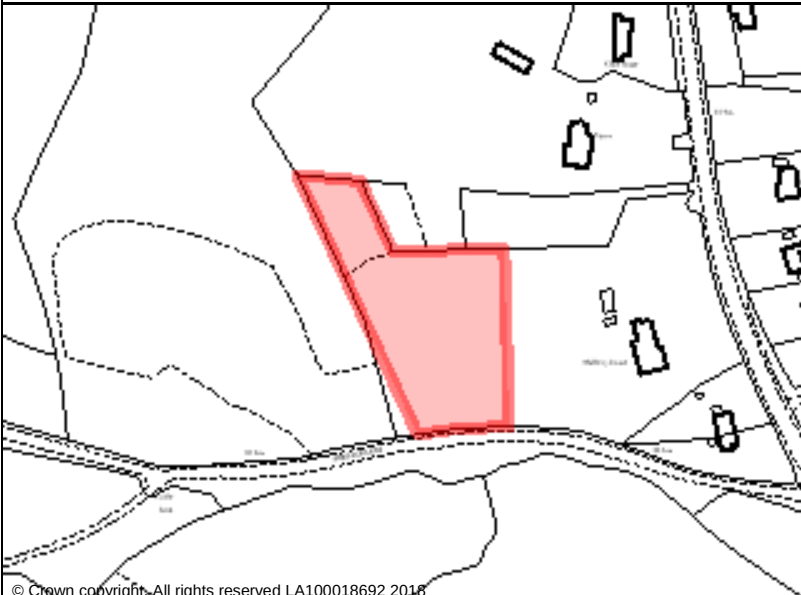
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 614/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at The Old Brickyard, Chiddingly Road
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.89 Site area (ha) Net: 1.08

Reasons: The site comprises of two small irregular shaped fields containing trees and scrub and the central part of the site comprises of mixed use light industrial units and associated hardstanding. The site is located to the south west of Horam along Chiddingly Road. 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. Given the sensitive landscape and ecological constraints the site is considered unsuitable for residential development . Residential development of the brownfield part of the site could come forward however there is concern over contamination on the site and the loss of the existing employment use.

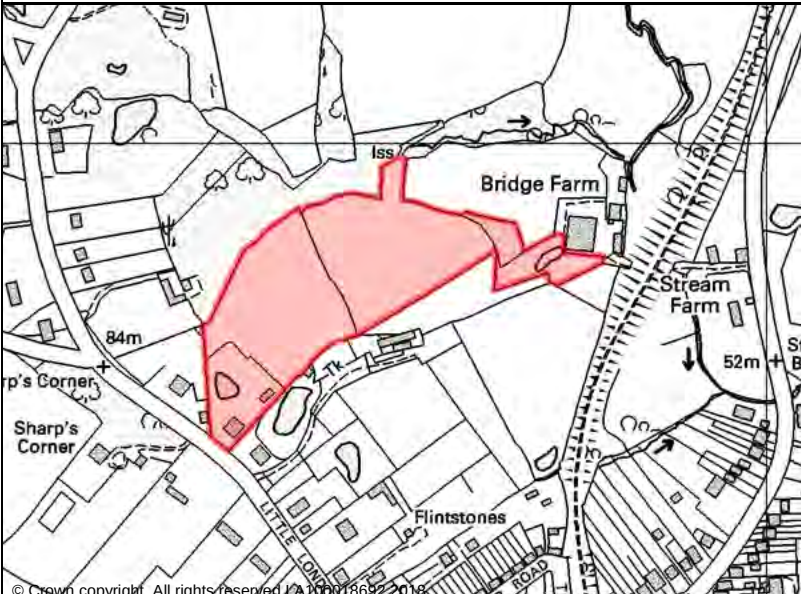
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 627/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at Furnace Lane [Little London Rd end]
	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: 0.3

Reasons: This site is detached from Horam village centre to be suitable for housing development. It is remote from local services and facilities and is located in a relatively open area adjacent to open countryside and ancient woodland. The site is also partially within the High Weald AONB. Development would have a detrimental impact on the character and appearance of the attractive and high quality landscape which surrounds Horam.

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

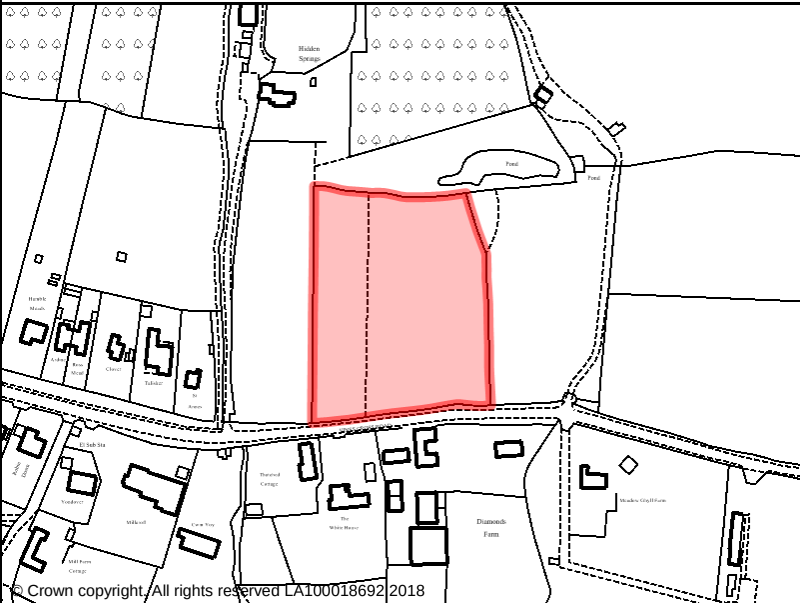
Plan showing whole extent of submitted site	Site Reference: 661/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at Linda House, Little London Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.768 Site area (ha) Net: 3

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, two small fields of grassland are bounded by thick shaws/hedgerows. A small woodland lies at the far eastern end of the Site. The site is wholly within the High Weald AONB and has been classified as being in a highly sensitive location

Wealden SHELAA Unsuitable Sites Summary

within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment has classified the site as having high landscape sensitivity and high landscape value.

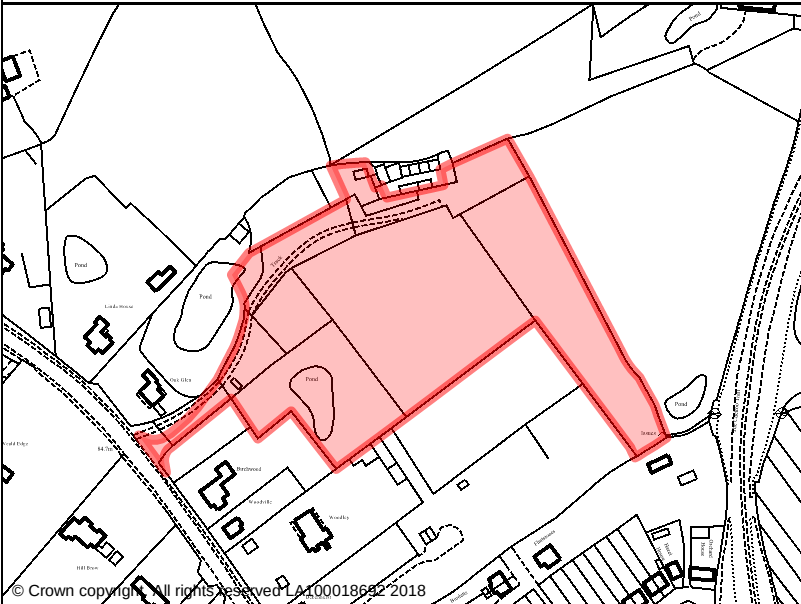
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 670/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at Diamonds Field, Vine Cross Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.98 Site area (ha) Net:

Reasons: This is an isolated site, remote from public transport and from local services and facilities, and visually and functionally separated from Horam or Vines Cross. Housing development would be unsuitable in this location, and appear out of keeping with the rural character and appearance of the landscape of this area. There are no pedestrian links available to the village, nor sufficient width of highway to provide the potential to locate them. There is insufficient capacity on surrounding narrow country lanes to accommodate the traffic generated by housing development on this potential scale.

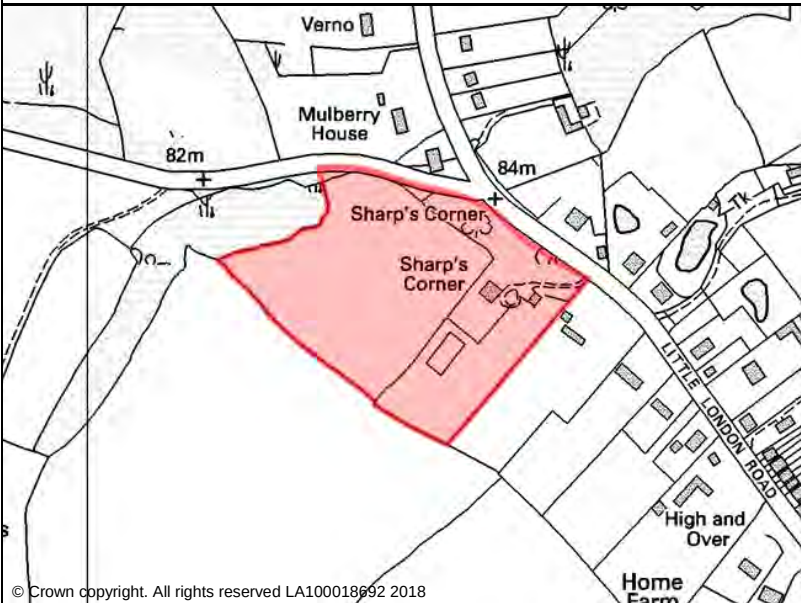
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

	Plan showing whole extent of submitted site
	Site Reference: 686/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at Spiers Farm
	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: 4

Reasons: The site is located to the north of Horam set back behind existing residential properties and accessed via Little London Road and comprises two small fields, one lies adjacent to the woodland-lined Cuckoo Trail and both are bounded by thick shaws/hedgerows. There are some field barns/buildings within the Site which are currently used for equestrian grazing. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and high landscape value.

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

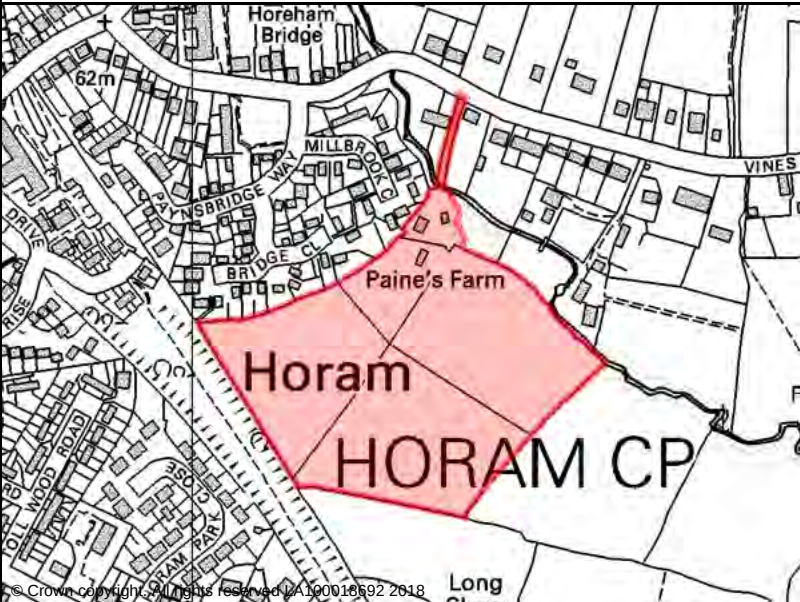
	Plan showing whole extent of submitted site
	Site Reference: 758/3030
	Settlement: Horam
	Parish: Horam
	Address: Land at Sharps Corner, Little London Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 4.39 Site area (ha) Net: 2.85

Reasons: The site lies in open countryside to the north of Horam, adjacent to Furnace Lane

Wealden SHELAA Unsuitable Sites Summary

and the A267. Existing residential properties lie along the A267 adjacent to the site's southern boundary. The site comprises a small field and neighbouring residential property and garden. It lies adjacent to woodland along the north-western boundary and includes small woodland running along the site boundary with the main road. A public footpath crosses through the middle of the site from Furnace Lane. The site has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The area has a strongly distinctive sense of place, encompassing Ancient Woodland, mature native field trees and stream corridors; coupled with high overall landscape value. There is a relatively strong sense of tranquillity within this Landscape Setting Area. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and high landscape value.

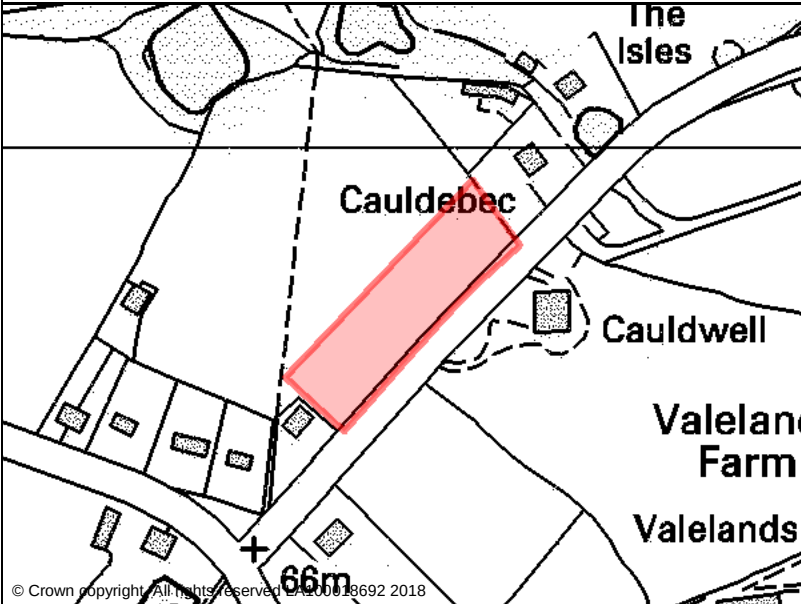
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 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: Site Conclusion: Not suitable
	Site area (ha) Gross: 5.22 Site area (ha) Net: 4.5

Reasons: The site comprises of grazing land and agricultural buildings located to the east of Horam. Housing development would be out of keeping with the generally rural character and appearance of the countryside. The site is highly visible as a result of the site's steep topography and location on a valley side. There are long distance views which extend to the northwards across the High Weald AONB. Access from Vines Cross Road would be unsuitable as this is narrow farm track which is incapable of being widened to provide a suitable access. There is a small stream which runs through the northern part of the site (through the access road) which is designated as being within flood zone 2 and 3.

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

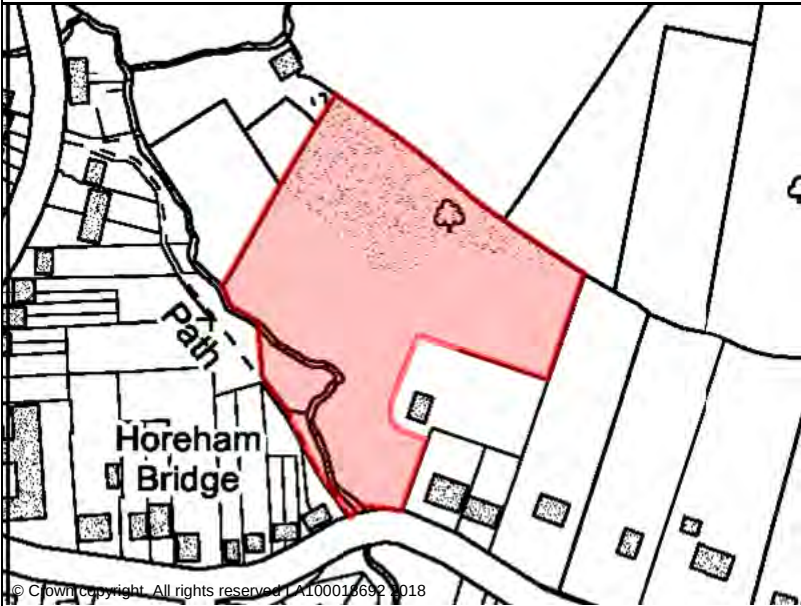
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 889/3030
	Settlement: Horam
	Parish: Horam
	Address: Land adjacent to Laundry Lane and Cauldavan, Horebeech Lane, Horam
	Suitable for housing?: Yes Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.46 Site area (ha) Net: 0.46

Reasons: The site comprises a small field used for grazing located to the east of Horam village. In isolation the site is severed from the existing settlement of Horam therefore unsuitable with development being out of keeping with the surrounding land uses. Planning permission for 123 houses has been granted at Rosemead Farm to the west of the site (WD/2016/2071/MAO) and the adjacent site has been submitted to the SHELAA (830/3030) which could come forward together as a comprehensive development. The site has moderate landscape capacity for accommodating development and is fairly visually contained. Additional transport assessments 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 site which has planning permission. Planning permission has been granted for 123 houses.

N.B. The SHELAA has been conducted in 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
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.71 Site area (ha) Net:

Reasons: Despite the site being in a central location a large proportion of the site is within flood zone 3 which significantly reduces the developable area. In addition there is an extensive group TPO within the site. The site is visible to the north to the High Weald AONB. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

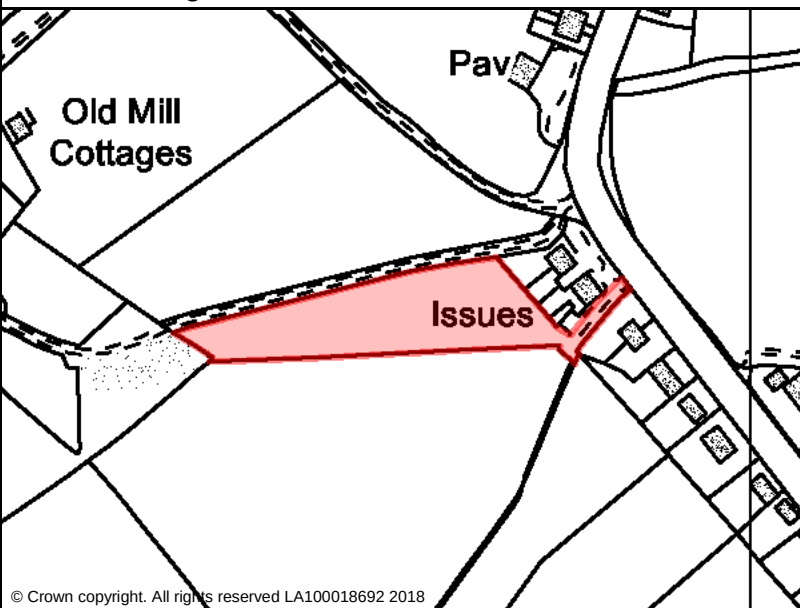
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 057/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land at Horsted Lane
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.31 Site area (ha) Net:

Reasons: Development on this relatively narrow but prominent site would have an adverse effect on the landscape setting of the village at the approach from the east. 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.

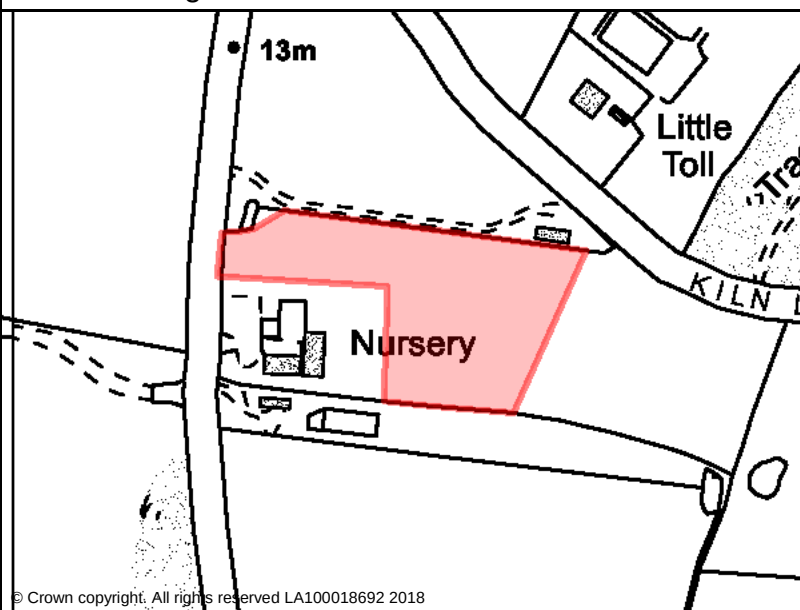
Wealden SHELAA Unsuitable Sites Summary

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: 087/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land to the West of Ivy 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: 0.7 Site area (ha) Net:

Reasons: Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Half of the site is within Flood Zone 3 therefore development would be unsuitable in this location. The developable area is too small to yield the minimum number of units required for the assessment and there are questions whether suitable vehicular access could be achievable on 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: 104/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Honey Pot Nursery, Lewes Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1 Site area (ha) Net:

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. Housing development would

Wealden SHELAA Unsuitable Sites Summary

be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

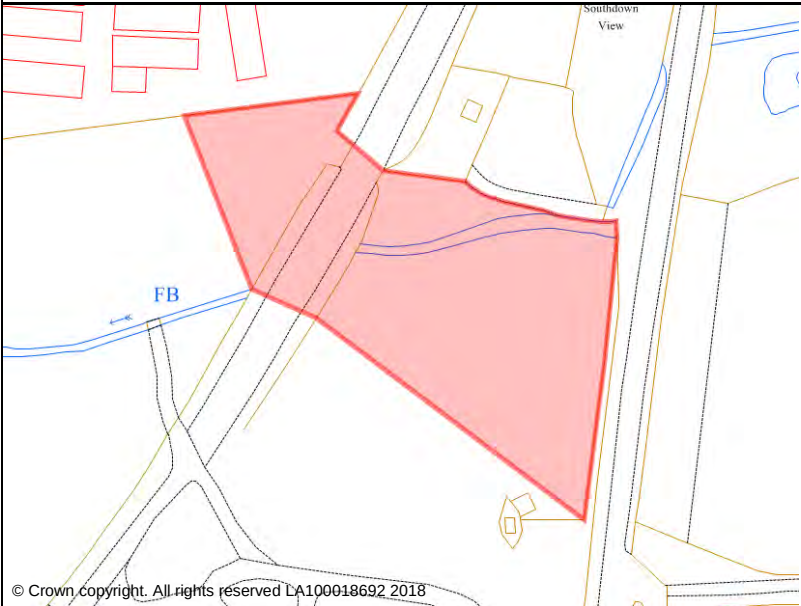
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 185/3040
	Settlement: Isfield
	Parish: Isfield
	Address: The Halfway House PH (land adjoining)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.45 Site area (ha) Net: 0

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. 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 housing development. It would be read as an isolated and relatively prominent urban-type development in the generally rural area.

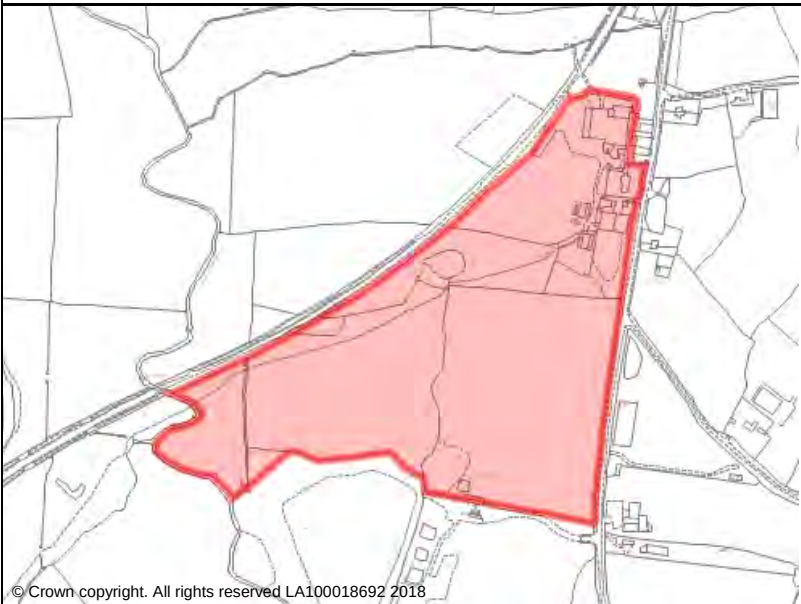
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 314/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Land north of Boathouse Farm, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.49 Site area (ha) Net:

Reasons: The site comprises of an agricultural field located to the south of the Isfield. This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from Isfield. Approximately half of the site is within flood zone 3 which would preclude development on this part of the site. Housing development would be unsuitable in this location and be out of keeping with the generally rural character and appearance of the countryside and detrimental to 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: 355/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Boathouse Farm, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 15.447 Site area (ha) Net:

Reasons: This is a large isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Development would

Wealden SHELAA Unsuitable Sites Summary

have a detrimental impact on 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: 404/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Field adjoining 1 Old Mill Cottage
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.37 Site area (ha) Net:

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Creation of a suitable vehicular and pedestrian access would raise particular difficulties. Part of the site lies in flood risk zone 3.

N.B. The 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Land to the rear of Netherbury, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.6 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

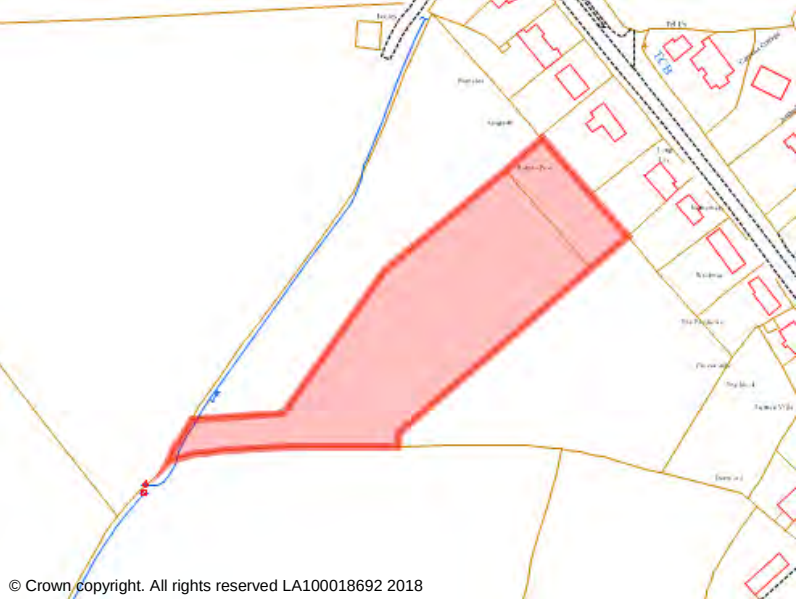
Reasons: The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve development.

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: 407/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Land rear of Homelea, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.58 Site area (ha) Net:

Reasons: 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: 408/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Land rear of Robins Post, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.72 Site area (ha) Net:

Reasons: The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve housing development.

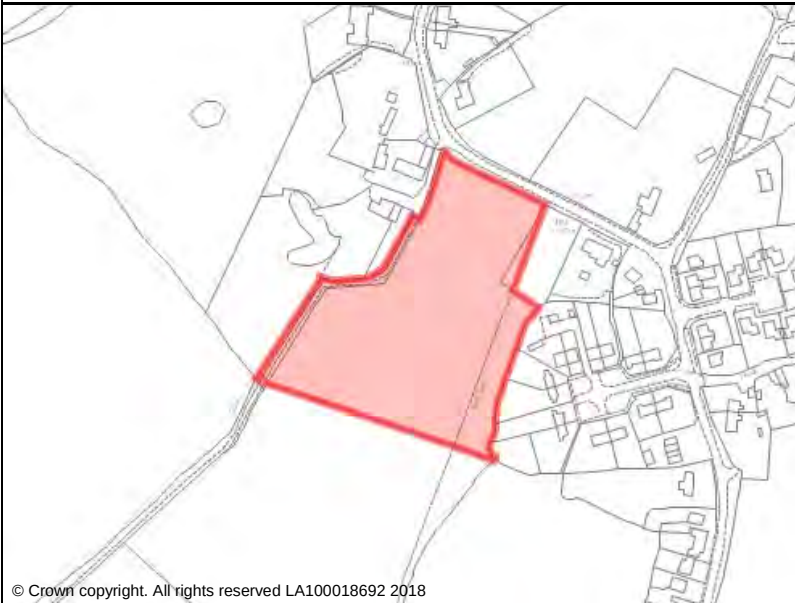
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 414/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Court Mead, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.72 Site area (ha) Net:

Reasons: This is a relatively isolated rural site, some distance from local services and facilities, and visually and functionally separated from the village of Isfield. Development would be unsuitable in this location, and would extend the linear nature of the settlements in the vicinity. Housing development would be out of keeping with the generally rural character and appearance of the countryside. The site is located within flood risk zone 3.

N.B. The 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Elms Farm
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.81 Site area (ha) Net: 1.81

Reasons: This is a large site consisting of agricultural land which is located close to the centre of the village to the south of Station Road. Development of the site would be not be in keeping with the scale and rural character of the area and

Wealden SHELAA Unsuitable Sites Summary

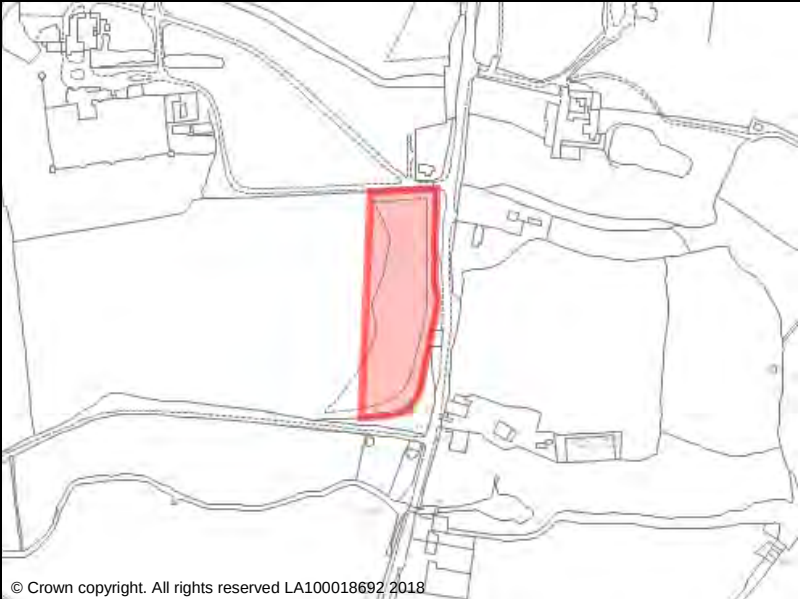
surrounding countryside. Suitable vehicular and pedestrian access could not be achieved to the site.

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: 422/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Recreation, White Bridge Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.41 Site area (ha) Net:

Reasons: This is an isolated site, remote from village facilities and detached from the existing settlement boundaries. It is within an area of attractive landscape and a substantial part of the western sector of the site suffers from flood risk. Development on the site would not form a sustainable extension to the village, and would conflict with the 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: 423/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Hop Field, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.79 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. Development would be unsustainable in this location, and out of keeping with the generally rural character and appearance of the countryside. Development would have a detrimental impact on the landscape and 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: The Pit, Buckham Hill
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.04 Site area (ha) Net:

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Development would have a detrimental impact on 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: 425/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Upper Limes, Buckham Hill
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.82 Site area (ha) Net:

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. 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. Land to the east of the site also has ancient woodland status, and the site has a number of trees outside this designation that provide screening to 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: 426/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Rocks, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.64 Site area (ha) Net: 0.19

Reasons: This is an isolated site and is not well related to the existing village and local services. 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. Development would

Wealden SHELAA Unsuitable Sites Summary

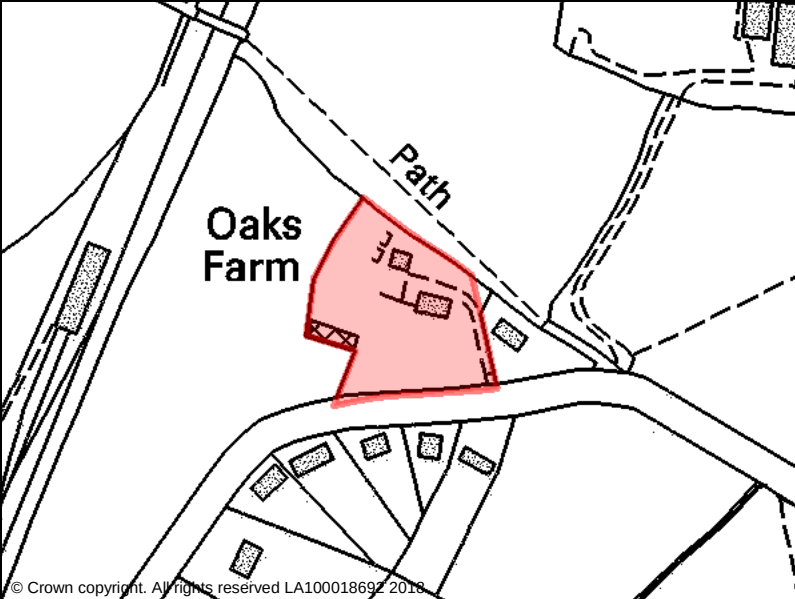
have an adverse impact on the wider landscape and on properties in Station Road (due to the higher level of the site).

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: 503/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Land adjacent to The Mill House, Buckham Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.06 Site area (ha) Net: 0

Reasons: This is an isolated rural site, remote from local services and facilities, and visually and functionally separated from the village of Isfield. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Development would have a detrimental impact on the landscape.

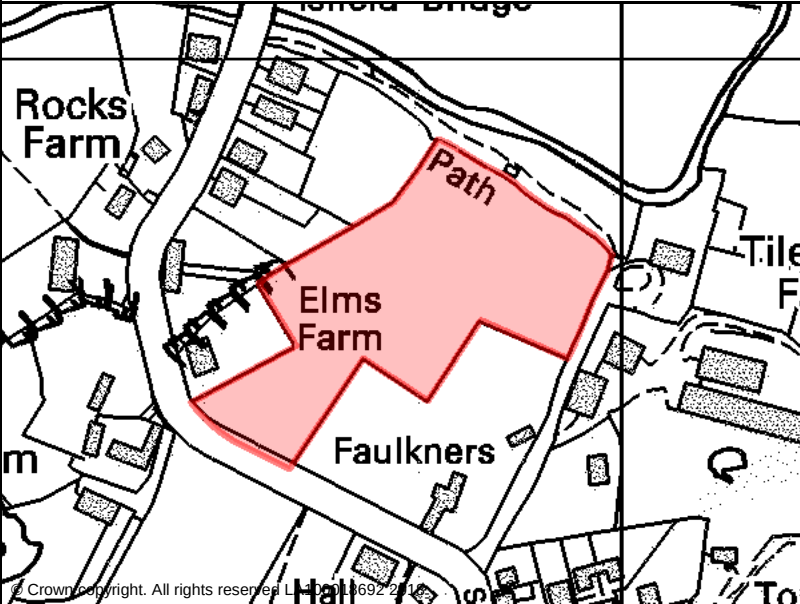
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 648/3040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield
	Parish: Isfield
	Address: Land at Oaks Farm, Horstead Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.572 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: 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 housing here would be out of keeping with the general rural character of the countryside. The site is isolated from local facilities 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: 777/3040
	Settlement: Isfield
	Parish: Isfield
	Address: Land adj. to The Faulkners, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.35 Site area (ha) Net:

Reasons: The majority of the site is within Flood Zone 3 therefore reducing the developable area to preclude yielding the minimum number of units required for the 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: 170/3060
	Settlement: Laughton
	Parish: Laughton
	Address: Land at Church Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.22 Site area (ha) Net: 0

Wealden SHELAA Unsuitable Sites Summary

Reasons: This is an isolated rural site, remote from public transport and local services and facilities, and visually and functionally separated from nearby settlements. 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: 442/3060
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Laughton
	Parish: Laughton
	Address: Land to the south of Laughton Lodge Hospital site
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.26 Site area (ha) Net:

Reasons: This is an isolated rural site, remote from public transport and local services and facilities, and visually and functionally separated from nearby settlements. 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: 498/3060
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Laughton
	Parish: Laughton
	Address: Land to the North of Laughton Lodge Hospital Site
	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

Wealden SHELAA Unsuitable Sites Summary

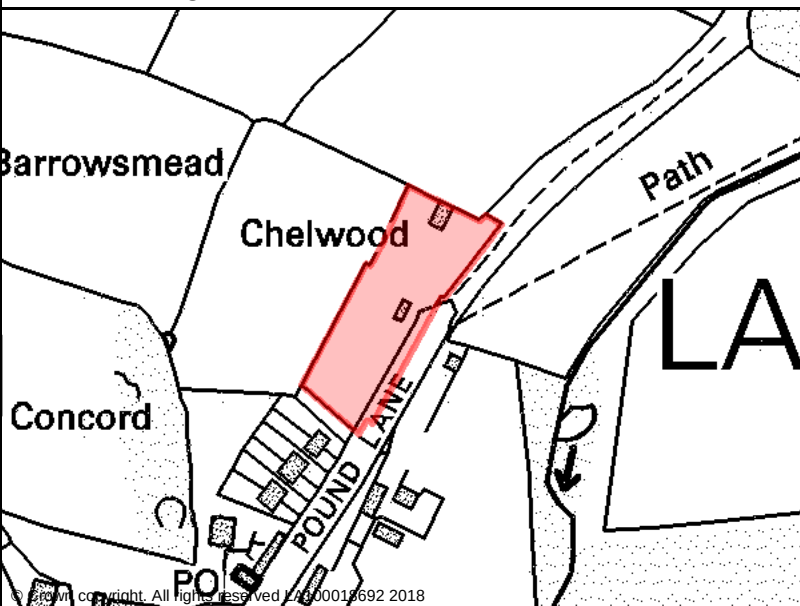
Reasons: This is a large isolated rural site, remote from local services and facilities, and visually and functionally separated from nearby settlements. Housing development would be unsuitable in this location, and out of keeping with the rural character and appearance of the countryside.

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
 <p>© Crown copyright. All rights reserved. LAD00013692 2018</p>	Settlement: Laughton
	Parish: Laughton
	Address: Land at Duke House, Laughton Lodge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.712 Site area (ha) Net:

Reasons: This is an isolated rural site, remote from public transport and local services and facilities and visually and functionally separated from nearby settlements. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

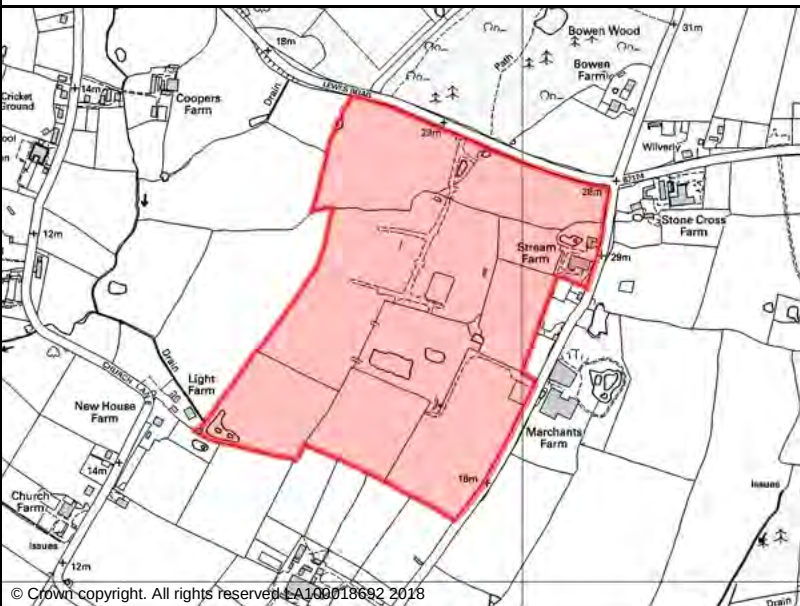
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 810/3060
 <p>© Crown copyright. All rights reserved. LAD00013692 2018</p>	Settlement: Laughton
	Parish: Laughton
	Address: Chelwood, Pound Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.45 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a residential property and garden located to the northern edge of the 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 affecting the site. The building, Chelwood, is Grade II listed therefore development could have a detrimental impact on the setting of the building. In addition, it is understood the site is archaeologically sensitive.

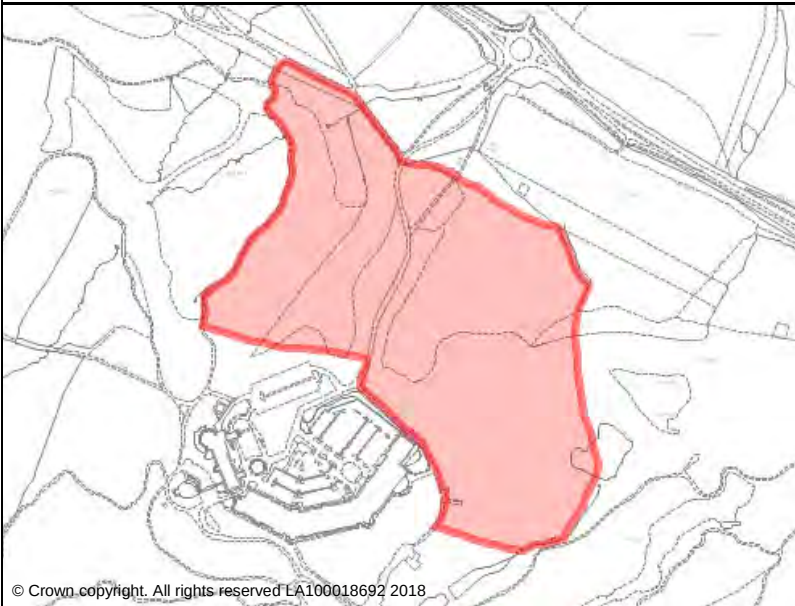
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 840/3060
	Settlement: Laughton
	Parish: Laughton
	Address: Stream Farm, Mill Lane,
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 28.36 Site area (ha) Net:

Reasons: This is an extensive site which is isolated and remote from local services and facilities. It is visually and functionally separated from nearby settlements. 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
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 14.52 Site area (ha) Net:

Reasons: The site comprises land forming part of a golf course which is located to the west of the A22 between Uckfield and Halland. The site is surrounded by land in use by the golf course including the main hotel buildings which are located to the south of the site. There is woodland to the north of the site (much of it ancient). This is an isolated rural site, remote from public transport and local services and facilities, and visually and functionally separated from nearby settlements. 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: 033/3070
	Settlement: Little Horsted
	Parish: Little Horsted
	Address: Horsted Place, Little Horsted, Uckfield
	Suitable for housing?: No Suitable for employment: Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.93 Site area (ha) Net:

Reasons: The site comprises of a greenfield which forms part of This is an isolated rural site, remote from public transport and local services and facilities, and visually and functionally separated from nearby settlements. Housing development would

Wealden SHELAA Unsuitable Sites Summary

be unsustainable in this location, and out of keeping with the generally rural character and appearance of the countryside. Development would have a detrimental impact on the landscape and on the character and setting of the nearby listed building.

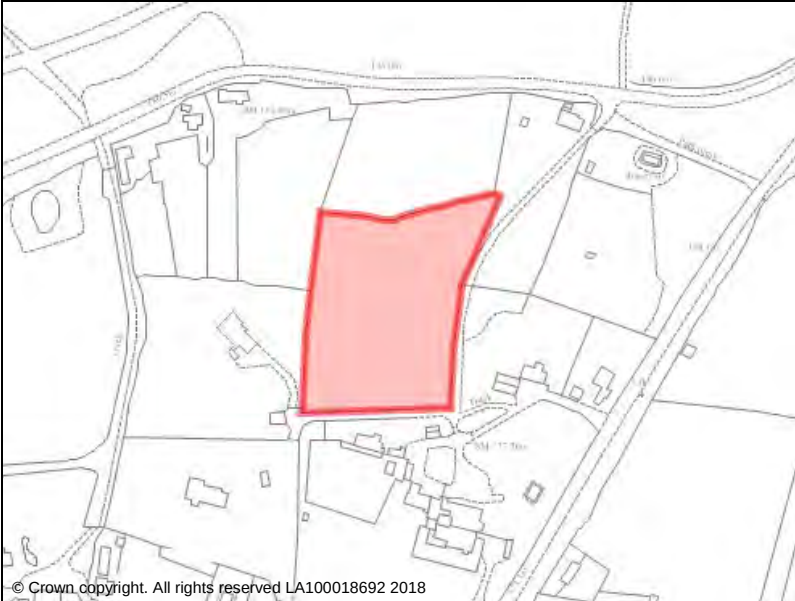
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 034/3070
	Settlement: Little Horsted
	Parish: Little Horsted
	Address: Land South East A26/ A22 Roundabout
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.09 Site area (ha) Net:

Reasons: This is an isolated rural site, remote from public transport and local services and facilities, and visually and functionally separated from any nearby development. Housing development would be wholly unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Development would have a detrimental impact on the landscape. Creation of a suitable vehicular access would not be possible and the A22 would have serious noise implications for any 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: 022/1935
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Duddleswell
	Parish: Maresfield
	Address: Land adjacent to Pippins, North of Duddleswell House
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.79 Site area (ha) Net:

Reasons: The site comprises a single field used for grazing surrounded by scattered agricultural uses. The site is in an isolated semi-rural location, remote from local services and facilities, and disconnected from the nearest settlement. The site is wholly within the High Weald AONB. 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 land in third party ownership as inadequate road width is available. This site is within 50 metres of the Ashdown Forest Special Protection Area and Special Area of Conservation. These are areas of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within a 400 metre zone outside the forest boundary 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: 124/3120
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Maresfield
	Parish: Maresfield
	Address: Land adjacent to Hill House, London Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.46 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: 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 unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside. The consolidation of built form would have detrimental impact on the landscape in this rural location and further housing development would therefore be inappropriate.

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

Plan showing whole extent of submitted site	Site Reference: 125/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Forest Cottage, The Drive, Maresfield Park
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.6 Site area (ha) Net:

Reasons: This is an 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 unsuitable in this location, and appear out of keeping with the attractive rural character and appearance of the countryside. It is likely to prove difficult to create a suitable vehicular access to the site due to the very restricted capacity of the local road network.

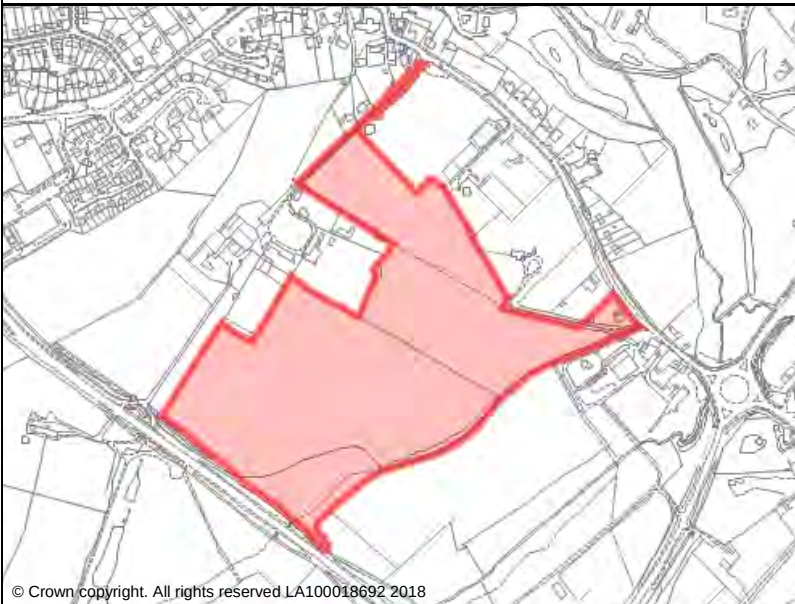
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 160/3120
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Maresfield
	Parish: Maresfield
	Address: Land at Tenacres, Half Mile Straight
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.10 Site area (ha) Net:

Reasons: This is an 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 unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the landscape. Further transport assessment will be required to assess whether a suitable vehicular access could be obtained to the site given the curvature of the road.

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

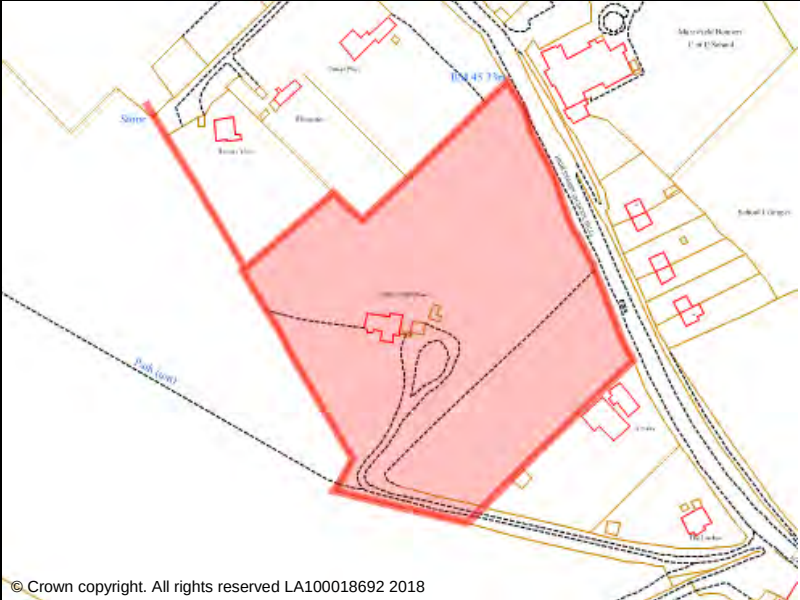
Plan showing whole extent of submitted site	Site Reference: 212/3120
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Maresfield
	Parish: Maresfield
	Address: Land South of Maresfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 16.55 Site area (ha) Net: 4

Reasons: This is an extensive site comprising of several fields used for grazing and agriculture located on the southern fringe of Maresfield to the north of the A22. The site comprises an area of good quality open landscape on south facing slopes, which has been classified as having moderate sensitivity in the 2014

Wealden SHELAA Unsuitable Sites Summary

Landscape Character Assessment. In isolation this substantial site is unsuitable as it could create a very large detached development, poorly related to the existing settlement.

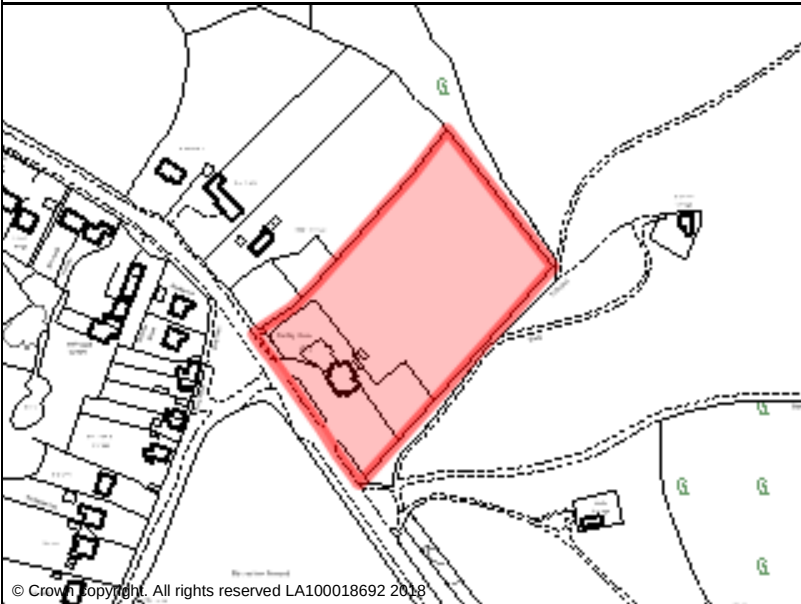
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 367/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Land at Furnance Bank House
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.89 Site area (ha) Net:

Reasons: This is a substantial site, in a relatively isolated location for residential development. Housing on the site would be out of character with the semi-rural nature of the area and would be unsuitable. The creation of a new access directly onto the main road (High Street) would not be suitable due to the elevated level of the site adjacent to the High Street, together with the inadequate visibility available.

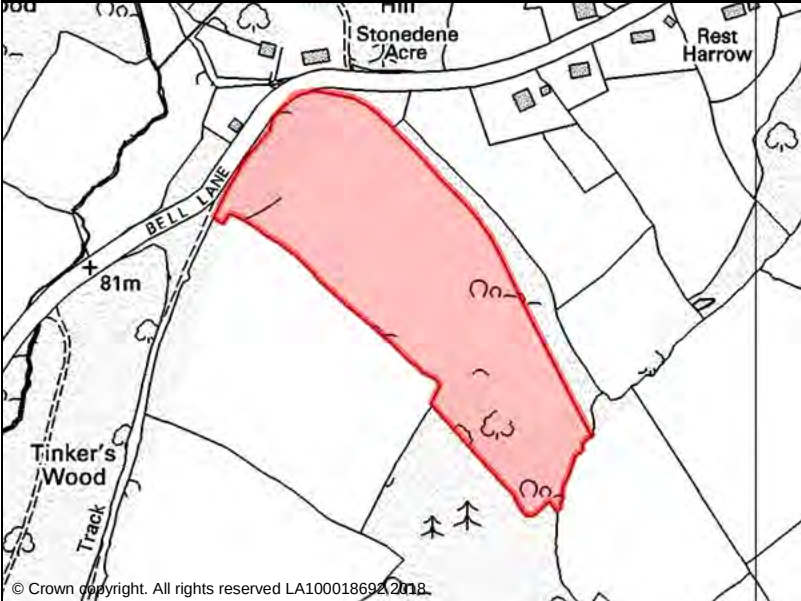
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 607/3180
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Nutley
	Parish: Maresfield
	Address: Land at Nutley Arms, Fords Green, London Road
	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:

Reasons: The site is wholly within the High Weald AONB. Development would have a detrimental impact on the character and appearance of the attractive and high quality landscape which surrounds Nutley. The site is adjacent to the Ashdown Forest SPA/SAC/SSSI therefore there would be detrimental impact on the conservation objectives for which the Ashdown Forest is designated. Residential development would result in a loss of commercial floorspace in a rural location which would be detrimental to the vitality of 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: 638/3180
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Nutley
	Parish: Maresfield
	Address: Land at Bunters Field, Jessops Hill, Bell Lane
	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:

Reasons: This is a substantial site which is isolated and remote from local services and facilities and disconnected from the urban boundary of any nearby settlement. 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

Wealden SHELAA Unsuitable Sites Summary

wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Nutley.

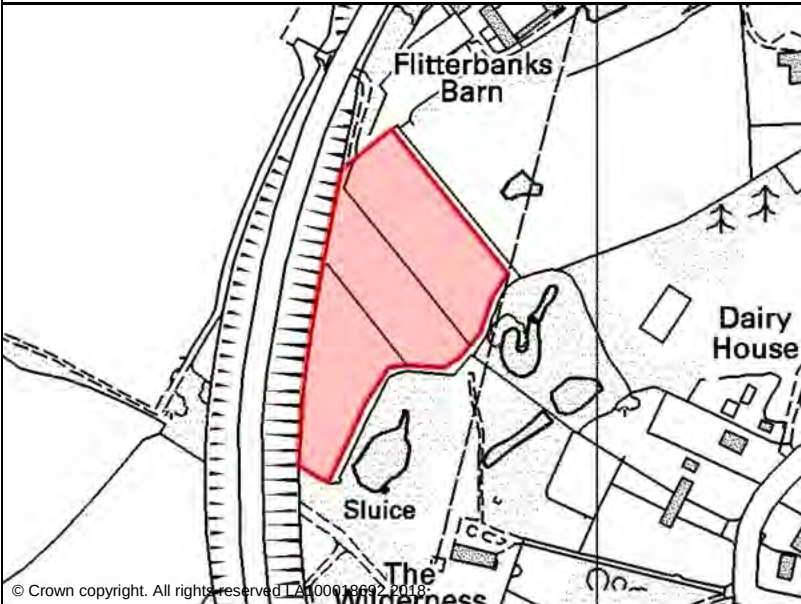
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 650/3180
	Settlement: Nutley
	Parish: Maresfield
	Address: Land adj. to Nether Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.978 Site area (ha) Net:

Reasons: Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Nutley. The site is within 400m of the Ashdown Forest SPA therefore residential development would have an adverse impact that could not be mitigated.

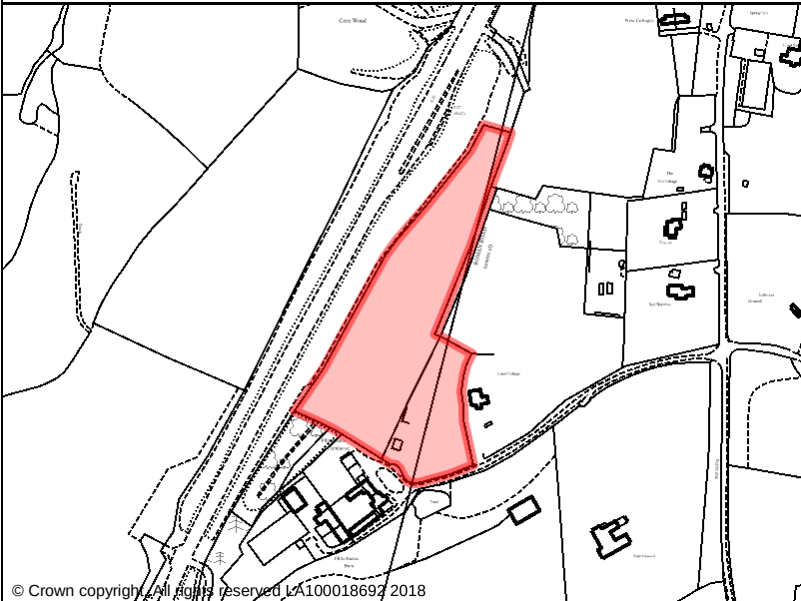
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 656/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Land at Flitterbanks Barn
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.618 Site area (ha) Net:

Reasons: The site is isolated and semi rural location remote from local services and facilities. High density housing development would be unsuitable in this location and out of keeping with the generally rural character of the area. 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.

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

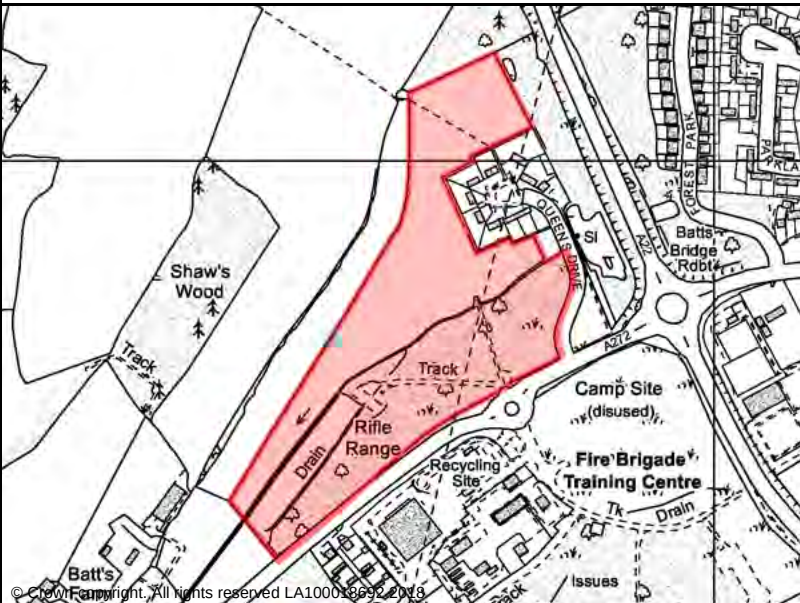
Plan showing whole extent of submitted site	Site Reference: 669/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Land at Flitterbanks Farm, The Drive, Maresfield Park
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.65 Site area (ha) Net:

Reasons: The site is isolated and within a semi rural location remote from local services and facilities. High density housing development would be unsuitable in this location and out of keeping with the generally rural character of the area. 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

Wealden SHELAA Unsuitable Sites Summary

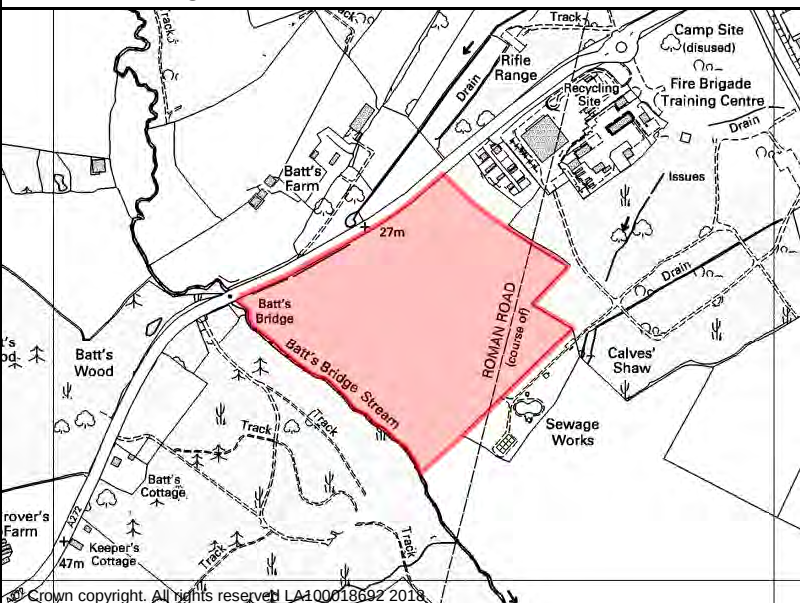
network and the inability to upgrade the existing estate road.

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: 713/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Land north of Batts Bridge Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.792 Site area (ha) Net: See above

Reasons: The site comprises of scrubland located on the A272 close to the roundabout with the A22. The Ashdown Business Park is located to the south of the site. The site 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 by the A22. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside.

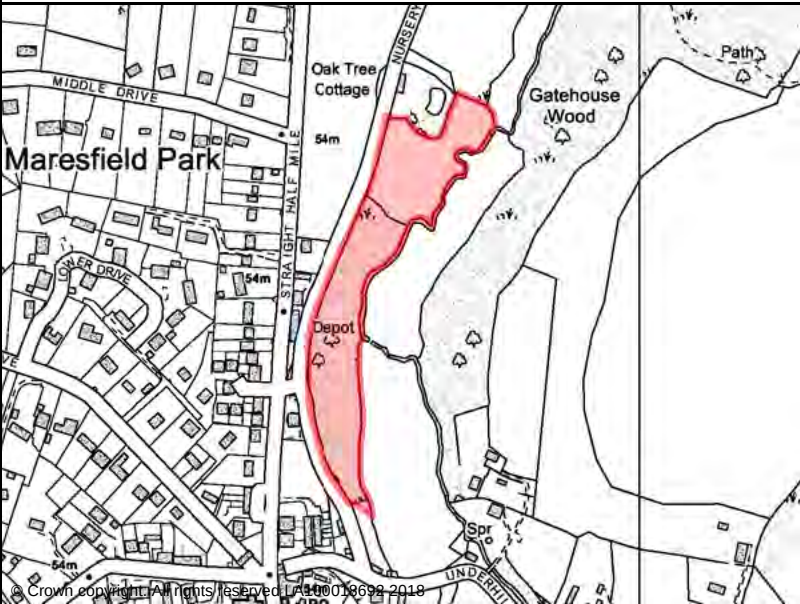
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 720/3120
	Settlement: Maresfield
	Parish: Maresfield
	Address: Land at Batts Bridge Field
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 9.877 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: 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 unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside.

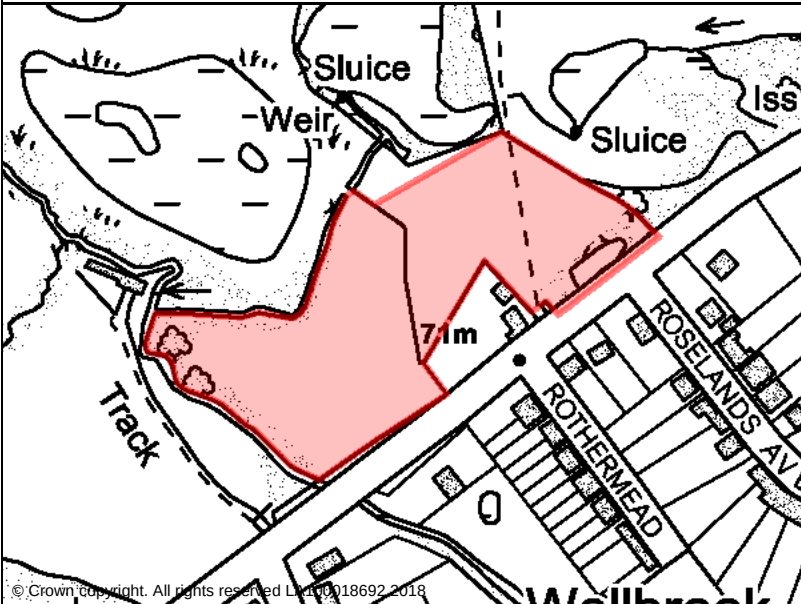
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

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: 2.518 Site area (ha) Net:

Reasons: 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.

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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 133/3140
	Settlement: Mayfield
	Parish: Mayfield
	Address: Land on North side of A267, adj to Wellbrook Cottage in Wellbrook Hill (Land at Wellbrook Hill)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.738 Site area (ha) Net: 0

Reasons: This is an isolated rural site, detached from Mayfield and is remote from local services and facilities, and visually and functionally separated from any nearby settlement. 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. The trees to the south-west of the site are Ancient Woodland. Trees on the northern boundary of the site are protected by TPO. 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

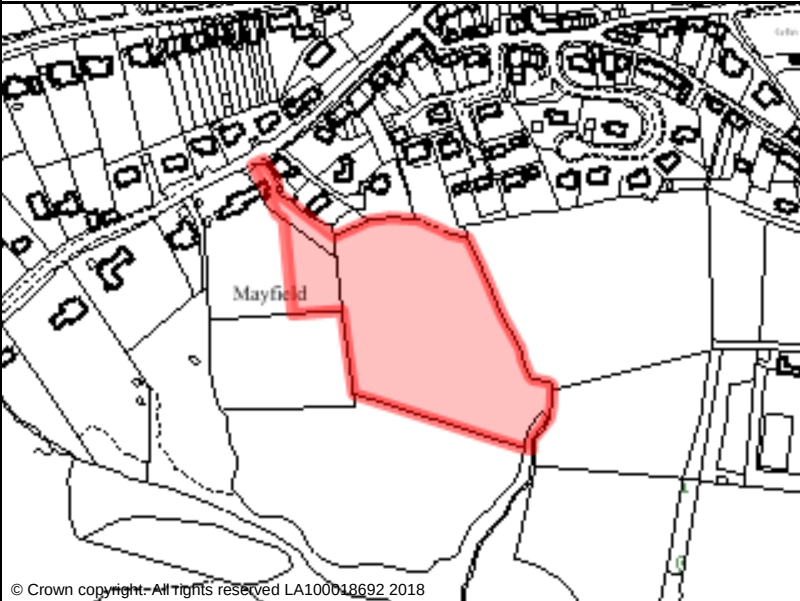
Plan showing whole extent of submitted site	Site Reference: 511/3140
	Settlement: Mayfield
	Parish: Mayfield
	Address: Land adjacent to South Street car park
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 0.16 Site area (ha) Net: 0

Reasons: This site was allocated for affordable housing in the Non Statutory Wealden Local Plan, 2005. Since that plan was published, the site has been re-appraised,

Wealden SHELAA Unsuitable Sites Summary

and it seems unlikely that an appropriate vehicular access can be created to serve the number of dwellings originally envisaged. It would involve major engineering operations to obtain access on what is an exposed location on the southern slopes of the town, which is in the AONB and also the Mayfield Conservation Area.

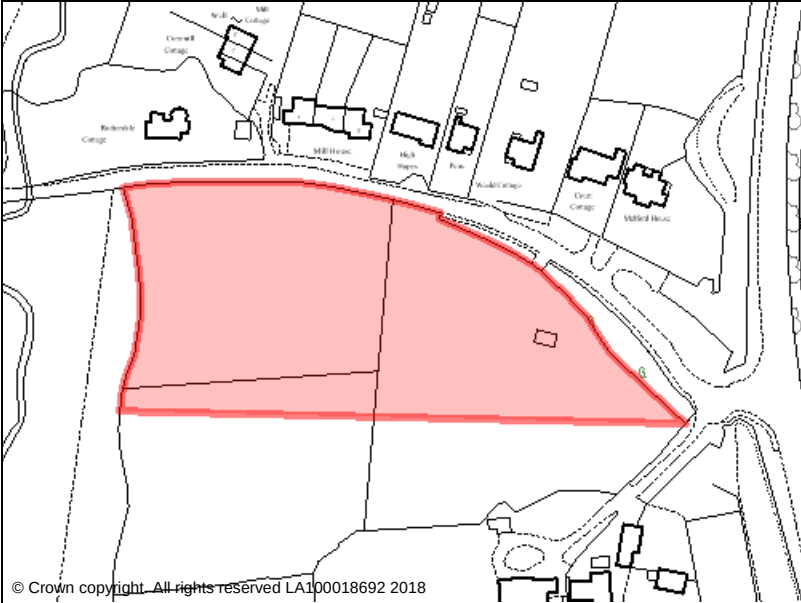
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 606/3140
	Settlement: Mayfield
	Parish: Mayfield
	Address: Land at West Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.60 Site area (ha) Net: 0

Reasons: The site is wholly within the AONB. It is part of the exposed southern slope to the village, where there are distant views into (and back from) the AONB. 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 at the significant cost of the AONB. Development would therefore be out of keeping with the high quality landscape of this area. The site is in an elevated position with long panoramic views of the High Weald to the south and south east. The site has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and high landscape value.

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

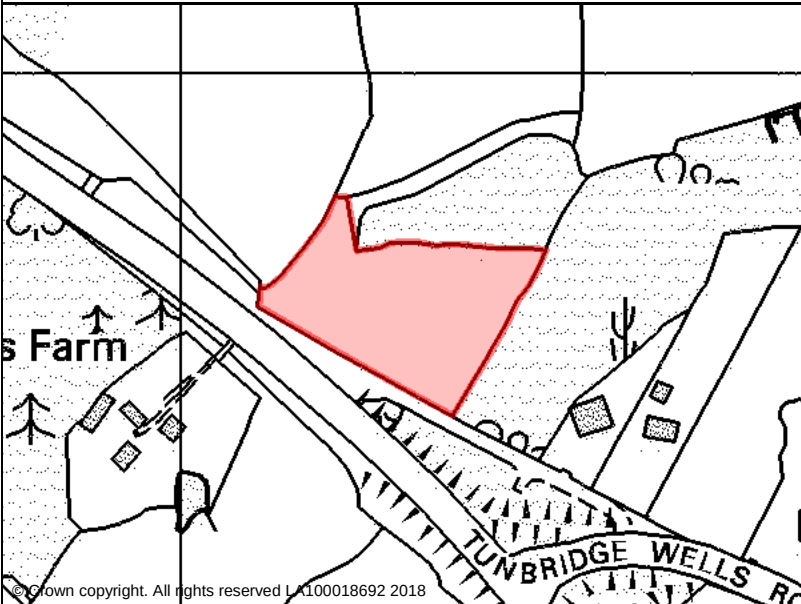
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 657/3140
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Mayfield
	Parish: Mayfield
	Address: Land to the south of Fir Toll Road, Fairmeadow Farm
	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:

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. Fir Toll Road, which is also part of the National Cycle Network (NCN), lies adjacent to the Site's northern boundary. A public footpath runs through the woodland adjacent to the Site's western edge. The site is remote from village services and facilities and the existing A267 road severs the site from the village and would be a significant functional and visual barrier to creating a sustainable village extension in this location. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Mayfield.

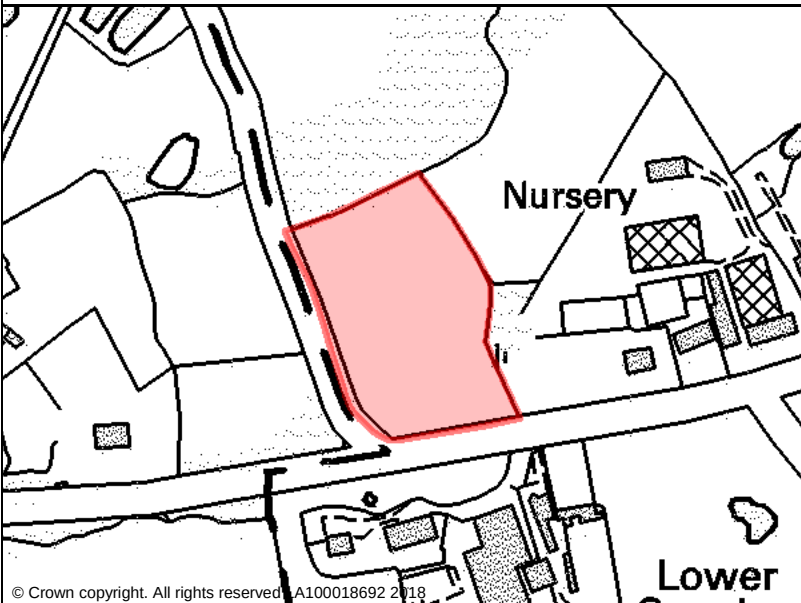
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 894/3140
 <p>© Crown copyright. All rights reserved. A100018692 2018</p>	Settlement: Mayfield
	Parish: Mayfield
	Address: Railway Paddock, Tunbridge Wells Road
	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 small fields of grass enclosed on two sides by woodland located on the northern edge of the settlement. 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. Ancient woodland adjoins the site to the north and once the woodland is buffered, this would significantly affect the developable area. The site is wholly within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and very high landscape value.

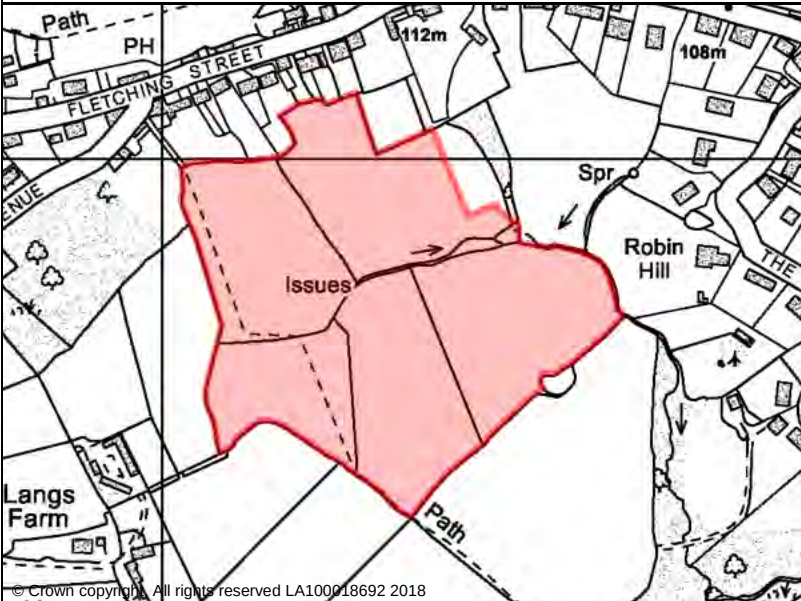
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 898/1980
 <p>© Crown copyright. All rights reserved. A100018692 2018</p>	Settlement: Five Ashes
	Parish: Mayfield
	Address: Land adjoining Oak Hill, A267, Five Ashes, Mayfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.87 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: The site comprises of a single field used for grazing located to the north east of Five Ashes on the A267. It is surrounded by scattered residential properties which run along the A267. The site 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 site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds the area.

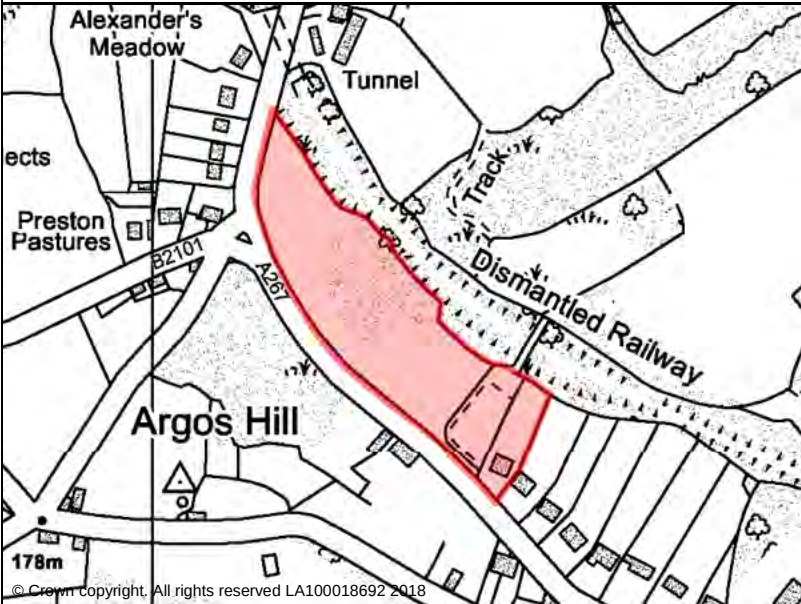
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 915/3140
		Settlement: Mayfield
		Parish: Mayfield
		Address: Land rear of 'Wheelwrights', Fletching Street, Mayfield
		Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Yes Site Conclusion: Not suitable
		Site area (ha) Gross: 5.88 Site area (ha) Net: 0

Reasons: The site comprises of several small fields located behind residential development along Fletching Street to the south east of Mayfield. This is a sloping site which is wholly within the High Weald AONB which abuts a Local Conservation Site. The land here forms part of the exposed southern slope to the village, where there are distant views into (and back from) the AONB 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 AONB. Development would be out of keeping with the high quality landscape of this area. The site is in an elevated position with long panoramic views of the High Weald to the south and south east. There is no current vehicular access to the site and it is unlikely that this could be achieved.

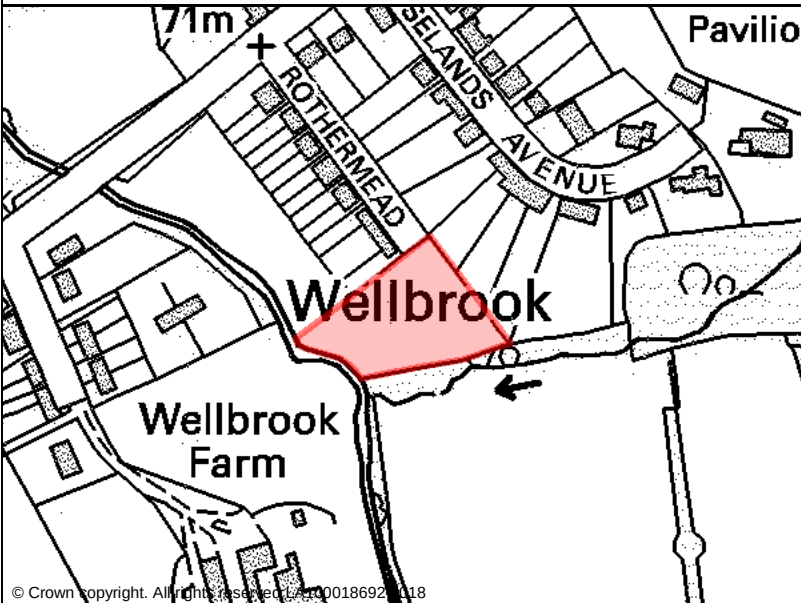
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 932/3140
	Settlement: Mayfield
	Parish: Mayfield
	Address: Land at Field End, Argos Hill
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.2 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 wholly within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The site also has Ancient Woodland on and adjacent to it. The land does not have a suitable access and it is unlikely that one could be provided. The land is also in a remote and unsuitable location where there is no option to access services than by car.

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

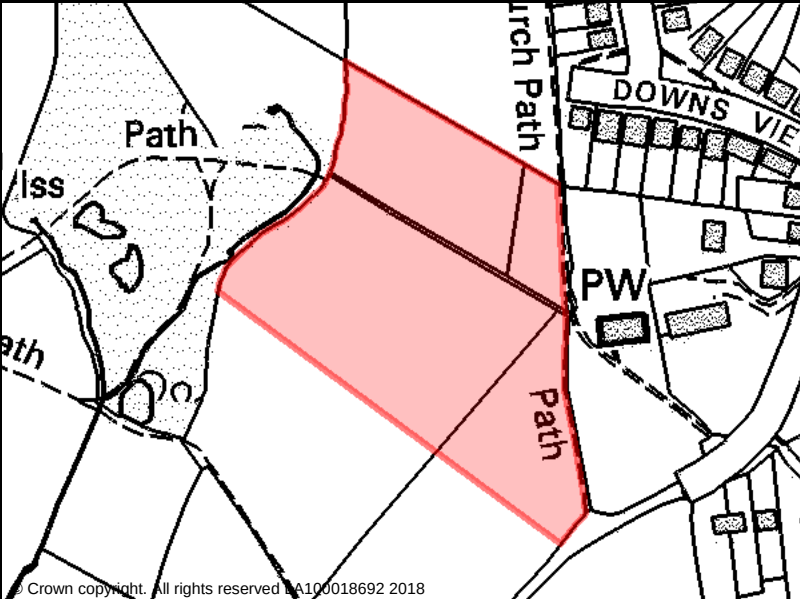
Plan showing whole extent of submitted site	Site Reference: 951/3140
	Settlement: Mayfield
	Parish: Mayfield
	Address: Land situated between Rothermead, Roselands and Berkely Road on Wellbrook Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.809 Site area (ha) Net:

Reasons: The site comprises of a small grass field located at the end of the cul de sac Rothermead which comprises of residential dwellings. To the west is a small

Wealden SHELAA Unsuitable Sites Summary

holding and to the south is scattered farmsteads. The site 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 site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Mayfield.

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

Plan showing whole extent of submitted site	Site Reference: 073/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land at Church Barn Farm
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.076 Site area (ha) Net: 0

Reasons: The site lies in open countryside on the southern side of Ninfield. This site comprises a small grass field, plus small parts of neighbouring fields all bounded by fences, hedgerows and trees, adjacent to St. Mary the Virgin churchyard. 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 (15m) buffer the effect of which would be to push housing to the more open and exposed locations. The land is unsuitable for development because of its impact on the landscape setting of the village.

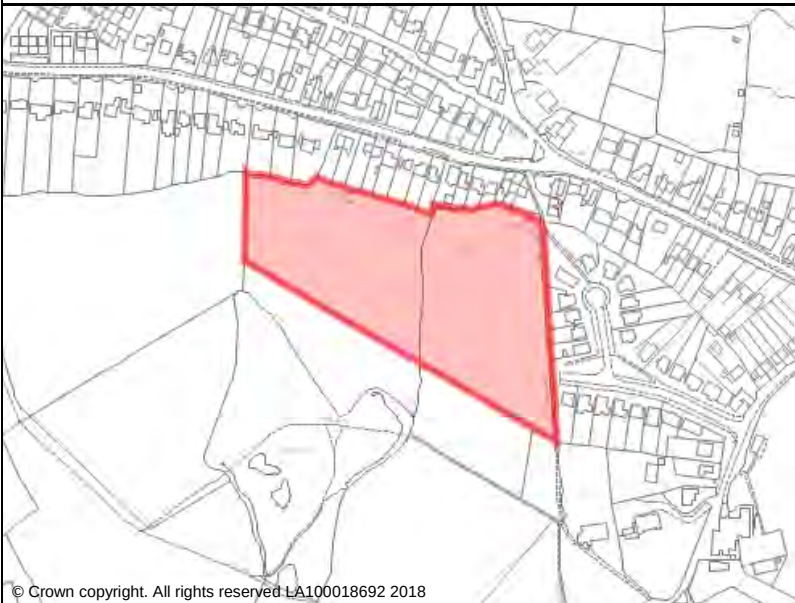
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 165/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land to the rear of the Ninfield Road (access past Sunnyside Cottage)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.85 Site area (ha) Net: 3.00

Reasons: The site comprises of a single field used for grazing located on the north eastern fringe of Ninfield. The site occupies an exposed ridge top location and the land is open to long range views to the north and north-east. The site has been categorised as having high landscape sensitivity and it is unclear whether suitable vehicular and pedestrian access could be achieved. The logical position off 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 here 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.

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

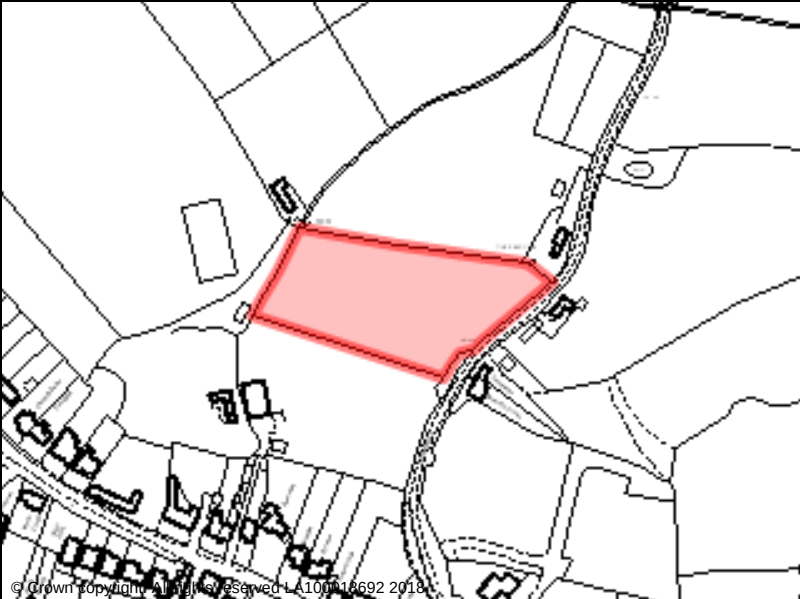
Plan showing whole extent of submitted site	Site Reference: 474/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land adjoining Downs Views
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 2.615 Site area (ha) Net: 0

Reasons: The site comprises of two fields used for agricultural purposes located on the

Wealden SHELAA Unsuitable Sites Summary

southern fringe of Ninfield. Although read against the existing urban edge of the High Street to north and Church Path (and Downsview behind) to the east, 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 (15m) buffer the effect of which would be to push housing to the more open and exposed locations. The land is unsuitable for housing development because of its impact on the landscape setting of the village.

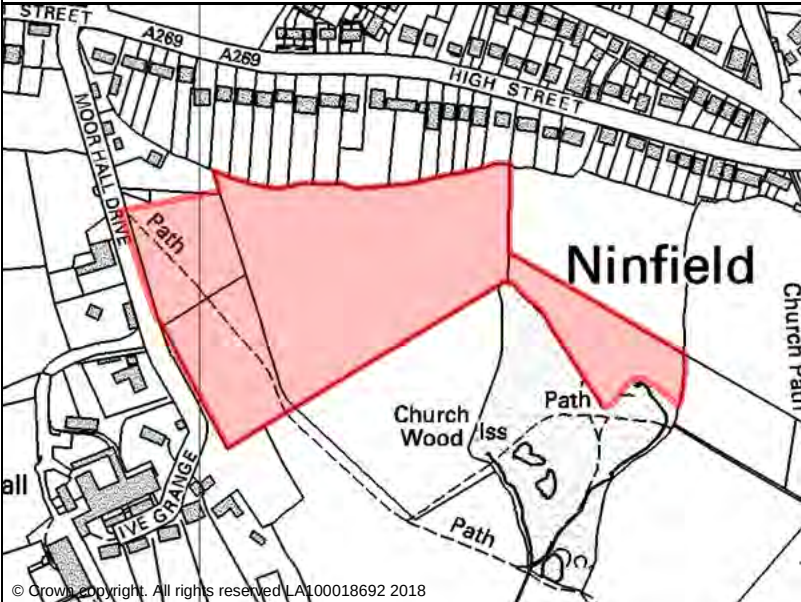
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 601/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Land south west of Yew Tree Cottage, Moons Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 0.72 Site area (ha) Net:

Reasons: The land is located away from the existing residential area of Ninfield and isolated from the existing built up area. Moon Lane is single carriageway and narrow in parts. It would not be possible to walk back to Ninfield from the site and it would not be feasible to require the installation of a footpath to serve the site. The site currently has no vehicular access nor the opportunity to create a suitable one. Access from Moons Hill would be unacceptable given it's a single narrow lane with poor 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: 739/3170
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Ninfield
	Parish: Ninfield
	Address: Land East of Moor Hall Drive
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 4.47 Site area (ha) Net: 0

Reasons: The site is located adjacent to existing residential development on the southern edge of Ninfield. The site comprises two fields and a series of smaller paddocks. To the south east is a small block of Ancient Woodland. Whilst the land abuts the rear of houses to the High Street, the land is steeply sloping site and in part exposed in the landscape. Development here 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 in this location.

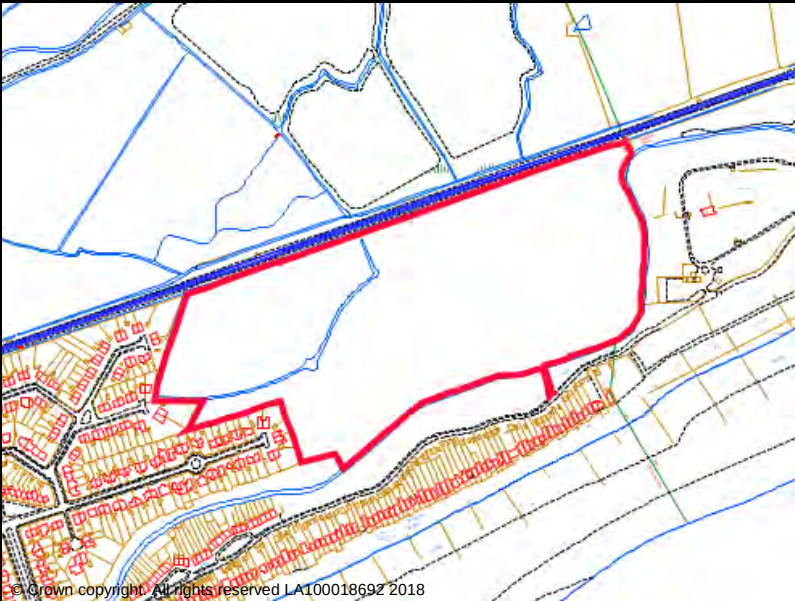
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 106/3200
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Pevensey
	Parish: Pevensey
	Address: Land at Wallsend Road, Pevensey
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.93 Site area (ha) Net: 0

Reasons: The site is wholly within Flood Risk Zones 2 and 3 which would preclude development in this location.

Wealden SHELAA Unsuitable Sites Summary

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

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 183/3210
		Settlement: Pevensey Bay
		Parish: Pevensey
		Address: Land north of Coast Road, Pevensey
		Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
		Site area (ha) Gross: 13.74 Site area (ha) Net: 0

Reasons: The site is located wholly flood zone 3 which precludes development in this location.

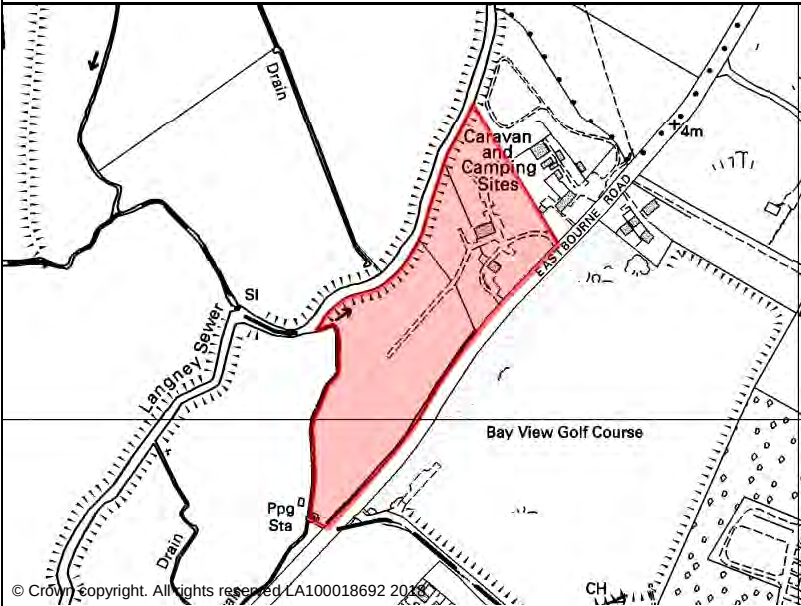
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 448/3210
		Settlement: Pevensey Bay
		Parish: Pevensey
		Address: Crumbles, Westham
		Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
		Site area (ha) Gross: 3.71 Site area (ha) Net:

Reasons: This is a site detached visually and functionally from the adjacent settlement and so housing development would appear unrelated and isolated. The site is located within Flood Zone 3 therefore unsuitable for housing development.

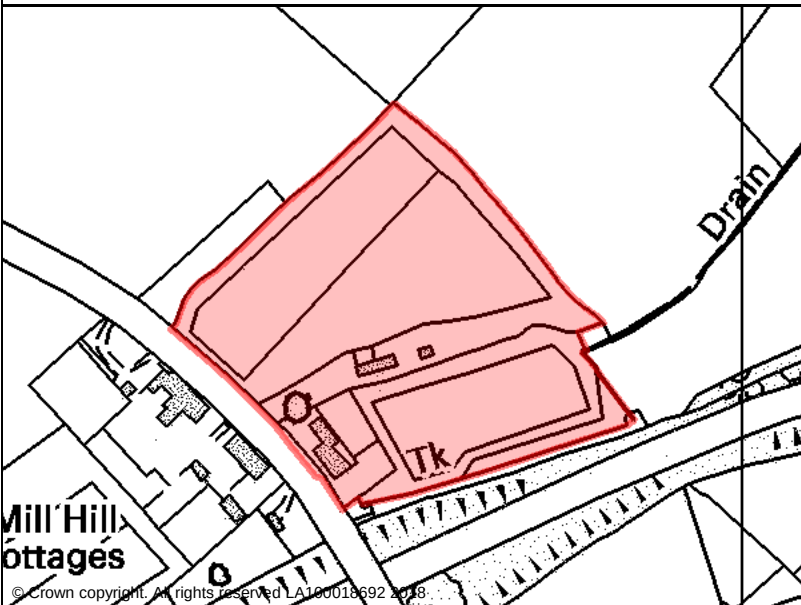
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 747/3210
	Settlement: Pevensey Bay
	Parish: Pevensey
	Address: Land at Castle View Caravan Site, Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 4.97 Site area (ha) Net: 0

Reasons: This is a site detached visually and functionally from the adjacent settlement and so housing development would appear unrelated and isolated. Part of the site is located within Flood Zone 2 and 3, tidal flood zone 2 and 3a and fluvial flood zone 2 and 3 and the site is therefore unsuitable for housing development.

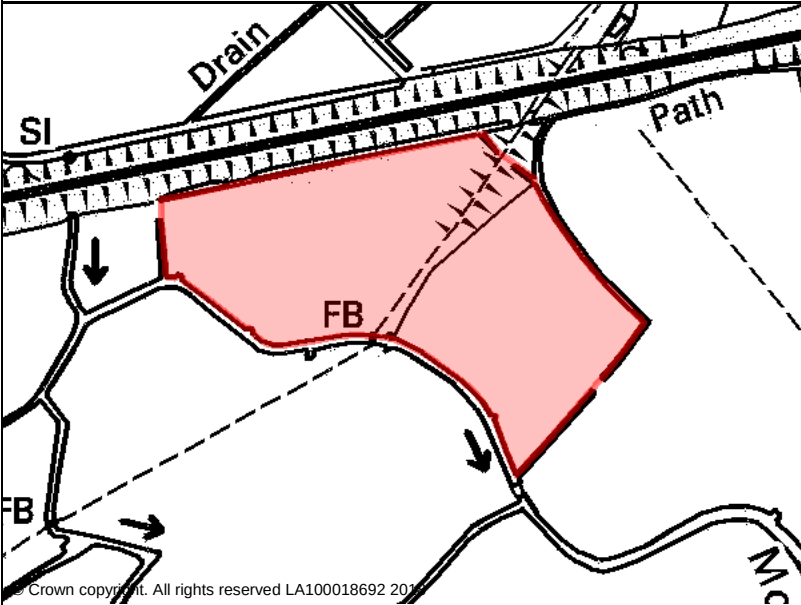
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 817/3360
	Settlement: Westham
	Parish: Pevensey
	Address: Rose Cottage, Hankham Hall Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.36 Site area (ha) Net:

Reasons: The site is isolated and 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 site is detached from local services by the A27 to the south of the site.

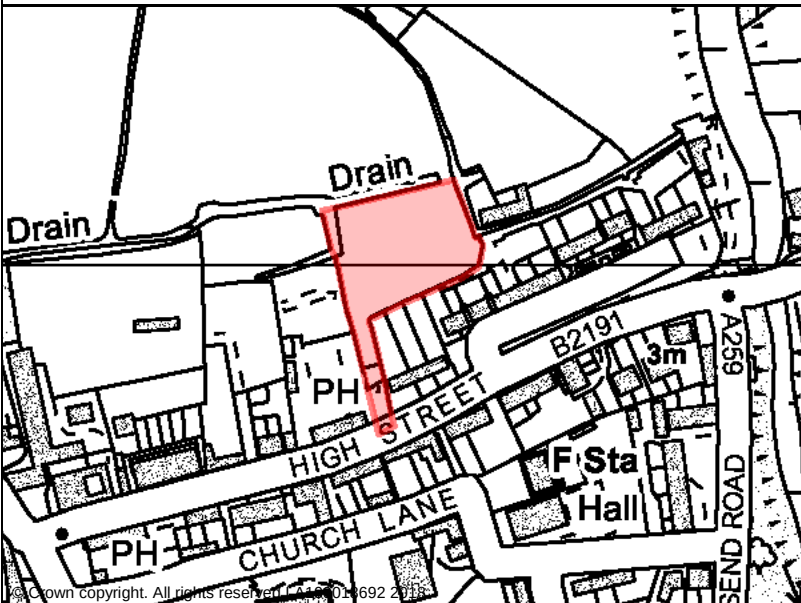
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 893/3360
	Settlement: Westham
	Parish: Pevensey
	Address: Land at the rear of Hobney Rise, Westham, Pevensey
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.89 Site area (ha) Net:

Reasons: The majority of the site is affected by flood risk (within flood zone 3) which would preclude residential development. 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. The site does not have access currently. Site 159/3360 is adjacent to the site to the east and is the only available route for 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: 936/3200
	Settlement: Pevensey
	Parish: Pevensey
	Address: Land to the north of High Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.38 Site area (ha) Net:

Reasons: The site is wholly within flood zone 3 which would preclude development in this location.

Wealden SHELAA Unsuitable Sites Summary

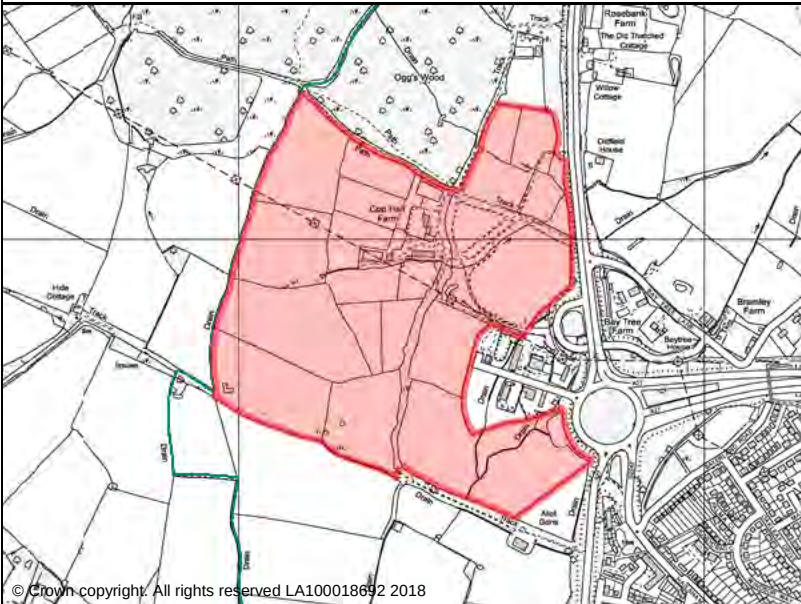
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 193/1510
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Polegate
	Parish: Polegate
	Address: Land bounded in part by A27(T) and Levett Road
	Suitable for housing?: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 8.61 Site area (ha) Net: 5.8

Reasons: The site comprises an area of arable land between the north eastern edge of Polegate and the A27. It consists of arable fields with hedgerows and blocks of woodland (some of which is covered by a TPO). The A27 runs to the north of the site beyond which is open countryside (Pevensey Levels); to the south is the urban area of Polegate, with new housing developments at Jubilee Drive and Bluebell Way adjacent to the site. The site is not accessible by vehicles, however potential access opportunities may exist along the pedestrianised section of Shepham Lane, or through adjacent potential housing sites, including adjacent sites to the south. Further 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, for which mitigation may be required. This in turn may have an impact on the potential site capacity of this land. There are also on-site physical constraints. There are significant slopes within the site, for example towards the north and the A27. This would need to be taken into account in the design and layout of any scheme which would need to provide landscape buffers/bunding to help mitigate the potential road noise.

N.B. The SHELAA has been conducted in 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
	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:

Reasons: The site is a large area of undulating land to the north west 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, a Holiday Inn, 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 north-east 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 north-eastern part of the site. To the south-east of the site is the urban area of Polegate which is enclosed by the A27 which wrap around the north and western edge of the settlement. The site is isolated and detached from any local facilities, amenities, and the urban area of Polegate. 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.

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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 241/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Shepham Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 18.88 Site area (ha) Net:

Reasons: The site is integrated into the existing settlement and development would have limited visual impact on the wider landscape. The site slopes down from north to south towards the A27, where bunding/landscaping would be needed to mitigate the potential impact of road noise. This would need to be taken into account in the design and layout of any scheme. A significant pylon route goes through the centre 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 suitable but at present it is not accessible by vehicles. However potential access opportunities may exist along the pedestrianised section of Shepham Lane, or potentially through an adjacent potential housing site. In addition there is a potential second access point at North Close. Further 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, for which mitigation may be required.

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

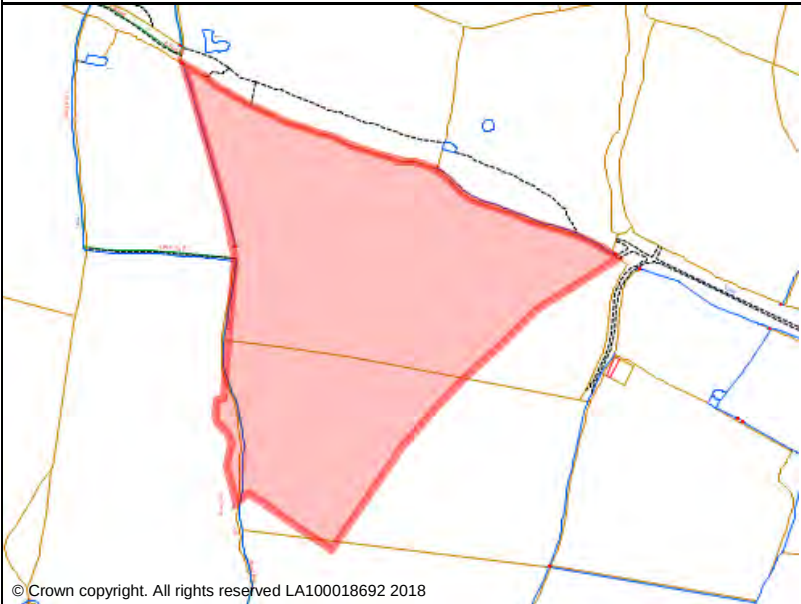
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 255/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at and adjoining Honey Farm, Eastbourne Road
	Suitable for housing?: No Suitable for employment: Yes Site available: Unknown Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 41.51 Site area (ha) Net: 24.32

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. The site is severed from Polegate by the A27 however despite the sites proximity to the A27 the site is particularly rural in nature and is isolated and remote from local services and facilities and public transport. Owing to its isolation this site is unsuitable for residential development 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 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. Part of the site is within flood zone 3 which also would reduce the developable area and require appropriate mitigation.

N.B. The SHELAA has been conducted in 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Polegate
	Parish: Polegate
	Address: Land adjacent to Cophall Farm, Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 7.88 Site area (ha) Net:

Reasons: This site is in an isolated and detached location to the west of other land submitted as part of SHELAA, and dependent upon it for vehicular access. However, the site is 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 major highways 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.

N.B. The 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Polegate
	Parish: Polegate
	Address: Land South of Aberdale Road
	Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: No Site Conclusion: Not suitable
	Site area (ha) Gross: 3.76 Site area (ha) Net: 0

Reasons: The site is potentially highly contaminated and there are likely to be severe constraints over possible future housing use. It lies behind existing housing and

Wealden SHELAA Unsuitable Sites Summary

does not have a suitable vehicular access available, and it is difficult to see how one could be created. The site is also dominated by two large power lines which cross the site and severely restrict the potential for housing development. In view of these three main site development constraints, the site is considered unsuitable for housing development. The site could however be suitable for employment development should the access constraint be overcome.

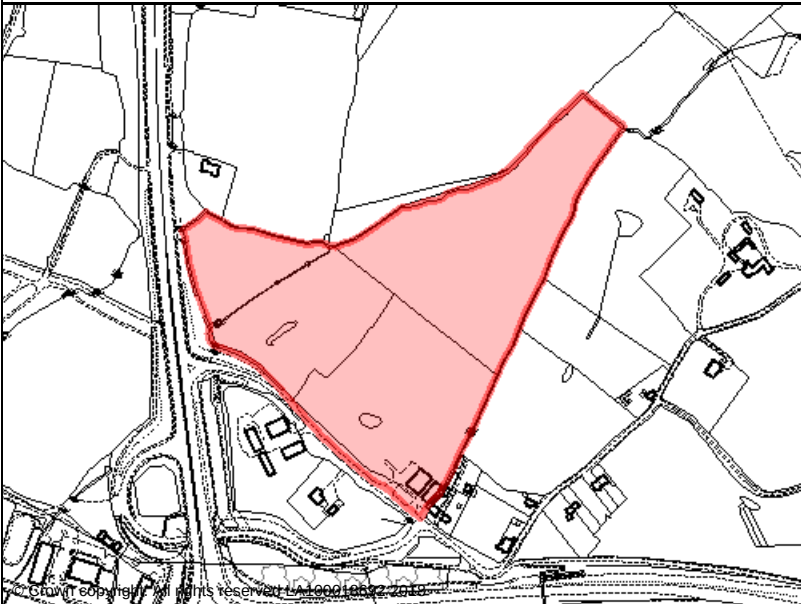
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 463/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.35 Site area (ha) Net: Site unsuita

Reasons: Whilst the site is a town centre location, well integrated into the existing settlement and within close proximity to services, access to the site from the north is difficult due to the change in levels, and to the south existing development restricts access via the existing access road. The site is overgrown and there are also a number of significant level changes on the site, which would make development difficult.

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

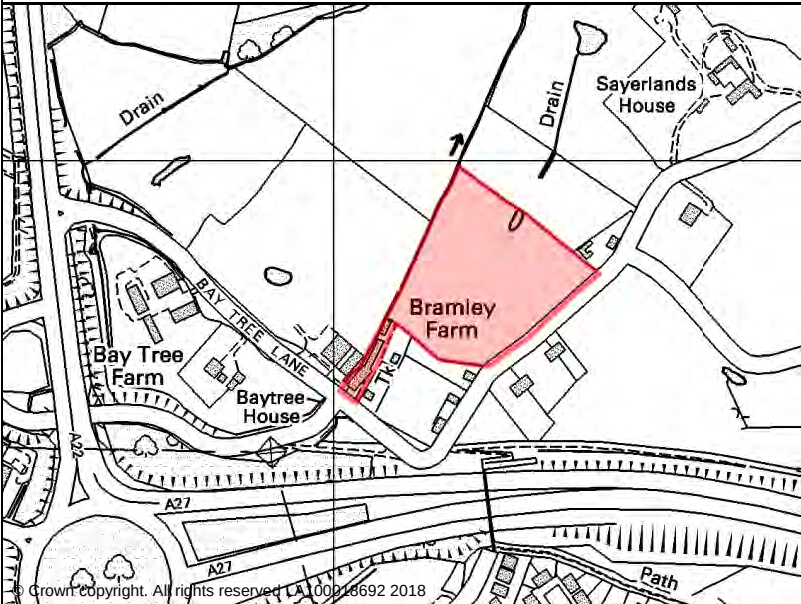
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 711/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Bramley Farm, Bay Tree Lane,
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 9.094 Site area (ha) Net:

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 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.

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

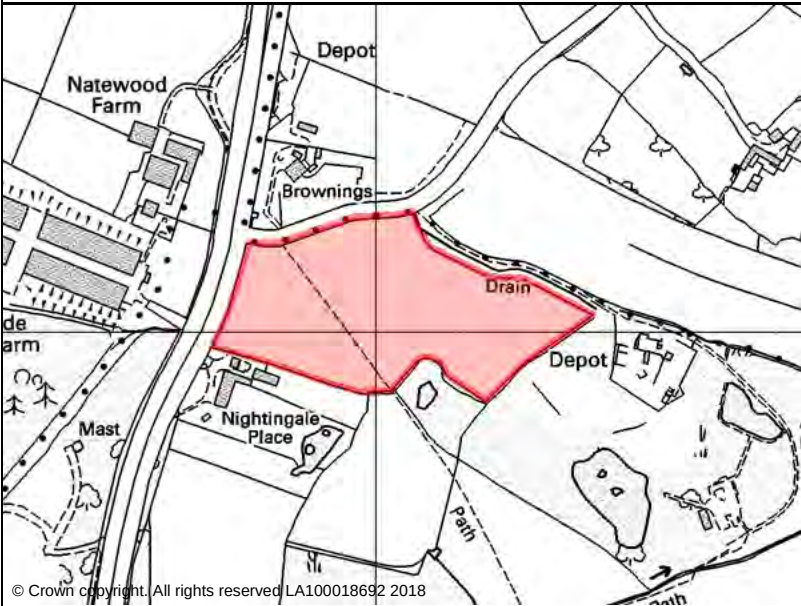
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 719/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Little Bramley Farm, Bay Tree Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.983 Site area (ha) Net: 1.696

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 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.

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

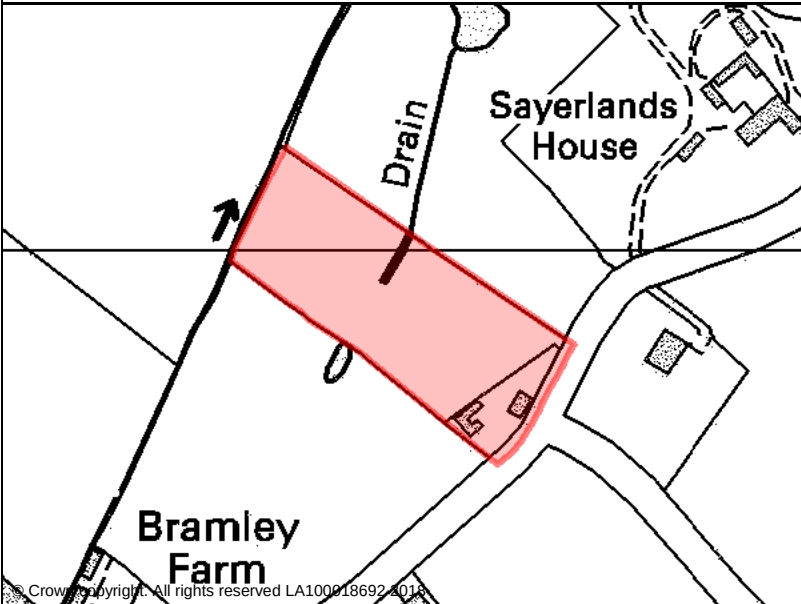
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 833/1310
	Settlement: Hailsham
	Parish: Polegate
	Address: Land south of Summerhill Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 3.85 Site area (ha) Net: 3

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. 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 site sits within a strong rural landscape with a coherent green infrastructure network. A public right of way crosses the middle of the site from north to south connecting the site to the wider area including a small area of ancient woodland located adjacent to the south eastern section of the site. These features should be incorporated into the layout and design of development together with existing hedgerows and tree belts which are located within the site. The strong tree belt which runs along the western boundary should be retained and enhanced to reinforce the boundary with the A22 to help reduce traffic noise impact and the tree belt which runs along the north, east and southern boundary should also be retained and enhanced as it provides a buffer to the depot and fishing ponds located adjacent to the site in the east.

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

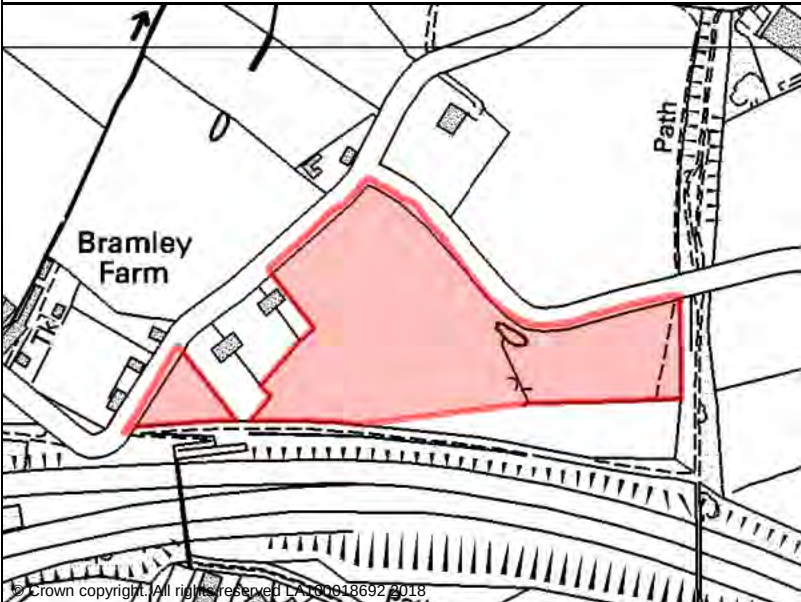
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 856/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Byeways, Sayerland Lane
	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: 0.83

Reasons: The site comprises of a house, garden and paddock located to the south of the built up area of Hailsham to the north of Bay 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.

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

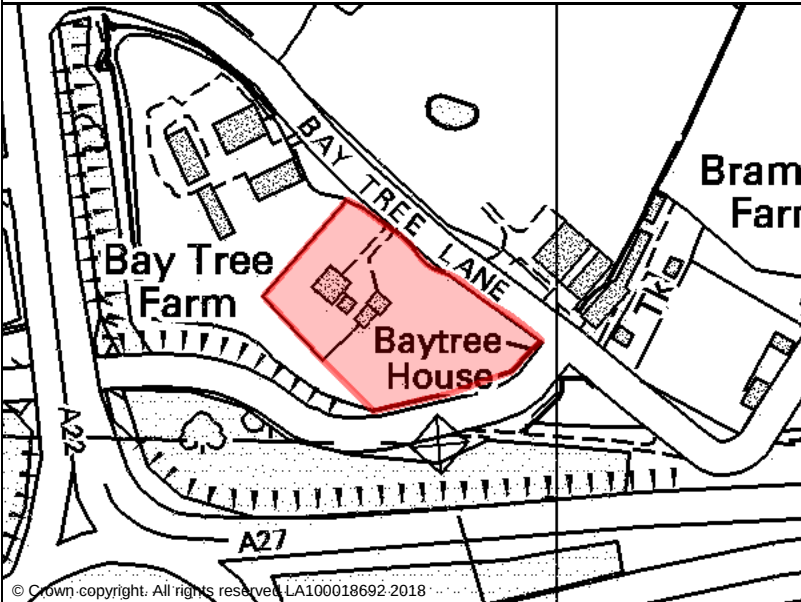
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 871/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land on the South East side of Sayerland Lane, Polegate, BN26 6QS
	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: 2

Reasons: The site comprises fields used as paddocks located to the north of the A27 and Polegate to the south of Hailsham. 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 site in isolation does not have suitable vehicular access and the western 'triangle shaped' field is unsuitable for development given the extensive tree coverage on the site which should be retained as part of any scheme. There is a strong tree belt along the southern boundary of the site adjacent to the A27 and the eastern boundary adjacent to the Cuckoo Trail 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 A27 runs adjacent to the southern boundary of the site therefore noise would require mitigation.

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

Wealden SHELAA Unsuitable Sites Summary

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, BN26 6QN
	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: 0.3

Reasons: The site comprises a house, garden and amenity land south of the built up area of Hailsham 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 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 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 A27 runs adjacent to the southern boundary of the site therefore noise mitigation would be required in any scheme with a large electricity pylon located in the south eastern corner of the site.

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

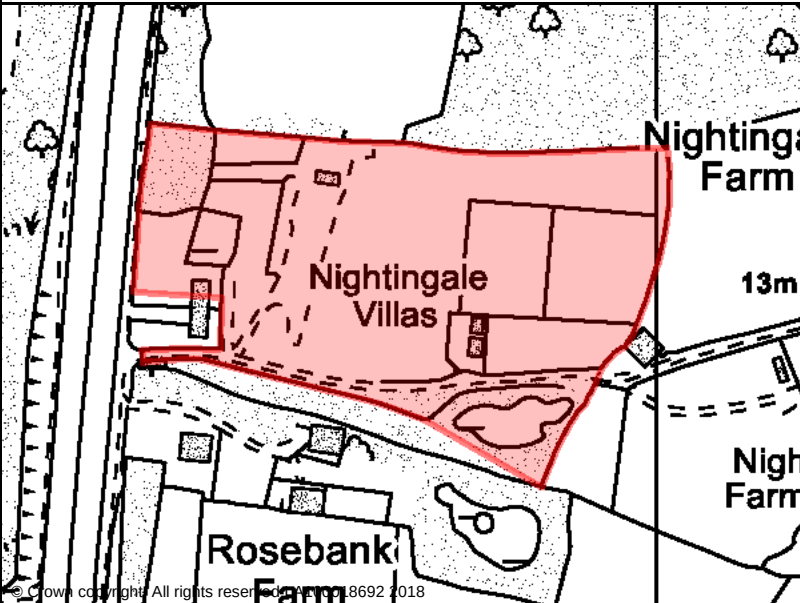
Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 896/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at North Polegate
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 58.65 Site area (ha) Net: 40

Reasons: This is an extensive site comprising mainly of fields used for grazing together with dispersed residential properties located to the south of the built up area of Hailsham. 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 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 site sits within a strong rural landscape with a coherent green infrastructure network. 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. The site includes SHELAA sites 711/1510 and 719/1510 which are also included in the assessment as individual 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 ancient woodland on the site would need to be protected and a suitable buffer provided together with the strong tree lines on the site and links to the Cuckoo Trail. Landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries. A minor tree-lined watercourse flows through the site towards the Pevensey Levels which should be protected and enhanced and this area of the site sits within flood zone 3 and therefore development should not be located in this part of the site. Several public rights of way run through the site which should be incorporated into any development design. A Grade II listed building is located to the south east of the site (Sayerlands) therefore consideration of its setting should be undertaken as part of any development 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: 939/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at rear of Nightingale Villas, Hailsham Road
	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: 1.5

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. 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. A buffer would be required along the northern boundary of the site adjacent to the ancient woodland and the strong tree line on the western and southern boundaries should be protected. Landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries.

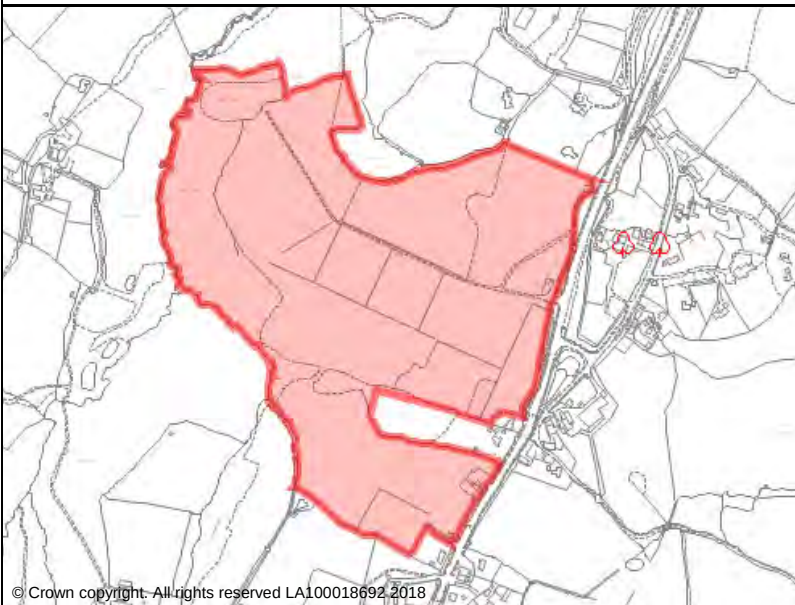
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 035/3290
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Town Row
	Parish: Rotherfield
	Address: Land Adjacent to Bellsmead, Station Road, Rotherfield
	Suitable for housing?: No Suitable for employment: Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.24 Site area (ha) Net: 0

Reasons: The site is severely restricted by potential flood risk. Due to the land that would need to be excluded from the developable area, the site is considered to be too small to accommodate five additional units. It is therefore excluded from further SHELAA assessment in this study.

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

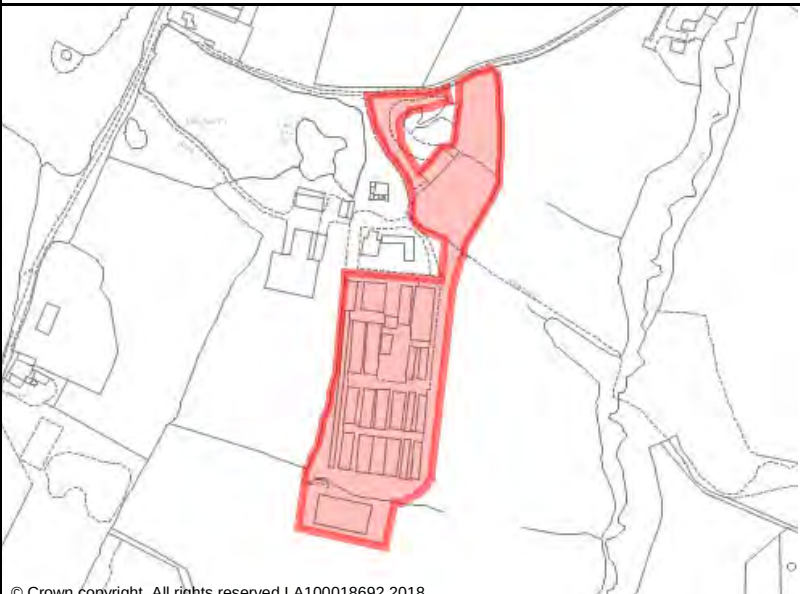
Plan showing whole extent of submitted site	Site Reference: 077/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Rotherfield (other 1630)
	Parish: Rotherfield
	Address: Laurel Tree Farm, Boars Head
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 30.04 Site area (ha) Net: 0

Reasons: This is a very large and isolated site, remote 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. Development of the site would have a detrimental impact on ancient woodland and on protected habitats, and would compromise the nature conservation and biodiversity of its surroundings. Site is within an AONB and would have an

Wealden SHELAA Unsuitable Sites Summary

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: 238/1630
	Settlement: Rotherfield (Other 1630)
	Parish: Rotherfield
	Address: Briar House Farm, Dewlands Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.14 Site area (ha) Net: 0

Reasons: This is an isolated site, remote from public transport and local services and facilities, and visually and functionally separated from any nearby settlement. Housing development would be unsuitable in this location, and would be totally out of keeping with the rural character and appearance of the landscape of this area. The site cannot be adequately served by a suitable vehicular access and inadequate highway capacity exists on local roads. Site is within an AONB and 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: 309/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Rotherfield (Other 1630)
	Parish: Rotherfield
	Address: Land to east of Laurel Tree Farm, Boars Head
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.457 Site area (ha) Net:

Reasons: This is an isolated site, 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 is within the High Weald AONB. 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

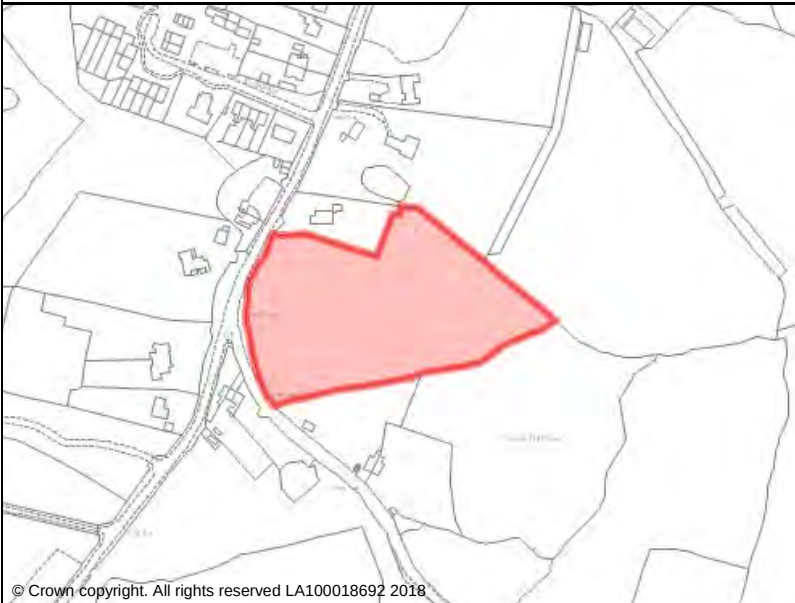
Plan showing whole extent of submitted site	Site Reference: 441/1960
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Eridge
	Parish: Rotherfield
	Address: Warren Farm Yard, Warren Farm Drive
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.27 Site area (ha) Net:

Reasons: The site is wholly unrelated to an existing settlement, and has very poor access to local services and amenities, and to public transport. The site is in a rural area and exposed to distant views. Development would have a detrimental impact on the character and appearance of an attractive landscape. Housing development on the site would be unsuitable and out of keeping with the local area. Access to

Wealden SHELAA Unsuitable Sites Summary

the site is severely restricted as it would need to utilise a single lane narrow track and this would not be sufficient to serve a housing development. The site is within the High Weald AONB. 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: 456/3250
	Settlement: Rotherfield
	Parish: Rotherfield
	Address: Land at South Street
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.49 Site area (ha) Net: 1.11

Reasons: This is an isolated site, remote from public transport and from local services and facilities, and visually and functionally separated from the village. 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 is also located on a dangerous junction where the creation of a safe access would be difficult to achieve, particularly because the gradient of the B2101 South Street changes rapidly and any access point would need to be located on the inside of a bend in the road. The site is within the High Weald AONB. 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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 481/1960
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	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: Site Conclusion: Not suitable
	Site area (ha) Gross: 7.93 Site area (ha) Net:

Reasons: This large site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. It would have a significant visual impact because of the site's exposure in the landscape, particularly in 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 cope with a potentially significant increase in traffic. Part of the site is a sensitive ground water area which will restrict development potential. The site is within the High Weald AONB. 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: 482/1960
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Eridge
	Parish: Rotherfield
	Address: Land adjacent to Forge Cottage, The Forstal, Eridge Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.5 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: This site is in an isolated location, remote from local services and facilities, and disconnected from the boundary of any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. Vehicular access to the site is unsatisfactory due to the narrow and restricting adjoining roads, and no suitable site access exists. The site is within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

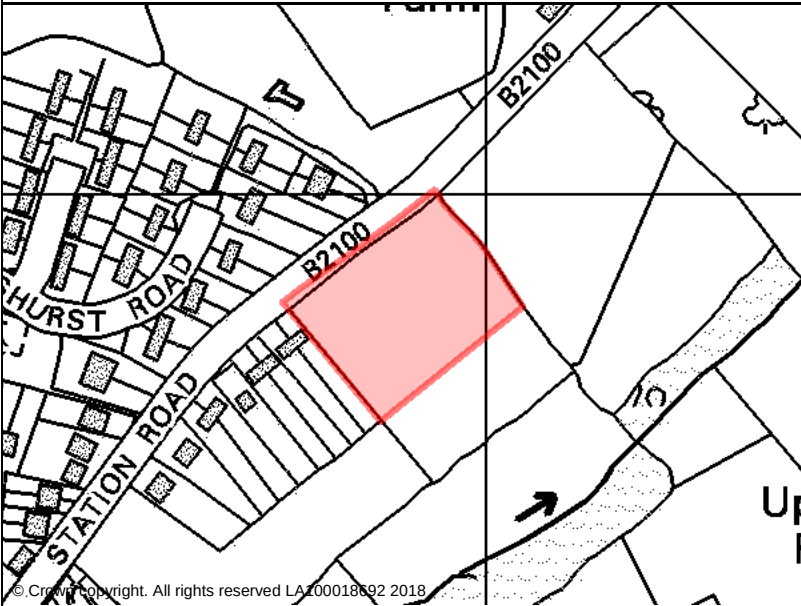
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 583/3250
	Settlement: Rotherfield
	Parish: Rotherfield
	Address: North of Hornshurst Road, Spanning East to West from access at Station Road across to Eridge Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.87 Site area (ha) Net:

Reasons: The site 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 site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Rotherfield.

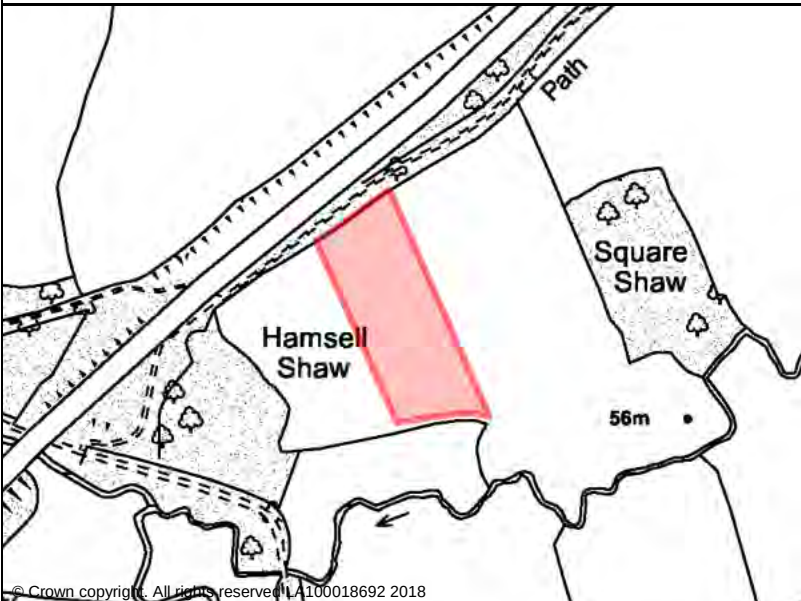
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 797/3250
	Settlement: Rotherfield
	Parish: Rotherfield
	Address: Land at Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
<small>© Crown copyright. All rights reserved LA100018692 2018</small>	Site area (ha) Gross: 0.64
	Site area (ha) Net:

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. Open countryside adjoins the site to the south and east. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. This is a sloping site with long distance views in the AONB. It is very exposed in the landscape as it also sits in an elevated position.

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

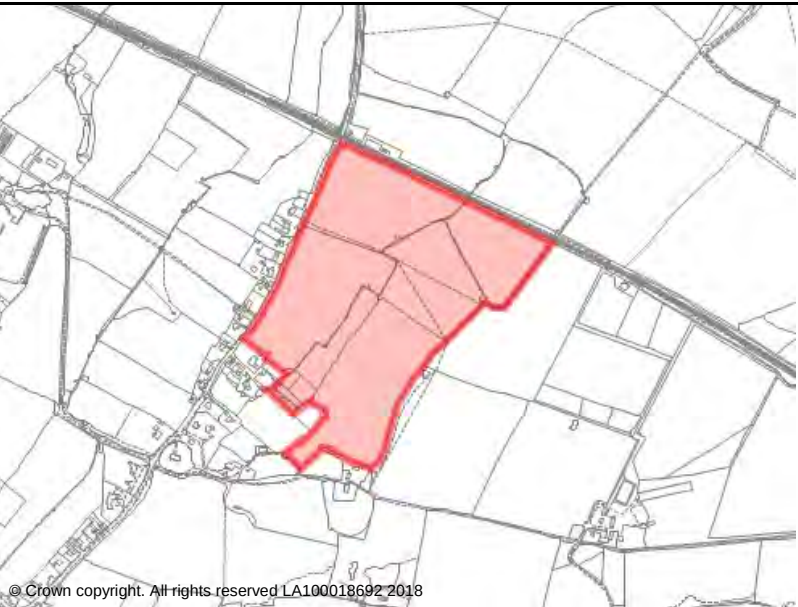
Plan showing whole extent of submitted site	Site Reference: 961/1960
	Settlement: Eridge
	Parish: Rotherfield
	Address: Lot C, Land off the A26, Eridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
<small>© Crown copyright. All rights reserved LA100018692 2018</small>	Site area (ha) Gross: 0.87
	Site area (ha) Net: 0

Reasons: The site comprises of an agricultural field located to the east of Eridge. The site is isolated and remote from local services and facilities with no highways access to the A26. Housing development would be unsuitable in this location and out of

Wealden SHELAA Unsuitable Sites Summary

keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald AONB in an exposed location. Development would have an unjustified impact on the character and appearance of the high quality landscape in this area.

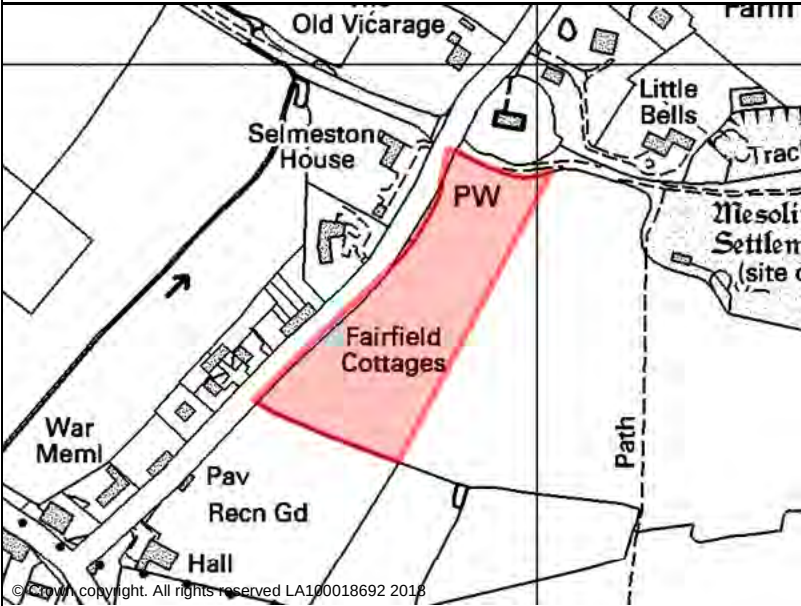
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 265/3270
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Selmeston
	Parish: Selmeston
	Address: Land at Selmeston, East of The Street
	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: 0.66

Reasons: Development of this site as submitted would be out of scale with its surroundings and wholly unsuitable. Due to the sites openness and exposure to views, it would have a severely detrimental impact on the landscape and on the character of the countryside. 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 Conservation Area. Noise from the railway to the north impacts on this site, particularly given the slightly elevated position of the track.

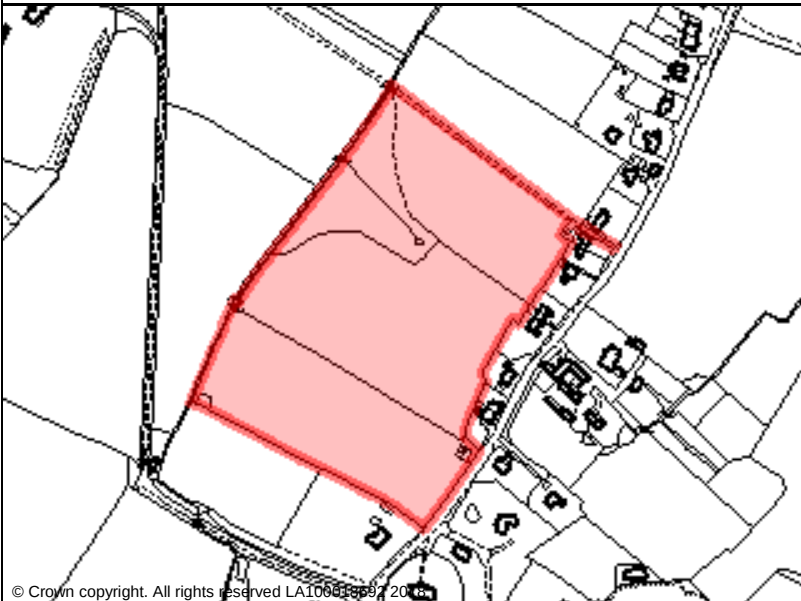
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 541/3270
	Settlement: Selveston
	Parish: Selveston
	Address: Land to South of Selveston Church, The Street
	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: 1.38

Reasons: The site is remote from public transport and development would be unsuitable in this location. It 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. The site is adjacent to the Conservation Area for Selveston and close to several Grade II listed buildings in the centre of the settlement therefore development in this location would have a detrimental impact on the heritage assets.

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

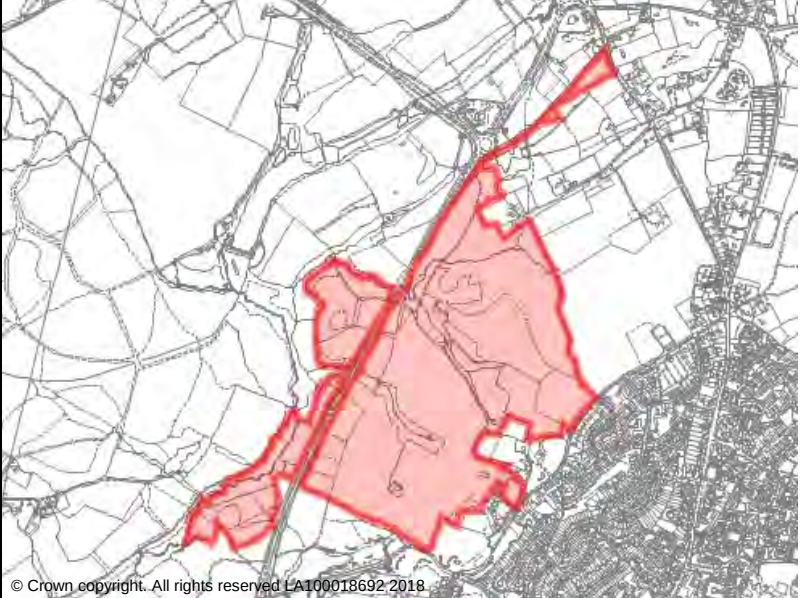
Plan showing whole extent of submitted site	Site Reference: 620/3270
	Settlement: Selveston
	Parish: Selveston
	Address: Land to the north of The Old Vicarage, The Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 5.33 Site area (ha) Net:

Reasons: This is a large site in the centre of Selveston behind the linear and low density housing in Selveston. The site is remote from public transport and housing development would be unsuitable in this location. It would appear out of keeping

Wealden SHELAA Unsuitable Sites Summary

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. The site is within the Conservation Area for Selveston and close to several grade II listed buildings in the centre of the settlement, therefore development in this location would have a detrimental impact on the heritage assets.

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

Plan showing whole extent of submitted site	Site Reference: 137/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: Land at Downlands Farm, Snatts Road, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: No Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 72.66 Site area (ha) Net: 0

Reasons: This is an area of attractive rural landscape on the fringes of Uckfield, containing much ancient woodland. Development of the site would entail considerable adverse landscape impact and would compromise its nature conservation integrity and biodiversity interests. In addition, development of the site is unacceptable on transport sustainability grounds and because of its relative inaccessibility from the town centre. The site was also subject to an appeal which was dismissed by the Secretary of State in 2008 due to specific site constraints.

N.B. The SHELAA has been conducted in 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: Uckfield
	Address: Westbury, Limes Lane, Buxted
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.55 Site area (ha) Net:

Reasons: In order to access this site, a significantly improved vehicular access and pedestrian access would be needed which is likely to involve a remodelled Limes Lane/A272 junction. In isolation the site is unsuitable and unlikely to be deliverable.

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

Plan showing whole extent of submitted site	Site Reference: 198/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: "Sunview", 46 New Road, Ridgewood
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.56 Site area (ha) Net:

Reasons: The site slopes down from north to south, relatively gently in the northern part of the site, but significantly steeper in southern section. Taken in isolation housing development would be somewhat remote and detached from the urban area of Uckfield, and from local facilities and services.

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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 468/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: Land at Rocks Park Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.73 Site area (ha) Net:

Reasons: The site provides local visual amenity, particularly because of its trees. 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). As submitted, a suitable vehicular access could not be provided and would require third party land. Taken together, these factors render the site unsuitable for housing.

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

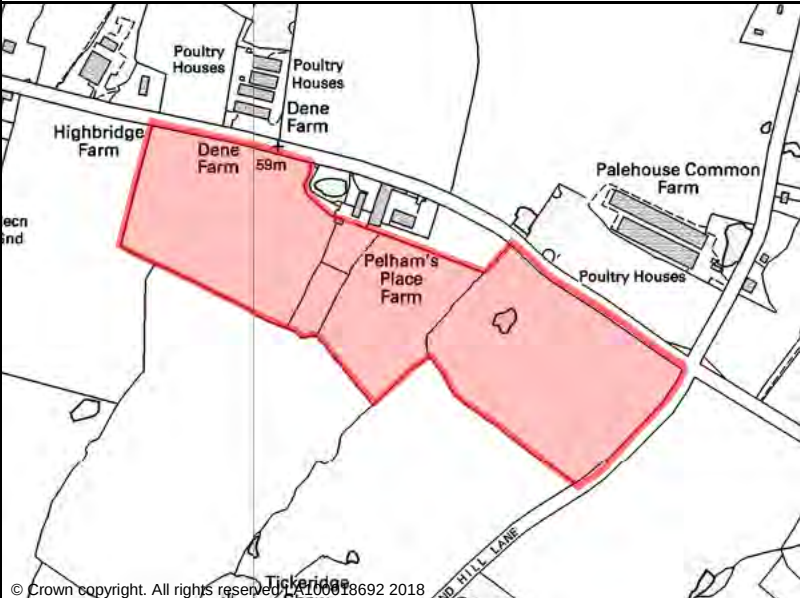
Plan showing whole extent of submitted site	Site Reference: 674/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: Land north of Copwood Farm, A22
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 6.5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

Reasons: This is a large site located to the western side of the A22 and is therefore remote from local services and facilities and separated from the centre of Uckfield by a major road. Development would be visually and functionally separated from the town which lies to the east of the A22. Housing development would be unsuitable in this location and would be an unsatisfactory form of town extension.

Wealden SHELAA Unsuitable Sites Summary

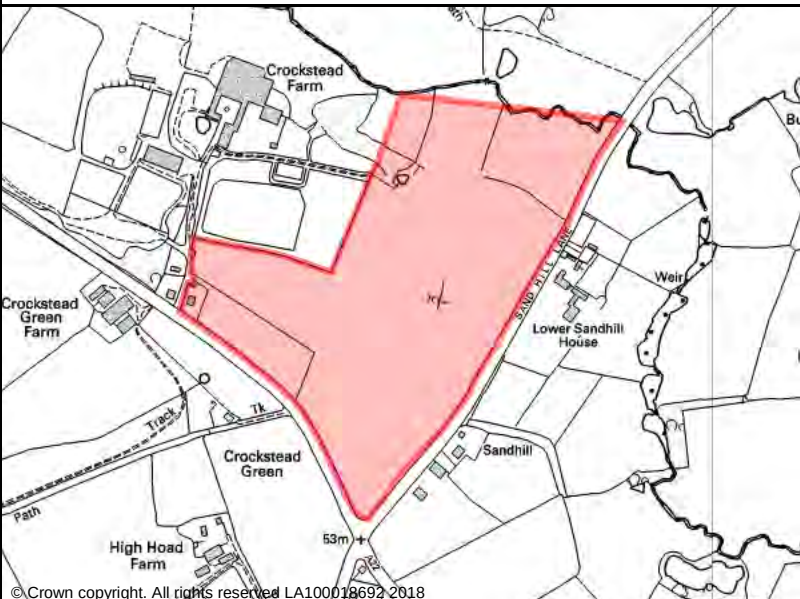
Development would be out of keeping with and be detrimental to the rural character and appearance of the landscape which forms part of the setting of the town.

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

Plan showing whole extent of submitted site	Site Reference: 855/1410
 <p>© Crown copyright. All rights reserved. LA100018692 2018</p>	Settlement: Uckfield
	Parish: Uckfield
	Address: Land to the north west of Sandhill Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 10.49 Site area (ha) Net:

Reasons: The site is isolated and 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.

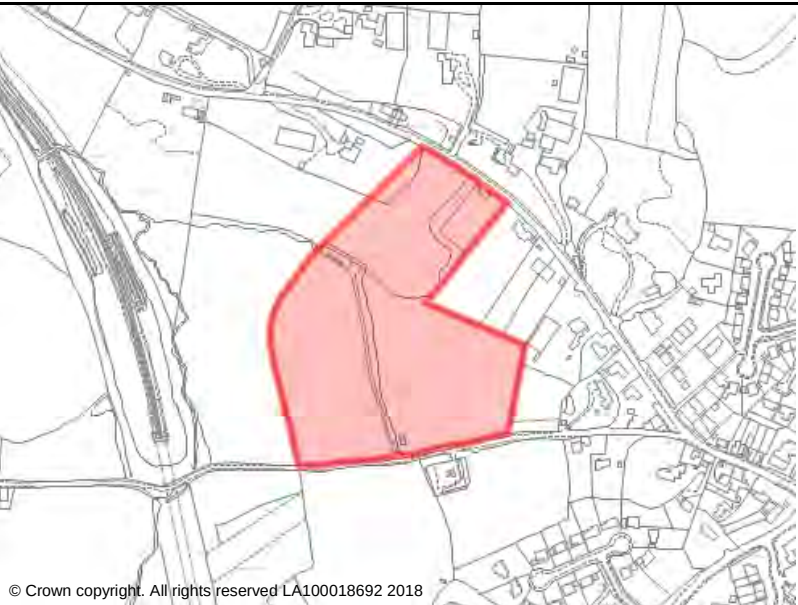
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 884/1410
 <p>© Crown copyright. All rights reserved. LA100018692 2018</p>	Settlement: Uckfield
	Parish: Uckfield
	Address: Land lying to the north west of Sandhill Lane, Uckfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 14.87 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

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 on this scale would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

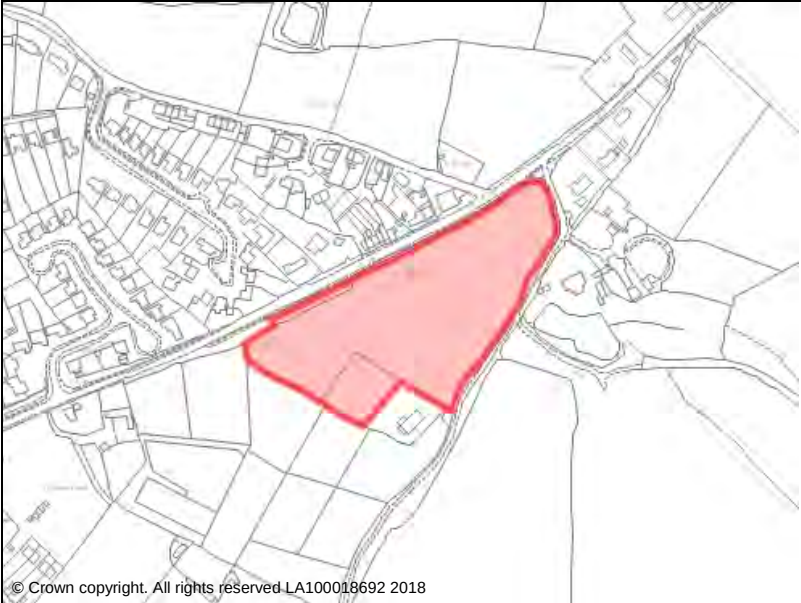
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 119/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: North side of Tapsells Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 4.88 Site area (ha) Net: 3

Reasons: This is a large site served off the existing highway network, but development would appear visually somewhat disconnected from the existing settlement. It would be relatively isolated from the village centre and 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 costly. Tapsells Lane, to the south, is a narrow road in both directions, and which has substandard visibility on 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 AONB. 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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 450/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Crest Farm, Pell Lane, Cousley Wood
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.14 Site area (ha) Net: 1.65

Reasons: The site is prominent in the landscape and housing development would impact detrimentally on the rural appearance and character of the countryside. It is some distance from the principal village centre and from local services and facilities. Because of its location, on the south side of Pell Lane, development would appear out of keeping with the form of the settlement and would not be a suitable location for an extension to the village. The site is within the High Weald AONB. 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

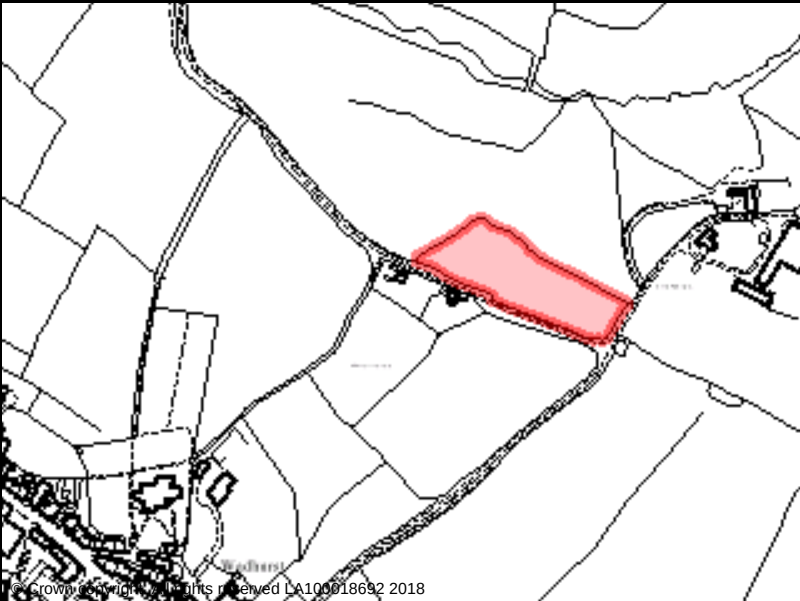
Plan showing whole extent of submitted site	Site Reference: 486/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land to the West of Herons Lea, Tapsells Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.36 Site area (ha) Net: 0

Reasons: The site contains a number of mature trees which should be retained, and there are significant slopes. The developable area would be markedly reduced from that submitted. There is no alternative location available for a vehicular access

Wealden SHELAA Unsuitable Sites Summary

and so additional traffic generated would need to use Tapsells Lane. However visibility at the junction with Station Road is poor and the lane to the west is narrow and unsuitable for more vehicle usage. These factors render the site unsuitable for housing development. The site is within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

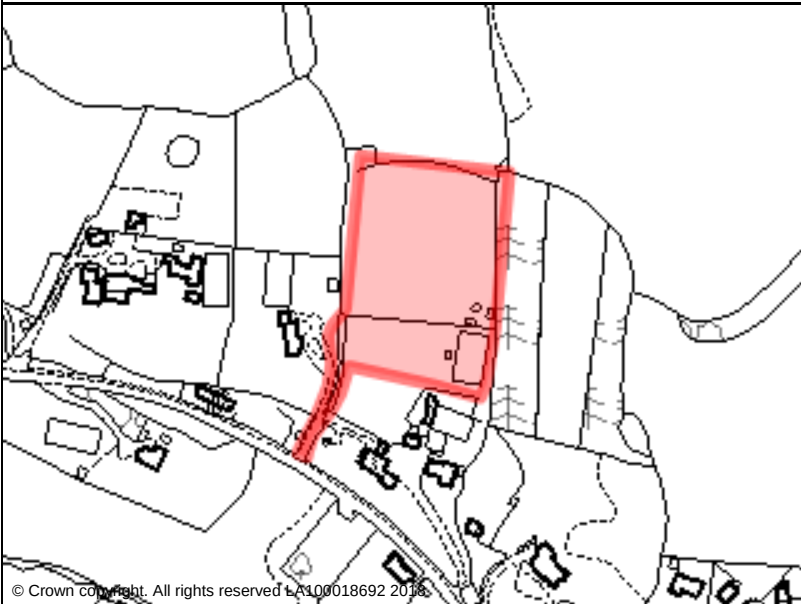
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 585/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land on corner of Blacksmith's Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.68 Site area (ha) Net: 0.68

Reasons: The site comprises a single field used for grazing located to the north east of Wadhurst. 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 as submitted cannot be provided with a suitable vehicular access to serve development. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape.

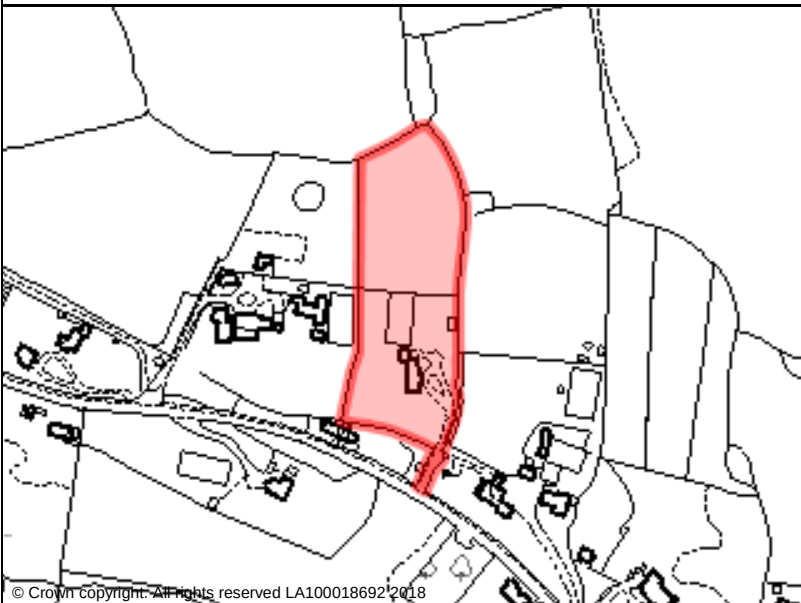
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 613/3330
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land at Marling House, Station Road
	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: 0.6

Reasons: The site lies north-west of Durgates on the western side of Wadhurst and comprises of a single small field of grass and part of a garden bounded on two sides by trees and hedges. The site is set back from, but accessed via the B2099 (Station Road). The site is located wholly within the High Weald AONB. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and high landscape value making development unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with 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: 615/3330
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land at Puck Hill, Station Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.5 Site area (ha) Net: 0.72

Reasons: The site lies north-west of Durgates on the western side of Wadhurst, wholly within the High Weald Area of Outstanding Natural Beauty (AONB). The Site

Wealden SHELAA Unsuitable Sites Summary

comprises of a single small field of grass and part of a garden bounded on two sides by trees and hedges and set back from but accessed via the B2099 (Station Road). The site is isolated and remote from local services and facilities. The 2017 Site Landscape Assessment classified the site as having high landscape sensitivity and high landscape value. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development.

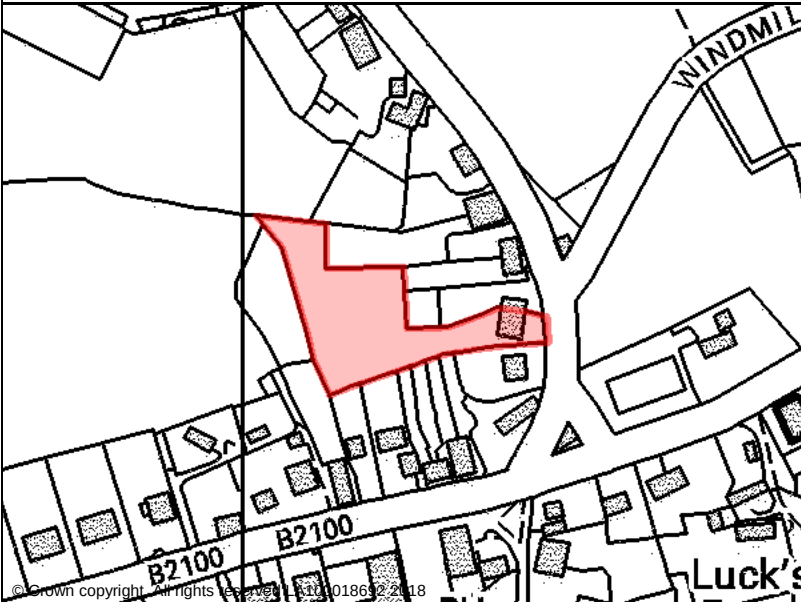
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 757/1910
	Settlement: Cousley Wood
	Parish: Wadhurst
	Address: Land at Cheviots, Newbury Lane
	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:

Reasons: The site comprises part of the curtilage of a residential property located to the north east of Cousley Wood adjacent to Newbury Lane. The site is within the High Weald AONB and has been classified as being in a highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. The site is isolated and remote from local services and facilities and functionally separate from any settlement.

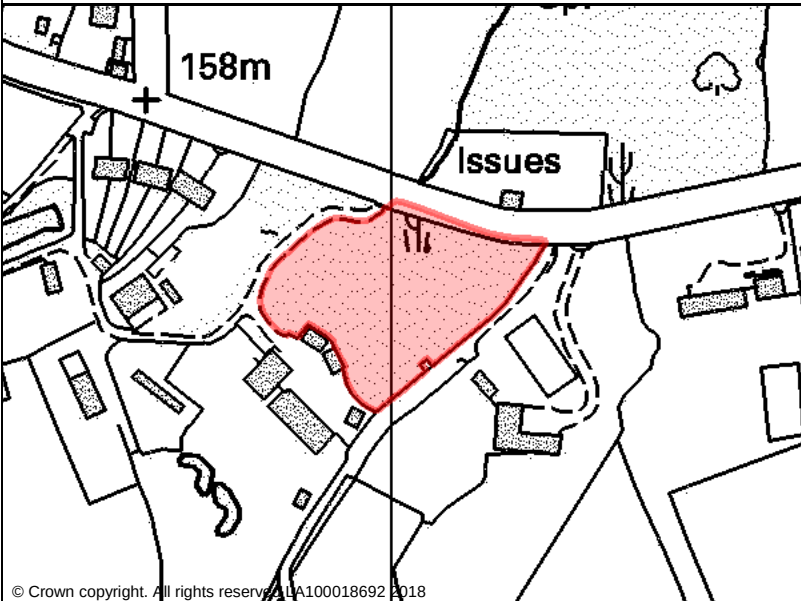
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 789/1910
	Settlement: Coulsey Wood
	Parish: Wadhurst
	Address: Land at Villa Elisabetta, Newbury Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 0.42 Site area (ha) Net:

Reasons: The site comprises of a residential property and garden located to the north of Coulsey Wood. The site is isolated and remote from local services and facilities. The site is located partially within the Conservation Area and is visible in the wider landscape as part of the attractive rural setting of the village. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape. Housing development would likely to have a harmful effect on the historic character of the village of Coulsey Wood.

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

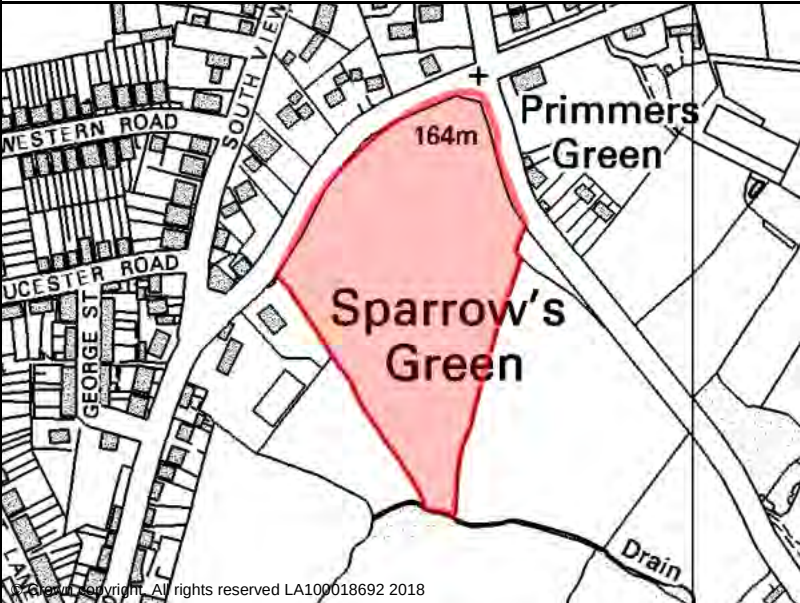
Plan showing whole extent of submitted site	Site Reference: 790/3330
	Settlement: Wadhurst
	Parish: Wadhurst
	Address: Land at Beechlands, Beech Hill
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.74 Site area (ha) Net: 0

Reasons: The site comprises vacant land located wholly within the High Weald AONB. The site is isolated and remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the

Wealden SHELAA Unsuitable Sites Summary

generally rural character and appearance of the countryside. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds Wadhurst.

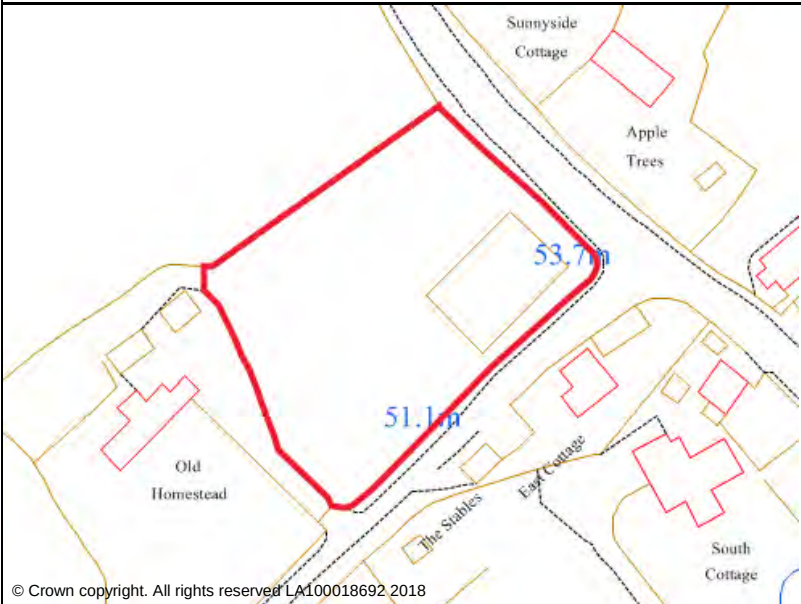
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 901/3330
	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: 1.7 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 within the High Weald Area of Outstanding Natural Beauty (AONB). The site comprises part of a medium-sized field of grassland enclosed by hedgerows. The Site boundary does not follow field boundaries; therefore the Site remains open to the remainder of the field on its south-eastern side. There are extensive views to open countryside to the south of the site. The site is within the High Weald AONB and has been classified as being in a very highly sensitive location within the 2014 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape.

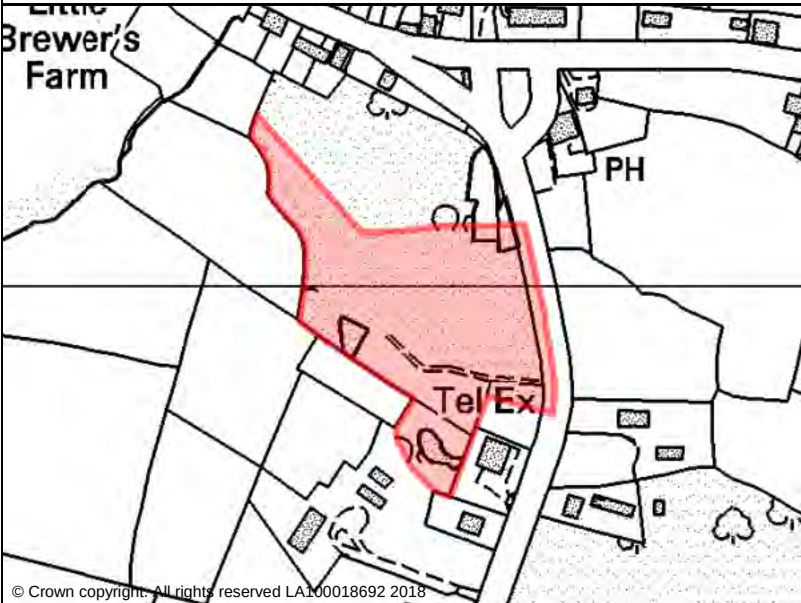
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

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: 0.12

Reasons: The site is detached from the main settlement and local facilities and services. There are no footways along the existing highways in the vicinity and so connectivity is severely constrained. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

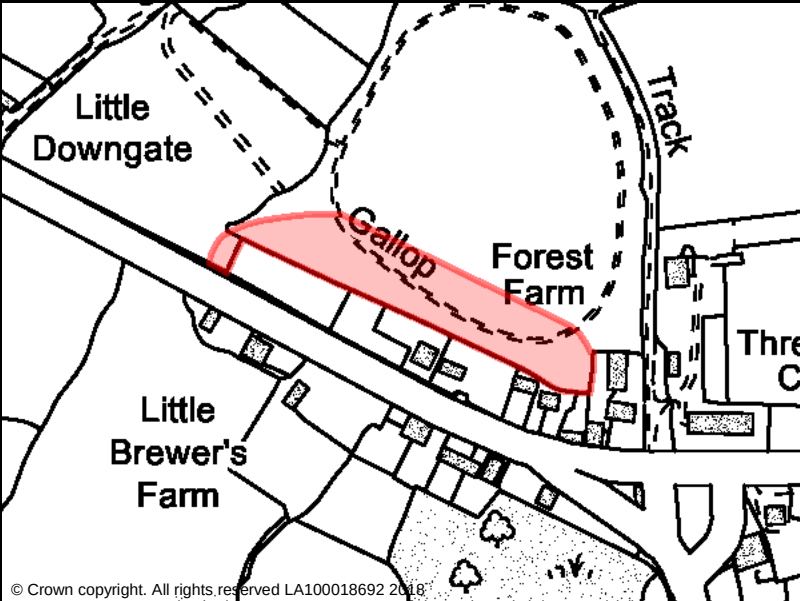
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 905/3285
	Settlement: Three Cups Corner
	Parish: Warbleton
	Address: Land at the Old Brickyard, Three Cups Corner, Turners Green, Nr Heathfield
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.44 Site area (ha) Net:

Reasons: The site is located in a prominent position within the High Weald AONB. Development would have a detrimental impact on its attractive landscape character and appearance. Housing development in this location would be generally unsuitable. 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.

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: 917/3285
	Settlement: Three Cups Corner
	Parish: Warbleton
	Address: Land at Spring Hill, Three Cups Corner
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.5 Site area (ha) Net:

Reasons: The site is located in prominent position within the High Weald AONB. Development would have a detrimental impact on its attractive landscape character and appearance. Housing development in this location would be generally unsuitable.

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

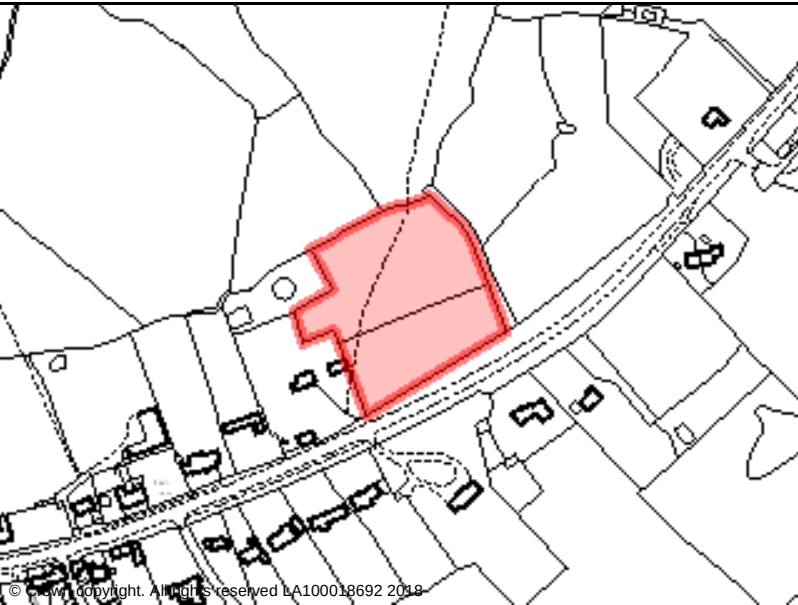
Plan showing whole extent of submitted site	Site Reference: 178/3390
	Settlement: Windmill Hill
	Parish: Wartling
	Address: Dormers Farm, Tilley Lane, Boreham Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.76 Site area (ha) Net: 0.5

Reasons: The site comprises of a farmyard and agricultural land located to the east of Windmill Hill with access from the A271. The site as submitted cannot be provided with an suitable vehicular access to serve housing development on this scale and unless third party land is used. Owing to its location and the rural

Wealden SHELAA Unsuitable Sites Summary

nature of the site it is not considered suitable for development in this location. The site is located adjacent to the High Weald AONB. Development would have a detrimental impact on the character and appearance of the attractive and high quality landscape which surrounds the settlement.

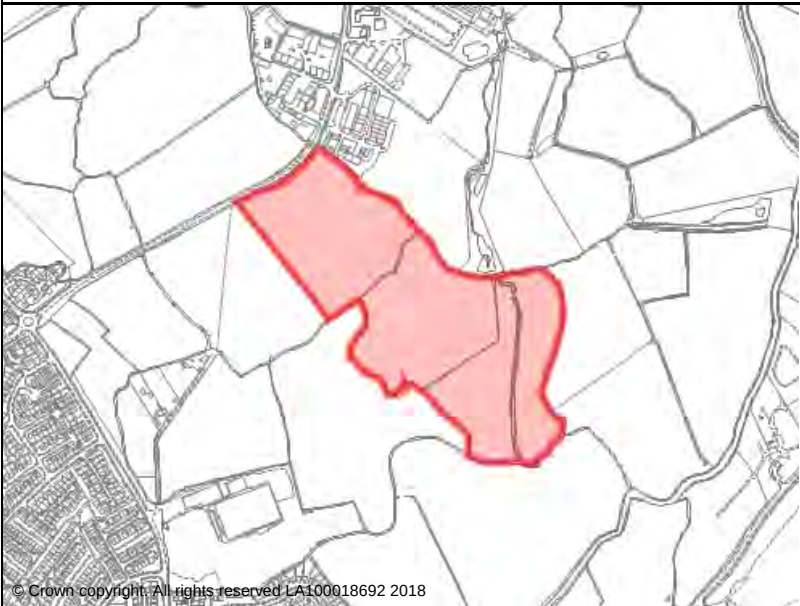
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 623/1820
	Settlement: Boreham Street
	Parish: Wartling
	Address: Land adjacent to Northfield Cottage
	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: 1.04

Reasons: The site is wholly within the High Weald AONB is adjacent to the Conservation Area and is visible in the wider landscape. Development would have a detrimental impact on the character and appearance of the attractive and high quality landscape which surrounds Boreham Street. The site as submitted cannot be provided with a suitable vehicular access to serve housing development and a substantial tree belt runs along the boundary with the main road. A Public Right of Way dissects the site and pylons are located on the site which further hinders the development potential on 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

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 041/1620
		Settlement: Eastbourne
		Parish: Westham
		Address: Peelings Marsh, Westham (Land at Eastbourne Road)
		Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
		Site area (ha) Gross: 17.82 Site area (ha) Net:

Reasons: This is an open and exposed site, on the fringes of Westham. The whole of the site is affected by severe flood risk (within Flood Zone 3) which would preclude residential development. 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

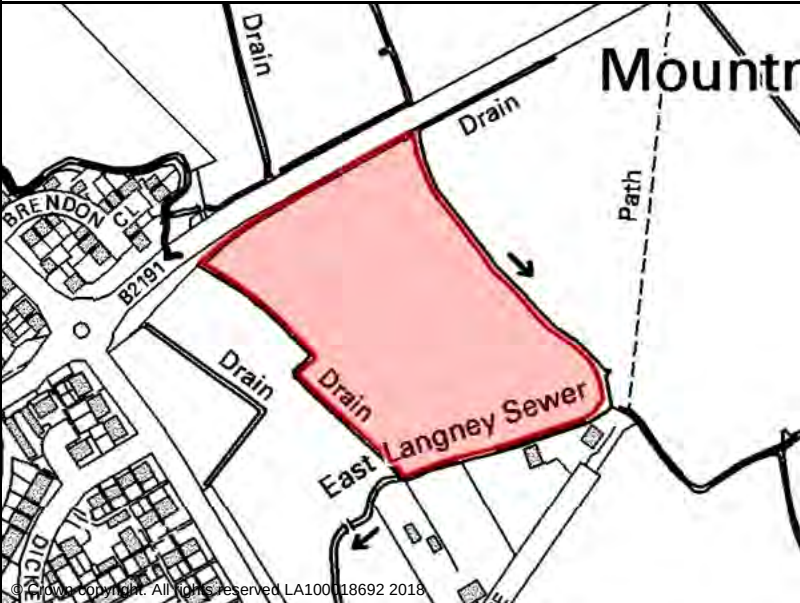
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 109/1620
		Settlement: Eastbourne
		Parish: Westham
		Address: Land to the East of Golden Jubilee Way, (A22), Westham
		Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
		Site area (ha) Gross: 19.09 Site area (ha) Net: 0

Reasons: This is a substantial, relatively open and exposed site, on the fringes of Stone Cross. A substantial part of the site is affected by flood risk which would preclude residential development (around two thirds of the site lies within Strategic Flood Risk Zone 3). This resulting two parts of the site, in the north-west and north-east corners are within Flood Risk Zone 1. The site is elevated above the adjacent busy dual carriageway and therefore is exposed to significant traffic noise from the Golden Jubilee way dual-carriageway which would impact

Wealden SHELAA Unsuitable Sites Summary

residential amenity. It is not clear whether 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.

N.B. The 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 Mountray Bridge, Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.1 Site area (ha) Net:

Reasons: This is an open and exposed site, on the fringes of Westham. The whole of the site is affected by flood risk (within Flood Zone 3) which would preclude residential development. The overall site is clearly visible in the landscape and the visual impact of housing on the landscape character would be significant.

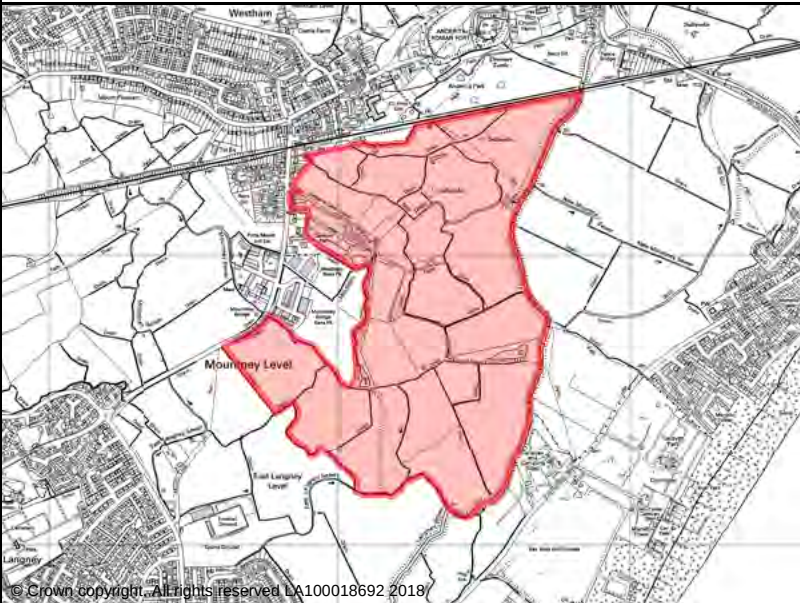
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 190/1620
	Settlement: Eastbourne
	Parish: Westham
	Address: Land at Hide Hollow, Langney
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 7.46 Site area (ha) Net:

Wealden SHELAA Unsuitable Sites Summary

Reasons: This is an open and exposed site on the fringes of Eastbourne. The whole of the site is affected by flood risk (within Flood Zone 3) which would preclude residential development. 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: 221/3360
 <p>© Crown copyright. All rights reserved. LA100018692 2018</p>	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: Not suitable
	Site area (ha) Gross: 94.36 Site area (ha) Net:

Reasons: This is a substantial open and exposed site on the eastern fringe of Westham. The majority of the site is affected by severe flood risk (within flood zone 3) which would preclude residential development. 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 Mounsey Levels and development would have a detrimental impact on this natural habitat. 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.

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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 242/3360
	Settlement: Westham
	Parish: Westham
	Address: Land adjacent to Peelings Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: 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 field of grass, surrounded by hedges and trees. Buildings surround the Site on the south, west and eastern sides with the northern boundary remaining open. Public footpaths run through the farmstead and the promoted long-distance 1066 Country Walk follows the Site's northern boundary. Development of this site would depend on a vehicular access being provided off Peelings Lane. However this Lane is unsuitable to serve housing on the site due to its narrow width and its alignment. It would appear that there is no opportunity to mitigate the problem created by the access constraints due to the steep tree lined banks to either side of the Lane.

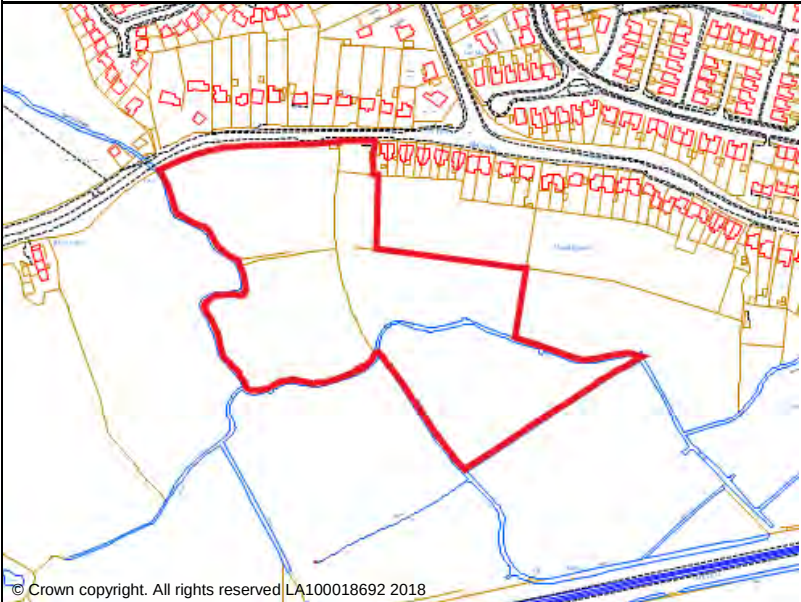
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 267/2070
	Settlement: Hankham
	Parish: Westham
	Address: Land adjoining 4 Peelings Cottage, Milton Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.18 Site area (ha) Net: 0

Reasons: This isolated site is in rural area and is remote from local services and facilities. Development would be unsuitable and out of keeping with the rural character and appearance of the area. It has inadequate vehicular and pedestrian access due to the narrow width of surrounding country lanes.

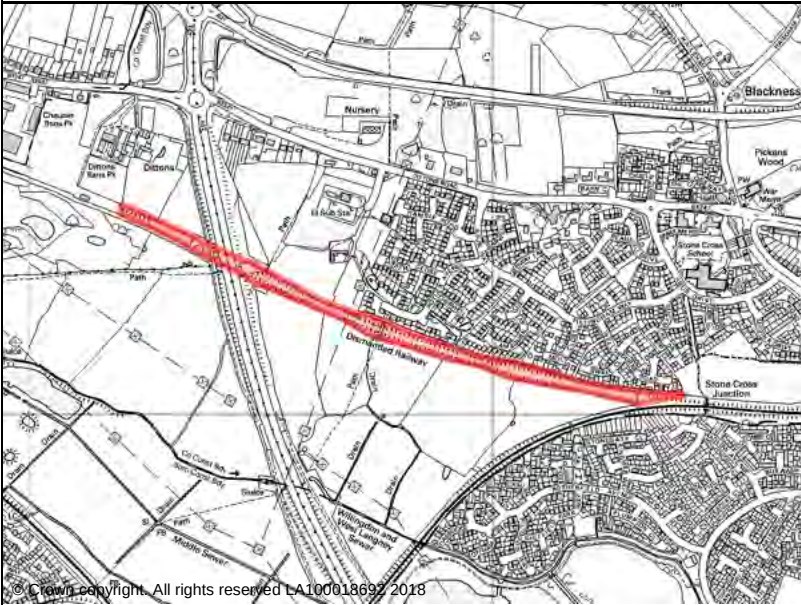
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 473/3360
	Settlement: Westham
	Parish: Westham
	Address: Land adjacent to 125 Rattle Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 4.47 Site area (ha) Net:

Reasons: The entire site is affected by flood risk (within flood zone 3) which would preclude residential development. 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.

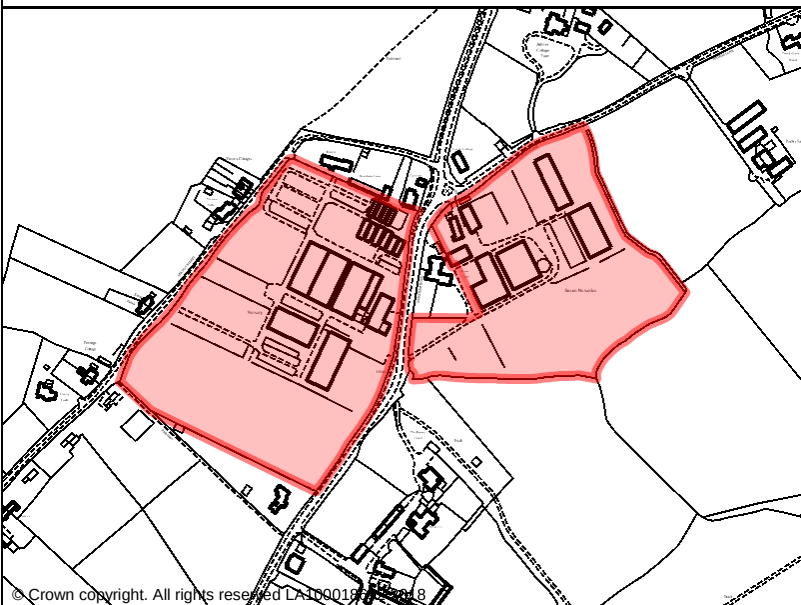
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

 <p>© Crown copyright. All rights reserved. LA100018692, 2018</p>	Plan showing whole extent of submitted site	Site Reference: 536/3280
		Settlement: Stone Cross
		Parish: Westham
		Address: Land at former Railway Tracks, Rother Avenue
		Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
		Site area (ha) Gross: 3.29 Site area (ha) Net:

Reasons: The shape of the site is unfavourable for development and delivery of the site would be at least partially reliant upon adjoining land to the north west being brought forward for development. Further housing in the east of the site would generate additional traffic movements through the estate roads which are unlikely to be suitable for through-traffic. Development would necessitate significant groundworks as the site is a disused railway embankment and also the felling of a large number of trees which currently act as a landscape barrier between the built up edge of Stone Cross and the open countryside to the south. For these reasons the site is considered to be unsuitable for housing development.

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

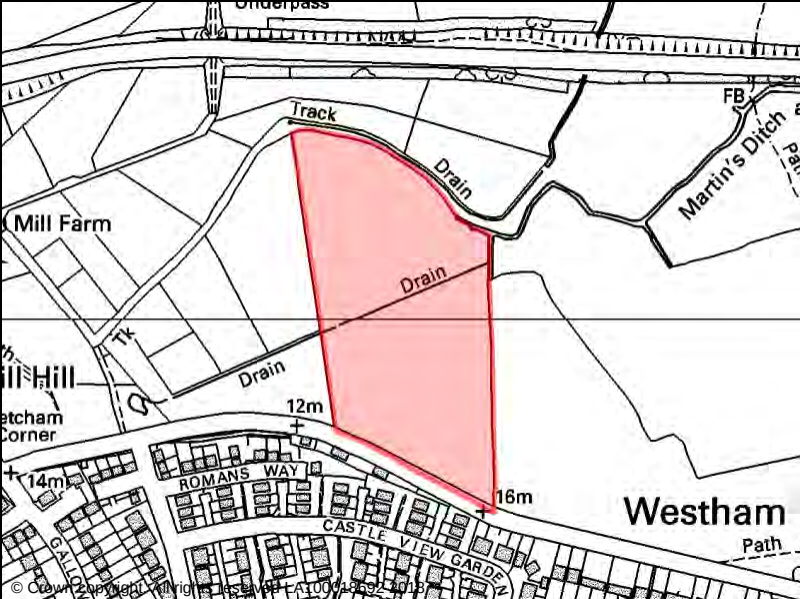
 <p>© Crown copyright. All rights reserved. LA100018692, 2018</p>	Plan showing whole extent of submitted site	Site Reference: 675/2070
		Settlement: Hankham
		Parish: Westham
		Address: Land at Peelings and Saxon Nurseries, Hankham Road
		Suitable for housing?: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
		Site area (ha) Gross: 7.38 Site area (ha) Net:

Reasons: The site is isolated from local amenities and large scale development would not

Wealden SHELAA Unsuitable Sites Summary

be inkeeping with the rural nature of the settlement. The loss of employment uses would be required to be considered in the wider Local Plan context should residential development be promoted in this location. Given the sites current employment uses; the site to the west of Hankham Road is currently used as a working nursery site and has existing access and the site to the east of Hankham Road is currently used as a caravan/ camping site with existing access from Hankham Road there is policy support for employment re use should such a scheme be promoted on the site.

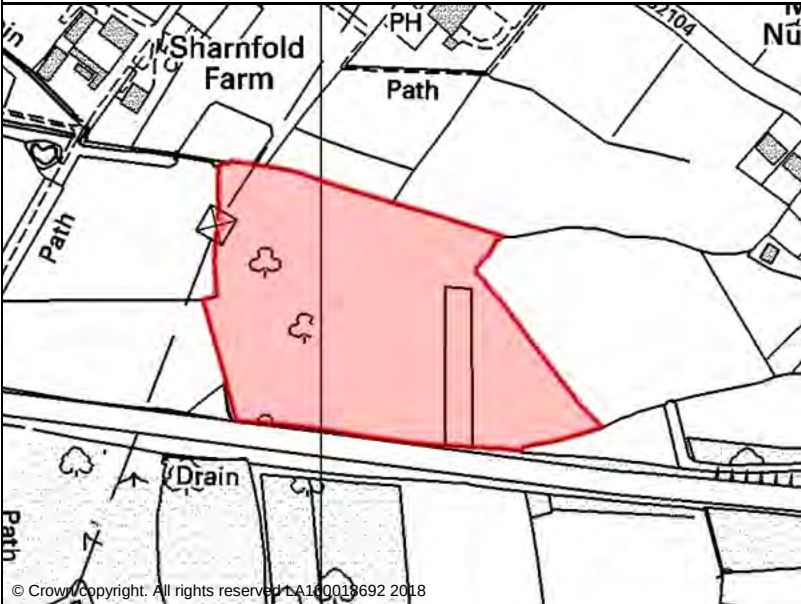
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 732/3360
	Settlement: Westham
	Parish: Westham
	Address: Land north of Peelings Lane
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 4.224 Site area (ha) Net: 1.015

Reasons: The site comprises of a single grass field is located to the north of the built up area of Westham. The site is isolated and detached from local facilities, amenities and public transport. Peelings Lane is a rural road with no public footpaths and the land is rural in nature. Owing to its isolation this site is unsuitable and development 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: 786/2070
	Settlement: Hankham
	Parish: Westham
	Address: Land to the north of the A27 at Sharnfold Farm, Hailsham Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 3.39 Site area (ha) Net:

Reasons: The site as submitted does not have access. Access could be achieved via site 745/2070 which is in the same ownership. Large scale development would be out of keeping with the generally rural character and appearance of the countryside. The site is isolated and detached from any form of settlement, facilities or amenities.

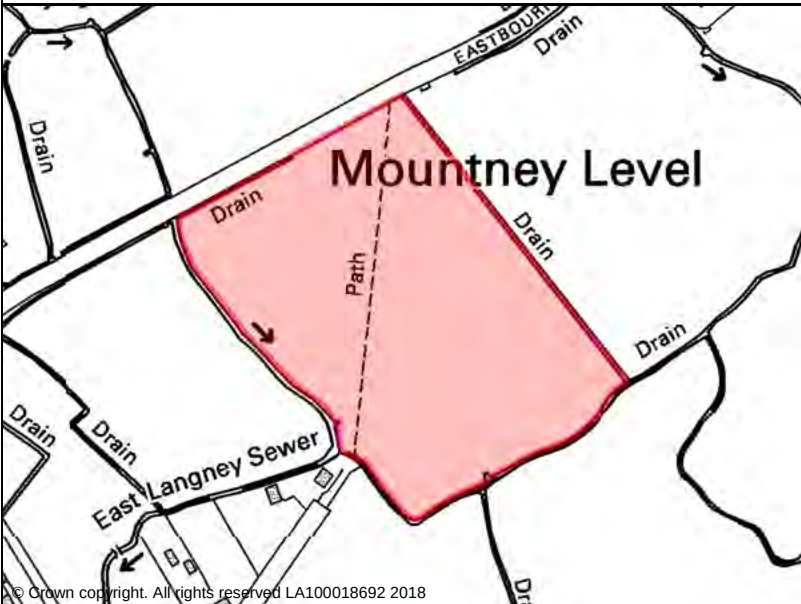
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 821/2070
	Settlement: Hankham
	Parish: Westham
	Address: Land south of Patiala, Milton Street
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.42 Site area (ha) Net:

Reasons: The site is isolated and remote from local services and facilities. The site as submitted cannot be provided with a suitable vehicular or pedestrian access to serve housing development.

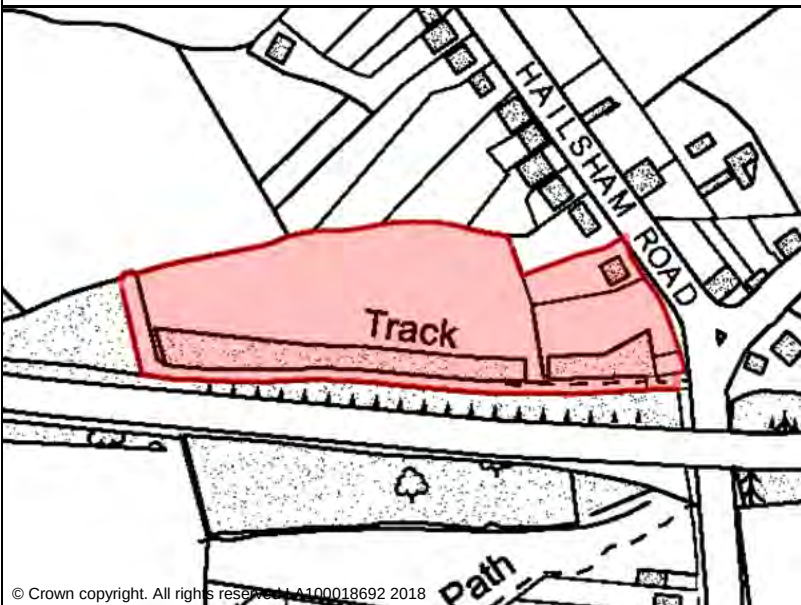
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 828/1620
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Eastbourne
	Parish: Westham
	Address: Land at Mountney Bridge south of Eastbourne Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 6.38 Site area (ha) Net:

Reasons: This is an open and exposed site, on the fringes of Westham. The whole of the site is affected by flood risk (within Flood Zone 3) which would preclude residential development. The overall site is clearly visible in the landscape and the visual impact of housing on the landscape character would be significant.

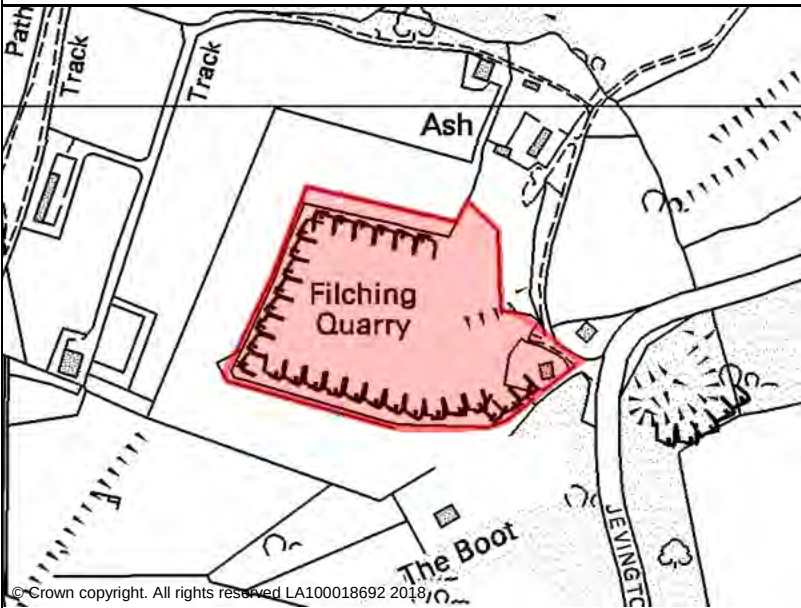
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 944/2070
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hankham
	Parish: Westham
	Address: Land to the west of the B2104
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.31 Site area (ha) Net:

Reasons: The site is isolated and remote from local services and facilities and physically separated from any settlement by the A22 which runs along the southern boundary of the site. 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: 761/1630
	Settlement: Filching (Other 1630)
	Parish: Willingdon/Jevington
	Address: Land at Filching Quarry, Jevington Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.51 Site area (ha) Net:

Reasons: The site 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 site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape which surrounds the settlement. There is the risk of contamination and technical investigations will be needed of the ground conditions because of its former use as a quarry.

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

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?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 8.978 Site area (ha) Net:

Reasons: Development of this site would have an unacceptable impact on an area of attractive landscape at the fringe of the village. The creation of a satisfactory vehicular access to the site would not appear to be possible due to the

Wealden SHELAA Unsuitable Sites Summary

inadequate visibility at the junction with Station Road, and the sub-standard width available in Station Road itself. Site is within the High Weald AONB. 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: 343/2040
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Groombridge
	Parish: Withyham
	Address: Land adj. Maynards, Corseley Road
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.49 Site area (ha) Net: 0.49

Reasons: This is an isolated site, some distance from local services and facilities, and therefore not in a suitable location. Corseley Road is not suitable for the creation of a vehicular access and there is no alternative access route to the site. Site is within the High Weald AONB. 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

Wealden SHELAA Unsuitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 500/1800
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Blackham
	Parish: Withyham
	Address: Sewage Works Field
	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:

Reasons: The site could not 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 in a generally an unsuitable location for housing development. The site is within the High Weald AONB. 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
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Blackham
	Parish: Withyham
	Address: Allotments Field (Beside A264)
	Suitable for housing?: No Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 0.82 Site area (ha) Net: 0

Reasons: The site is in a generally unsuitable location and has poor accessibility to local services and facilities. The Highway Authority has indicated that the creation of a new vehicular access would not be acceptable off the A267. The site is within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the landscape.

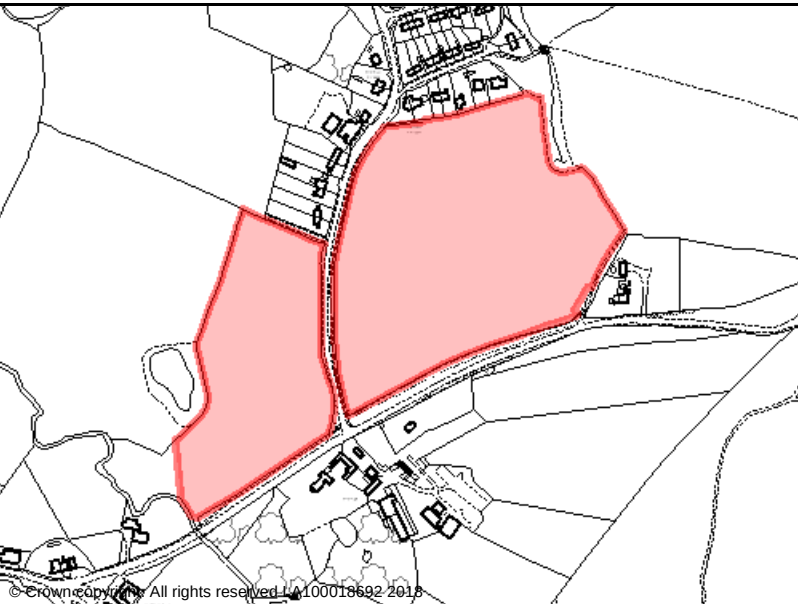
Wealden SHELAA Unsuitable Sites Summary

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: 502/1800
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Blackham
	Parish: Withyham
	Address: The Common field (Beside Iron Church Lane)
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 1.33 Site area (ha) Net:

Reasons: The site is poorly related to local services and facilities and in a generally unsuitable location. 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. The site is within the High Weald AONB. 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

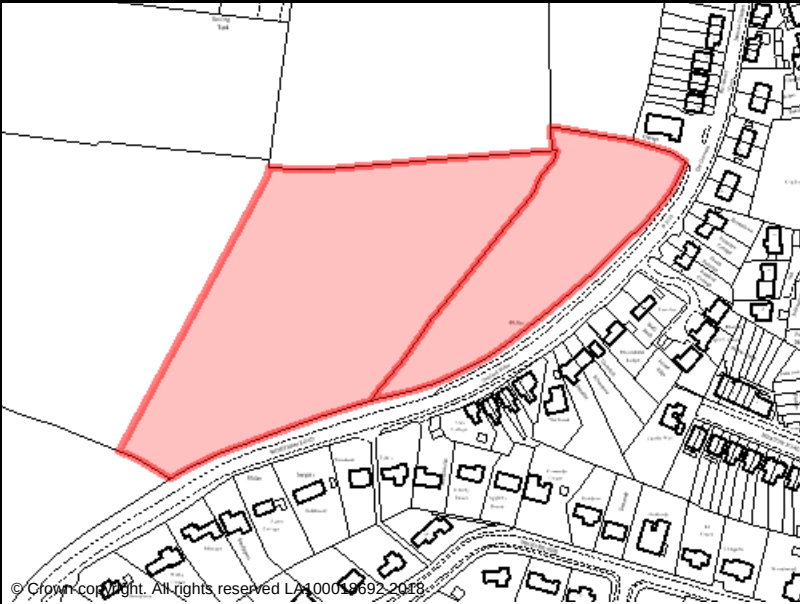
Plan showing whole extent of submitted site	Site Reference: 707/3400
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Withyham
	Parish: Withyham
	Address: Land at Balls Green
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Not suitable
	Site area (ha) Gross: 9.2 Site area (ha) Net:

Reasons: The land comprises of two large agricultural fields in open countryside, located south of the settlement. It is isolated and remote from local services and facilities.

Wealden SHELAA Unsuitable Sites Summary

Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve housing development. The site is wholly within the High Weald AONB. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape.

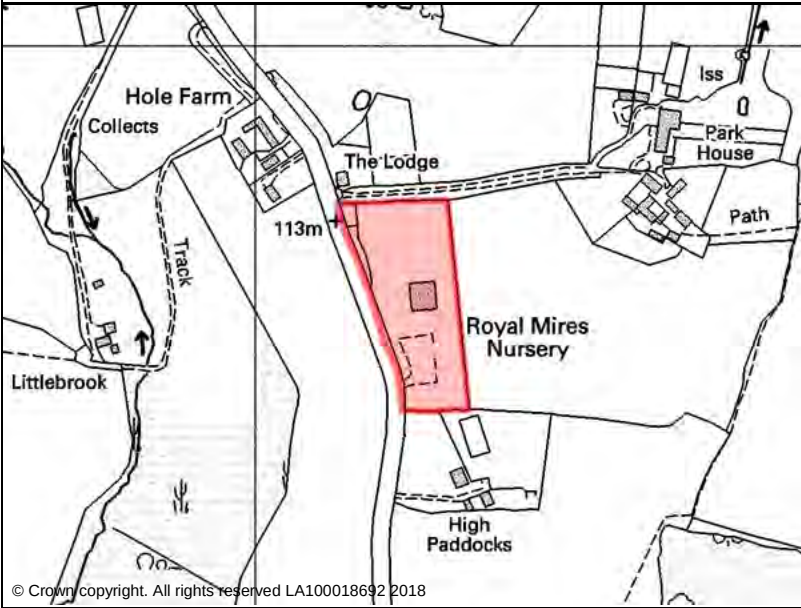
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 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: Site Conclusion: Not suitable
	Site area (ha) Gross: 2.84 Site area (ha) Net:

Reasons: Development of this site would have an unacceptable impact on an area of attractive landscape at the fringe of the village. Site is within the High Weald AONB. 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

Wealden SHELAA Unsuitable Sites Summary

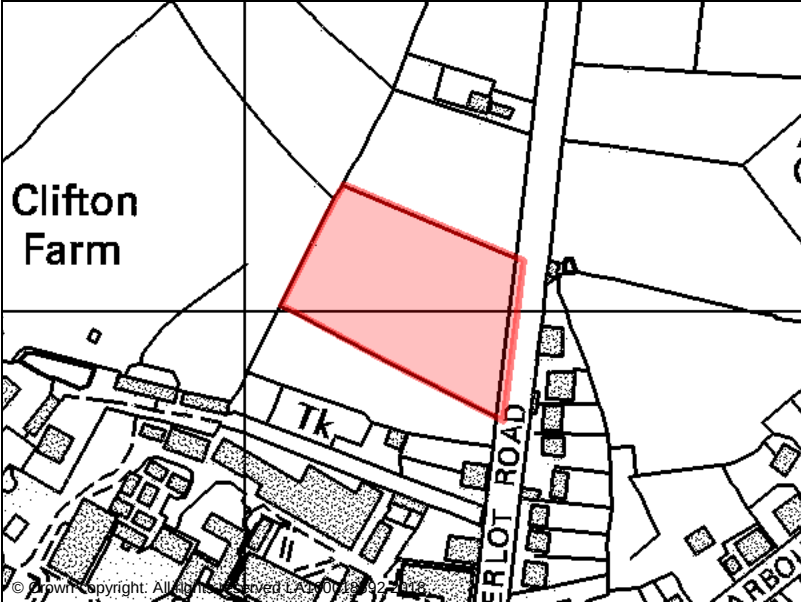
Plan showing whole extent of submitted site	Site Reference: 756/1630
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Lye Green (Other 1630)
	Parish: Withyham
	Address: Land at Royal Mires Nursery, London Road
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 1.46 Site area (ha) Net:

Reasons: The site comprises of a retail garden centre located to the south of the small hamlet of Lye Green wholly within the High Weald AONB. The site 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. Development would have an unjustified impact on the character and appearance of the attractive and high quality landscape.

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

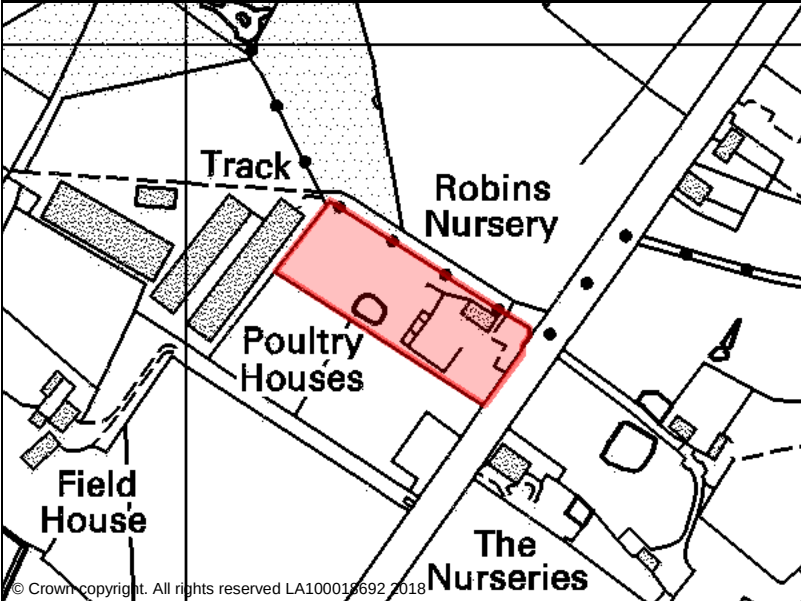
Appendix 5: Sites considered suitable for development

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 836/3300
		Settlement: Upper Dicker
		Parish: Arlington
		Address: Land to the north of 3&4 Crossways Cottages, Camberlot Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.74 Site area (ha) Net: 0.2
Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 6

Reasons: The site consists of a single paddock visually well contained by trees to the south and west and hedgerows to the east and north. It is generally well located in relation to existing services and local facilities in Upper Dicker. Although the site is not abutting the built up area of the settlement there is housing, with associated footpaths, opposite the site. The developable area has been reduced to allow frontage development to follow the existing form of the settlement. Consideration will also be required to establish access and the highways impact of development on Camberlot 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: 878/3300
		Settlement: Upper Dicker
		Parish: Arlington
		Address: Robins Nursery, Coldharbour Road, Upper Dicker, Hailsham BN25 2PX
		Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.4 Site area (ha) Net:
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: This horticultural nursery is situated on Coldharbour Lane amongst scattered residential dwellings and farmsteads. The site is situated next to a poultry farm and is located adjacent to its 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 if housing development were sought on the site. Development of the site for employment uses would be suitable given the sites existing use and its proximity to the poultry farm to the west and north of the site. However if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for housing development.

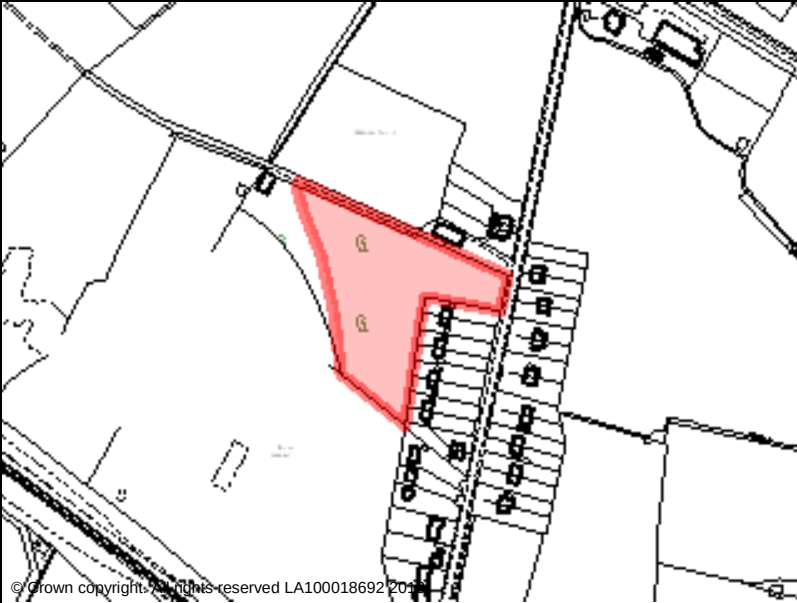
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 617/1780		
	Settlement: Berwick Station		
	Parish: Berwick		
	Address: Land north of Recreation Ground, Berwick Station		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2.71 Site area (ha) Net: 1.78		
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 to the north of Berwick Station and is relatively well screened by mature trees and hedgerow. 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. Pedestrian access would be required to be extended along Station Road. Sites have been submitted adjacent which are within the same land ownership (822/1780) which (if developed) could provide suitable pedestrian access to this site.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 619/1780		
 © Crown copyright. All rights reserved LA100018692 2018	Settlement: Berwick Station		
	Parish: Berwick		
	Address: Land west of Station Road, Berwick Station		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.29 Site area (ha) Net: 0.69		
Delivery Yr 1-5: 27	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 27

Reasons: The site comprises a single large field with direct 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 site is well screened by mature trees and hedgerow which should be retained. Further work would be required to establish a suitable vehicular access to the site. There is currently pedestrian access to the site with the train station 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

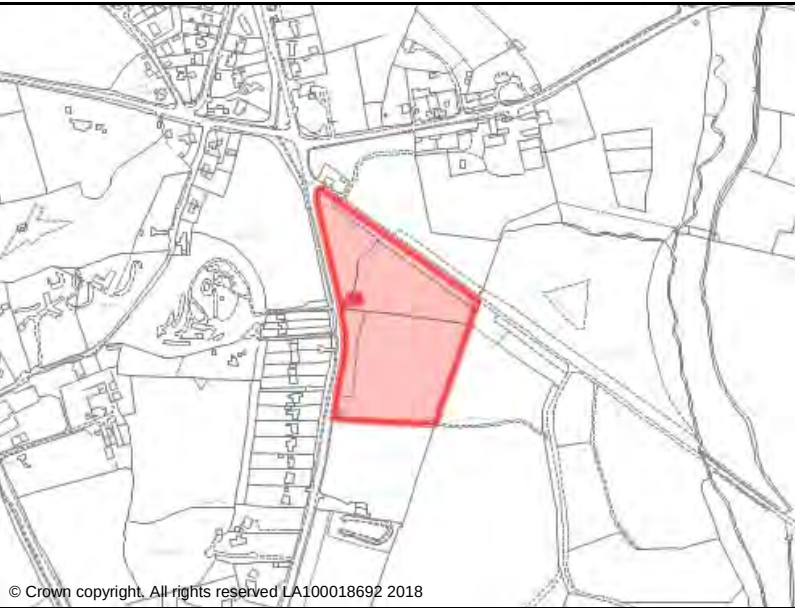
Plan showing whole extent of submitted site	Site Reference: 822/1780

Reasons: Berwick Station is a small linear development of houses with a train station. It is

Wealden SHELAA Potentially Suitable Sites Summary

situated close to the foot of the South Down National Park. This is a substantial site of mainly agricultural land within the vicinity of the settlement. In isolation development of the whole site would not be suitable owing to its size relative to its location and amenities, however if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development. Development to the south of the site would be visible to the National Park and mitigation measures to screen development would be required outside of the site area. Mitigation would also be required in the south eastern corner to mitigate the impact of the waste water treatment works and also the train line which runs along the southern boundary. The field in the far south eastern corner of the site is unsuitable for development as it is detached from the settlement and has poor access. This field is also very visible in the wider landscape to the south and east. Notwithstanding this, small scale housing development would be suitable along the frontage of Station Road subject to appropriate screening to the east. Frontage development may be suitable to the east Station Road which would consolidate the linear form of development along this frontage.

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

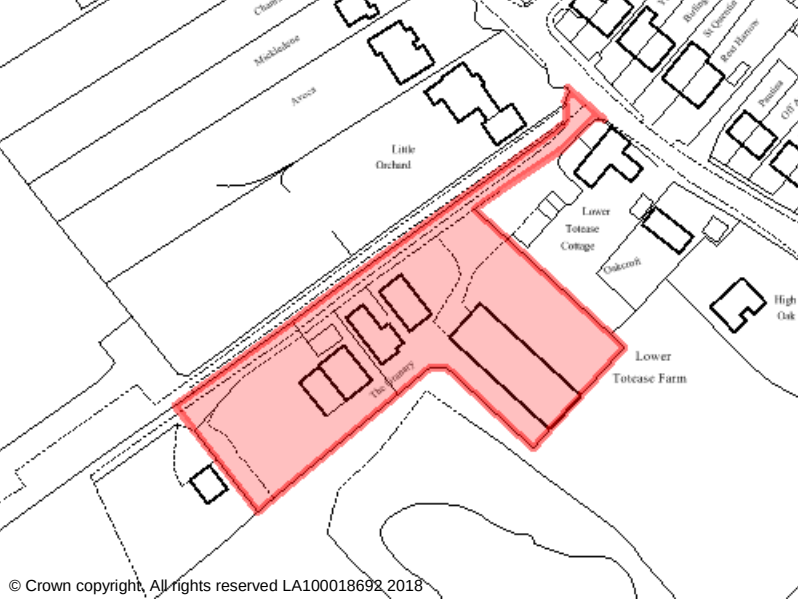
Plan showing whole extent of submitted site	Site Reference: 001/3225
	Settlement: Ringles Cross
	Parish: Buxted
	Address: Land on the East side of a road leading from Uckfield to Five Ash Down, Uckfield
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 2.76 Site area (ha) Net: 1.07
Delivery Yr 1-5: 37	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 37

Reasons: The site comprises of a single grassfield 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. A new vehicular/pedestrian access would be needed. 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. Woodland within the site would need to be retained and a landscape buffer created between any future development and the areas of ancient woodland. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development

Wealden SHELAA Potentially Suitable Sites Summary

it would require a Habitats Regulations 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: 027/1840	
		Settlement: Buxted	
		Parish: Buxted	
		Address: Lower Totease Farm, Framfield Road	
		Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable	
		Site area (ha) Gross: 0.445 Site area (ha) Net:	
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity

Reasons: The site comprises of a car storage and display with ancillary repairs and maintenance and office located on the south western 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 recreational land on the northwestern boundary of the site. There is insufficient visibility along the Framfield Road (to the south-east) in order to create a suitable vehicular access for housing development and no scope to improve this. The width of access potentially available is also insufficient to serve a housing development. The site however could be suitable for employment uses given the present brownfield use of the site.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 031/1990		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Five Ash Down		
	Parish: Buxted		
	Address: Land south of Millwood Lane, Maresfield		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 4.48 Site area (ha) Net: 4.0		
Delivery Yr 1-5: 120	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 120

Reasons: The site comprises of a large grass field which has scattered tree and woodland pockets within and surrounding the boundary of the site. The site is located between Millwood Lane and the A272 to the south of Five Ash Down. There is an ESCC grit depot located to the west of the site and isolated residential properties on each boundary. There is no suitable vehicular access at present, but there is a prospect that vehicular access could be achieved from the A272, subject to off site works including a reduction in speed limits. Subject to the provision of a suitable access and the introduction of a robust landscape structure within the site, this site should have the landscape capacity to accept some form of housing development. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 045/1990		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Five Ash Down		
	Parish: Buxted		
	Address: Land at Belfort House, Five Ash Down		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.49 Site area (ha) Net: 0.37		
Delivery Yr 1-5: 11	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 11

Reasons: The site is well enclosed and development should not have an adverse effect on the wider landscape from which it is well screened. The current access would require improvement, but if this is not feasible, access would need to be gained from the submitted SHELAA site (reference 58/1990) to the south. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

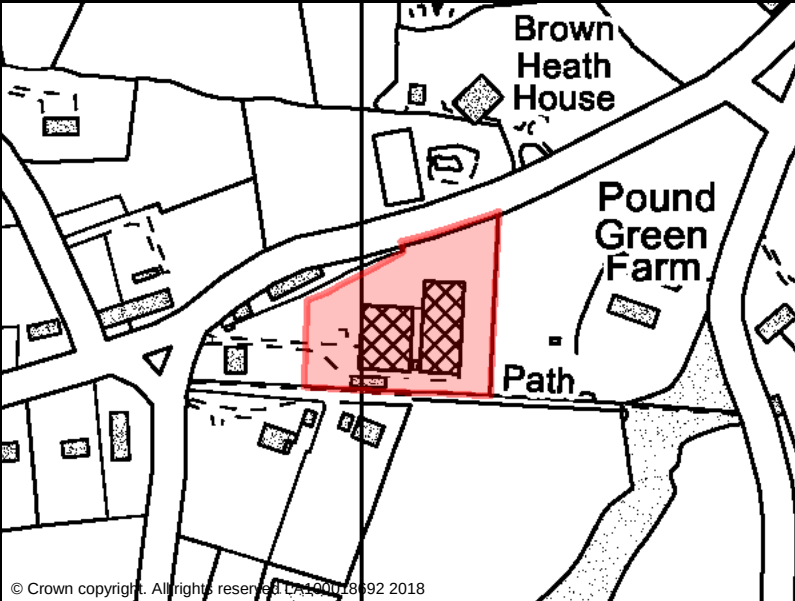
Plan showing whole extent of submitted site	Site Reference: 058/1990		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Five Ash Down		
	Parish: Buxted		
	Address: Land at The Walled Garden, (land W of Oakleigh) Five Ash Down		
	Suitable for housing: Yes Suitable for employment: No 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: 38	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 38

Reasons: This site was allocated in the Wealden non statutory Local Plan 2005 which planning permission was refused in 2005. The site slopes gently from northeast

Wealden SHELAA Potentially Suitable Sites Summary

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. A listed building (Coopers Farm House) lies to the southwest, but is well screened from the site and its setting should not be adversely affected. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 156/1840	
		Settlement: Buxted	
		Parish: Buxted	
		Address: Pound Green Nurseries, Pound Green	
		Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable	
		Site area (ha) Gross: 0.61 Site area (ha) Net:	
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity

Reasons: The site comprises of a redundant nursery located on the eastern fringe of Buxted. The existing nursery access and the junction at Limes Lane onto the A272 are inadequate to serve site development. A significantly improved vehicular access and pedestrian access would be needed which is likely to involve a remodelled Limes Lane/A272 junction. The site is affected by road noise from the A272 and pylons cross the site, however mitigation should be possible within the design of any scheme. In isolation the site is unsuitable and unlikely to be deliverable. Given the current use of the site employment uses may be suitable.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 214/1990		
	Settlement: Five Ash Down		
	Parish: Buxted		
	Address: Land at Coopers Row, Five Ash Down		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 4.01 Site area (ha) Net: 3.5		
Delivery Yr 1-5: 122	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 122

Reasons: The site is relatively well screened from the wider landscape but structural landscaping would need to be incorporated into any scheme design to reinforce boundaries, particularly with adjacent residential areas to the west. The submitted site indicates that a new access should be able to be provided directly to the highway network. A listed building is located adjacent to the southwest corner of the site and its setting would need to be safeguarded to ensure development does not have a harmful impact. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 290/1990		
	Settlement: Five Ash Down		
	Parish: Buxted		
	Address: Land adjacent to Pine Cottage, Coopers Green		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.47 Site area (ha) Net: 1.00		
Delivery Yr 1-5: 35	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 35

Reasons: The site is relatively well screened from the wider landscape but it is open to local views particularly from surrounding roads, and it is at a strategic cross roads location, creating a visual countryside gap between Ringles Cross and Five Ash Down. Field boundaries would need to be reinforced and structural landscaping introduced. There would be some noise from traffic on adjacent roads, but this could be mitigated through scheme design and landscaping buffering. The configuration of the site, and its topography, will restrict the developable area, which has been reduced accordingly. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 291/3225		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Ringles Cross		
	Parish: Buxted		
	Address: Land Behind the Croft, at Coopers Green		
	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: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: Any 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. A new vehicular/pedestrian access would be required. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 026/3225		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Ringles Cross		
	Parish: Buxted		
	Address: Land opposite Roundwood		
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Developable		
	Site area (ha) Gross: 1.04 Site area (ha) Net: 0.52		
Delivery Yr 1-5:	Delivery Yr 6-10: 18	Delivery Yr 11+:	Total Capacity 18

Reasons: The site comprises of a recreation football pitch located on the north eastern edge of Uckfield. Residential properties run in linear form to the west of the site

Wealden SHELAA Potentially Suitable Sites Summary

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 wooded part of the site is part of the adjacent listed historic park and this has been excluded from the developable area. There is already existing vehicular access to the site and there is potential for pedestrian access. This is a flat site with few on site constraints, apart from the need to provide a landscape buffer to the ancient woodland on the east and south sides and to the trees on the road boundary and to the north. Development of this site would involve the loss of a playing field, the need for which would be required to be assessed by the Council against development plan policy and as part of the Local Plan. Should there be a deficit in provision, then re-provision elsewhere would be required. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 145/1840	
		Settlement: Buxted	
		Parish: Buxted	
		Address: Great Totease Farm, Church Road	
		Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Developable	
		Site area (ha) Gross: 0.18 Site area (ha) Net: 0.18	
Delivery Yr 1-5:	Delivery Yr 6-10: 7	Delivery Yr 11+:	Total Capacity 7

Reasons: There is existing highways and pedestrian access to the site, although Church Road itself is too narrow for footways. Off site improvements may be required at the junction of Church Road and the High Street. Great Totease Farmhouse, a listed building, lies immediately to the north and any development/conversion design would need to protect its setting. The agricultural buildings are also prominent in the streetscene and in views across the valley from the west, requiring sensitive design. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 146/1840
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Buxted
	Parish: Buxted
	Address: Land East of Great Totease Farm
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Developable
	Site area (ha) Gross: 1.53 Site area (ha) Net: 0.92
Delivery Yr 1-5:	Delivery Yr 6-10: 33 Delivery Yr 11+: Total Capacity 33

Reasons: The site is located within the Low Weald landscape area and is to the north of an allocated housing site, also submitted as part of the SHELAA. The site can be adequately accessed through the adjacent site. 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 adjacent village. The listed building, Great Totease Farmhouse, lies to the immediate east of the site, but is well screened by existing mature trees. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment. Site is adjacent the built out site with application (WD/2009/1466/MAJ).

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 345/3230		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Ripe		
	Parish: Chalvington with Ripe		
	Address: Follengers Field, Church Farm		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.01 Site area (ha) Net: 0.4		
Delivery Yr 1-5: 12	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 12

Reasons: The whole site would not be suitable for housing development as it would be out of scale and character with village. However should development be proposed at this location in the Council's Local Plan, the frontage part of the site may be suitable as sufficient scope exists to mitigate any impact development would have on the wider landscape. Structural planting would be needed to reinforce the landscape structure of the site and ensure the development can be accommodated in the wider landscape and to protect the setting of the adjacent Conservation Area. A new vehicular access should be possible although improvements to pedestrian access along the lane are also needed. The design and layout of any limited housing scheme would need to reflect these site constraints and the appearance and character of the village. Overhead lines along the lane are likely to require re-routing.

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

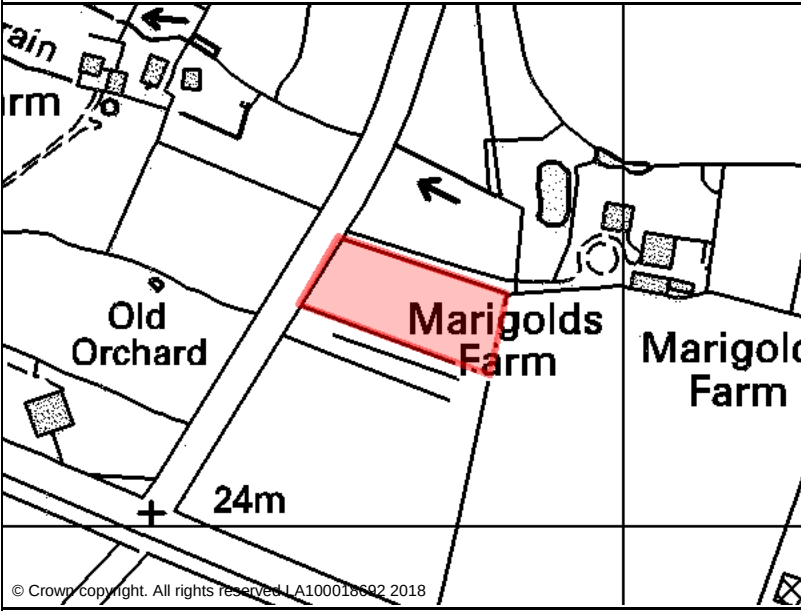
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 247/3090		
	Settlement: Lower Dicker		
	Parish: Chiddingly		
	Address: The Golden Cross Inn and Caravan Park, Golden Cross		
	Suitable for housing: No Suitable for employment: Yes Site available: Unknown Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.91 Site area (ha) Net:		
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity

Reasons: The site comprises of a pub, car park, garden and caravan park located on the A22 at Golden Cross. This site is in an isolated location immediately adjacent to the A22 and remote from local services and facilities and any settlement. The site is detrimentally affected by traffic noise. Residential development would be unsuitable in this location and would appear out of keeping with its semi-rural nature. Housing on the site would form an isolated and remote enclave of development and would not contribute to creating a mixed and sustainable community. Employment uses may be suitable at this location given the proximity to the A22 and other similar uses, subject to the access and road capacity necessary for the employment provision concerned.

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

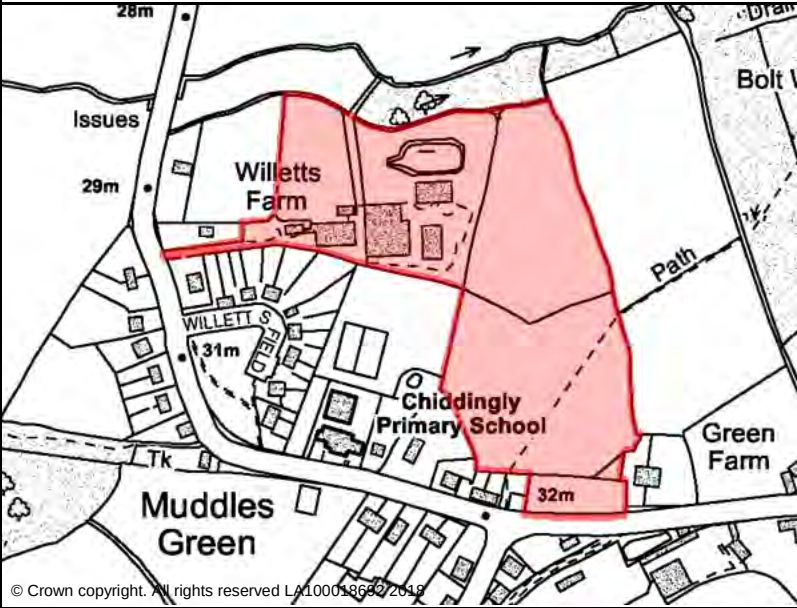
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 888/3090
		Settlement: Lower Dicker
		Parish: Chiddingly
		Address: Land at Marigolds Farm, Nash Street, Hailsham
		Suitable for housing: No Suitable for employment: No 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:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site comprises of a small paddock isolated and detached from any identified settlement or local facilities and amenities. The site is situated on Nash Street to the north off the A22. In isolation the development of this site for either housing or employment would not be suitable. However subject to policies within the local plan for comprehensive development of land around Hackhurst Lane Industrial Estate for employment and associated purposes it may be suitable subject to suitable access being established as part of a comprehensive scheme and any additional infrastructure requirements. Any development will need to take into account residential amenities and surrounding properties.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 922/1880					
		Settlement: Chiddingly					
		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: 0.21					
Delivery Yr 1-5: 6		Delivery Yr 6-10:		Delivery Yr 11+:		Total Capacity 6	

Reasons: This is an extensive site consisting of farm buildings and associated farmland which is located close to the centre of the village. A small part of the site is situated within flood zone 2. Development of the whole site would be not be in keeping with the scale and rural character of the area and surrounding countryside. The landscape survey (2014) describes this area as having a Major contribution to the Landscape Setting of the settlement as a result of its very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows. However small scale development along the frontage of the road following the existing line of development would be appropriate with suitable screening. Reuse of the existing farm buildings for rural employment may be appropriate.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 038/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address: Kingswood, Luxford Lane		
	Suitable for housing: Yes Suitable for employment: No 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: 11	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 11

Reasons: Development of the site could be well integrated into the existing settlement and should have limited adverse landscape impact. 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 trees which have high amenity value and should be retained. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 043/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address: Meadow House, London Road, Crowborough		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.906 Site area (ha) Net: 0.43		
Delivery Yr 1-5: 5	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 5

Reasons: The site is located close to the urban area of Crowborough with existing access to

Wealden SHELAA Potentially Suitable Sites Summary

Meadow House and good pedestrian connectivity. Low density development would be suitable in this location. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 055/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address: Coldrums and Land Rear of Field - Bus and Tyre Depot, London Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.39 Site area (ha) Net: 0.30		
Delivery Yr 1-5: 11	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 11

Reasons: The site is located within the existing development boundary of Crowborough and set some way back from the road and the existing street scene. A vehicular access exists, but this is only a single track at present and would need to be improved. However trees with significant amenity value (and covered by a TPO) run the length of the access lane and would need to be protected. There is a likelihood that the site may be affected by contamination, although it is unlikely that extensive mitigation will be required. The site is partially within the Crowborough Conservation area, and the design of any scheme will need to pay particular attention to protecting its character and appearance. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 065/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address: Land at the junction with Western Road and Hadlow Down Road.		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.87 Site area (ha) Net: 1.6		
Delivery Yr 1-5: 48	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 48

Reasons: Development could be integrated into the existing settlement and should have a limited landscape impact. The site is not currently accessible, however an access could be created onto Hadlow Road, although traffic modelling would be required to determine suitability together with improvements to the junction with Western Road. Due to the significant number of parked cars along Western Road (thus reducing its effective width) the provision of additional off-road parking spaces would be required to facilitate traffic movement and to extend southwards the 30mph zone. Pedestrian connections would also be required northwards from the vehicular access, to connect with services, school and public transport. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 110/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address: Land at Hodges, Steel Cross		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2.45 Site area (ha) Net: 1.15		
Delivery Yr 1-5: 40	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 40

Reasons: The site lies within the High Weald AONB, 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 site supports significant ecological habitat due to the broadleaved woodland and large pond, therefore, ecological surveys and mitigation and enhancement of habitat for biodiversity would be required. Appropriate noise mitigation measures would be required in respect of the busy A26 on the northwest boundary. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

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

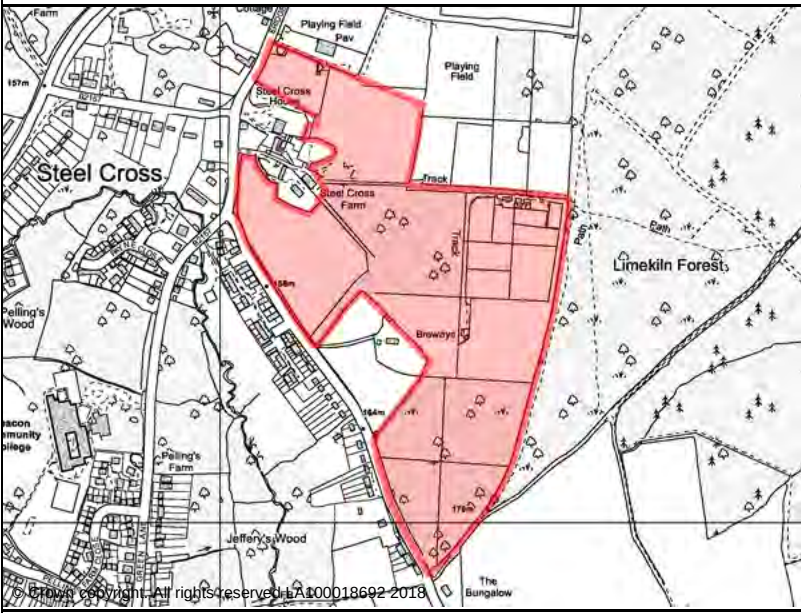
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 121/1110					
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>		Settlement: Crowborough					
		Parish: Crowborough					
		Address: Luxford Farm, Eridge Road					
		Suitable for housing: Yes Suitable for employment: No 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: 20		Delivery Yr 6-10:		Delivery Yr 11+:		Total Capacity 20	

Reasons: Development on the site may potentially affect the setting of the Listed Building, Luxford Farm, adjacent. However Luxford Farm is currently screened from the site and this would need to be retained and re-inforced. The existing vehicular access to the site would need to be upgraded. Some level of mitigation may be required due to the road noise from vehicles using Eridge Road; however it is considered that this could be achieved through scheme design and layout. The site is not currently accessible to a footpath but potential for pedestrian access exists and this will need to be upgraded to secure links into the town centre. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 250/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Land at Steel Cross Farm
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 23.29 Site area (ha) Net: 12
Delivery Yr 1-5: 103 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 103	

Reasons: This substantial site is located on the northern fringe of Crowborough within the High Weald AONB. Development of parts of the site would be particularly visible in views from wider landscape and would have an adverse effect on its character. Design of any scheme would need to incorporate improvements to the existing landscape structure and create a strong landscape setting for new housing and a new edge to the urban area. The site contains an existing Local Plan allocation for public open space and as such, development of this site would involve the loss of future potential recreational open space, the need for which would be required to be assessed by the Council against development plan policy and as part of the Local Plan. The site is not currently accessible by vehicles but potential for vehicular access arrangements appears to exist on to Green Lane or Eridge Road. A full transport assessment would be necessary to measure the impacts of development on the highway network locally and to ensure connectivity with the town centre, and to support a genuinely sustainable town extension in this location. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

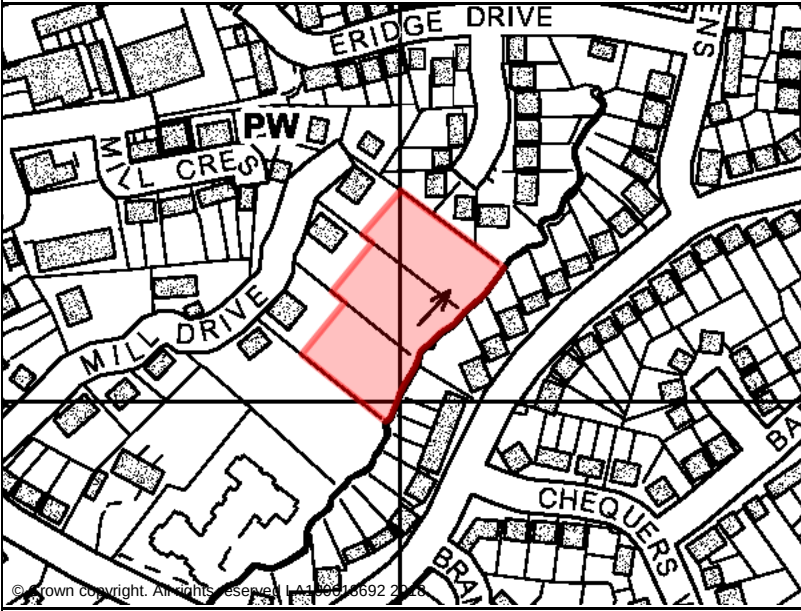
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 280/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address: Millbrook Garden Centre, Tubwell Lane, Jarvis Brook		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.96 Site area (ha) Net: 0.8		
Delivery Yr 1-5: 28	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 28

Reasons: The site is well located in relation to existing services and facilities. However any housing scheme would need to take careful account of the steep gradients and relationship of the levels with adjoining land. A new vehicular access would need to be provided from the B2100 as Tubwell Lane has insufficient width and an inadequate junction with the B2100. Off site works and bus stop/bus service improvements may also be required. A landscape buffer would need to be provided to shield any housing from the road which is particularly busy at this point due to the access into the Industrial Estate and Tesco's opposite. A landscape buffer would need to protect the mature trees on the southwest boundary. 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 Local Plan. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

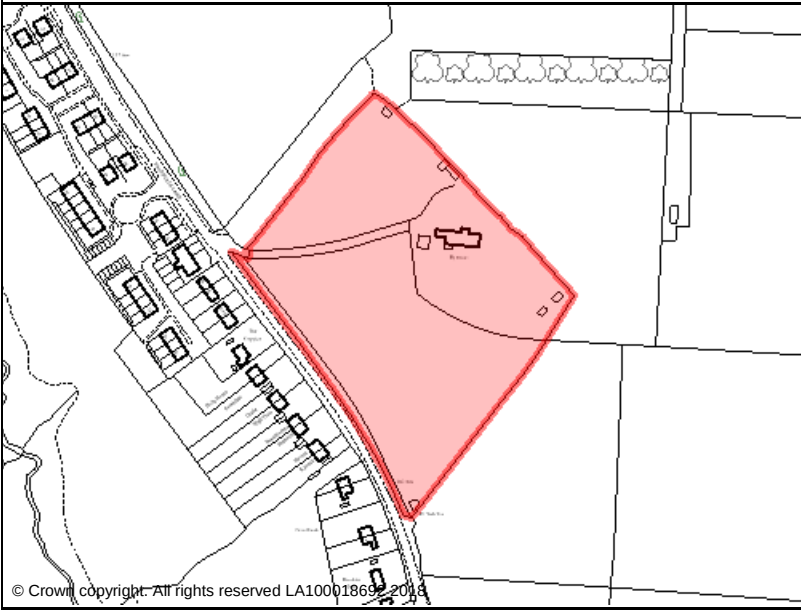
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 507/1110
		Settlement: Crowborough
		Parish: Crowborough
		Address: Millbrook Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.735 Site area (ha) Net: 0.44
Delivery Yr 1-5: 22	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 22

Reasons: The site comprises land which forms part of residential curtilages to the east of the center of Crowborough town centre. The site is not subject to significant physical constraints provided access could be made through the consented development of land to the south west. The protected trees and the stream would require a buffer which would reduce the developable area of the site.

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

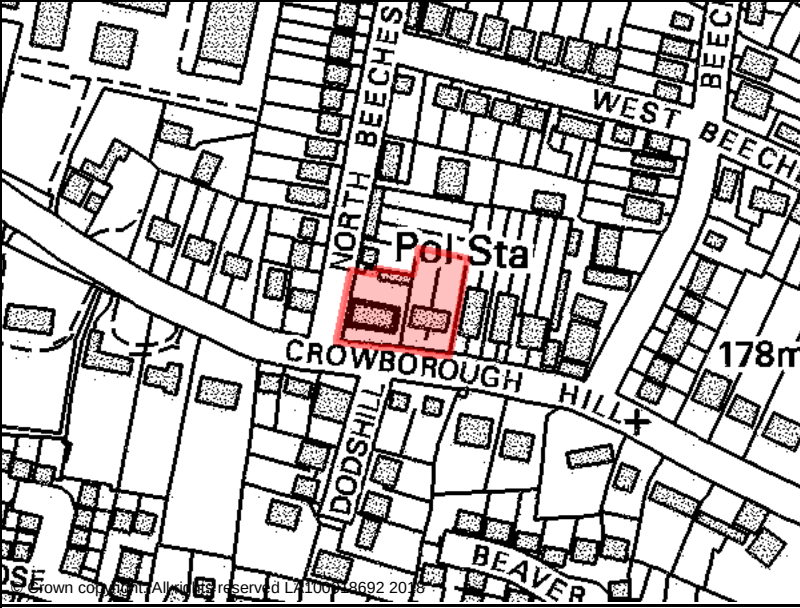
Plan showing whole extent of submitted site		Site Reference: 698/1110
		Settlement: Crowborough
		Parish: Crowborough
		Address: Land at Byeways, Palesgate Lane
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 2.224 Site area (ha) Net: 1.09
Delivery Yr 1-5: 32	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 32

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. Design of any scheme would need to incorporate improvements to the existing landscape

Wealden SHELAA Potentially Suitable Sites Summary

structure and create a strong landscape setting for new housing and a new edge to the urban area. The site is enclosed by land at Steel Cross which has been submitted for outline planning permission for 103 houses (WD/2018/2122/MAO). If approved this would provide the opportunity to access this site. A full transport assessment would be necessary to measure the impacts of development on the highway network locally and to ensure connectivity with the town centre. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

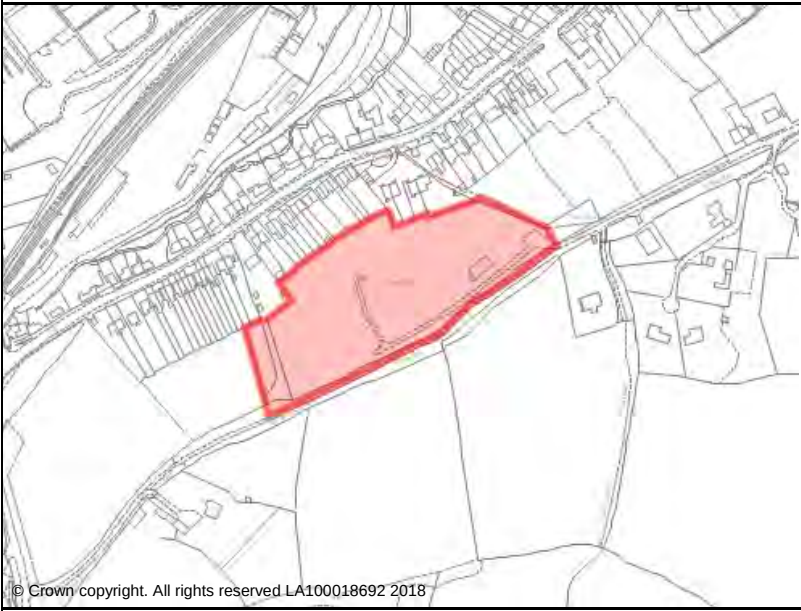
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 955/1110
		Settlement: Crowborough
		Parish: Crowborough
		Address: Crowborough Police Station, Crowborough Hill
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.224 Site area (ha) Net:
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 10

Reasons: The site is located within the town centre of Crowborough 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. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 112/1110
	Settlement: Crowborough
	Parish: Crowborough
	Address: Cherry Tree Nursery, Tubwell Lane, Jarvis Brook
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable
	Site area (ha) Gross: 1.68 Site area (ha) Net: 1.3
Delivery Yr 1-5:	Delivery Yr 6-10: 52 Delivery Yr 11+: Total Capacity 52

Reasons: The site is seen against the backdrop of development in Jarvis Brook and has good mature tree screening on its boundaries. In isolation this site is unsuitable as it is not currently accessible from the highway network. However 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. In this case an access could be created onto Hadlow Road, through the adjacent SHELAA site (Ref 65/1110), although traffic modelling would be required to determine suitability together with improvements to the junction with Western Road. Due to the significant number of parked cars along Western Road (thus reducing its effective width) the provision of additional off-road parking spaces would be required to facilitate traffic movement and to extend southwards the 30mph zone. Pedestrian connections would also be required northwards from the vehicular access, to connect with services, school and public transport. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable 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
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Developable
	Site area (ha) Gross: 3.19 Site area (ha) Net: 2
Delivery Yr 1-5:	Delivery Yr 6-10: 80 Delivery Yr 11+: Total Capacity 80

Reasons: 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 has not actually been included in the submission). Vehicular and pedestrian access to Stone Cross Road may be possible. 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 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. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

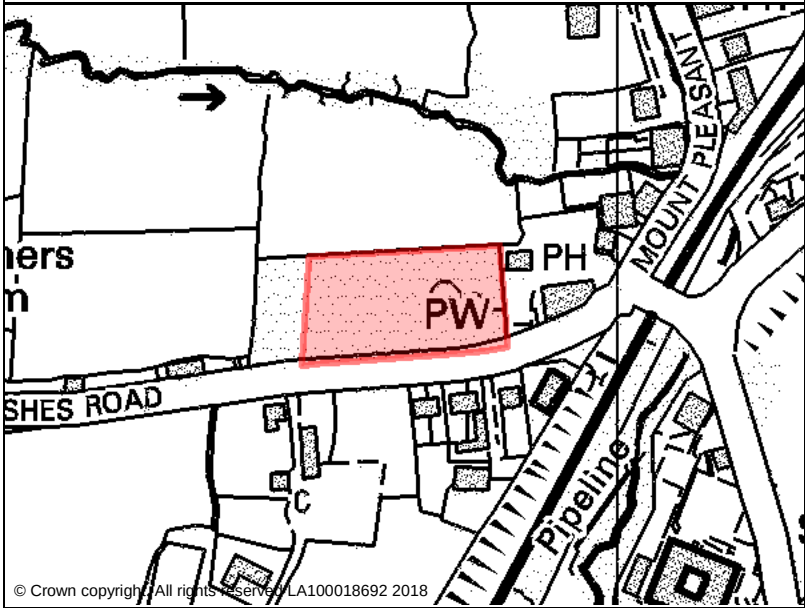
Wealden SHELAA Potentially Suitable Sites Summary

	Plan showing whole extent of submitted site	Site Reference: 472/1110
		Settlement: Crowborough
		Parish: Crowborough
		Address: Adams Close, Alderbrook
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable
		Site area (ha) Gross: 1.3 Site area (ha) Net: 0.9
Delivery Yr 1-5:		Delivery Yr 6-10: 36 Delivery Yr 11+: Total Capacity 36

Reasons: Subject to the creation of a suitable access across third party land which comprises of the Adams Close play area which is leased to Crowborough Town Council, 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. Should development come forward on this site then should there be a deficit in children's play provision then reprovision elsewhere would be required. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

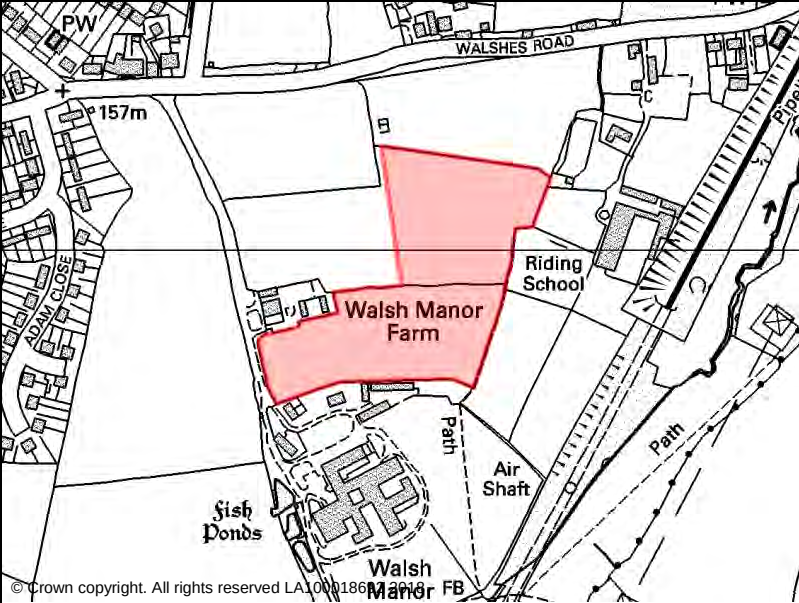
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 532/1110	
 <p>© Crown copyright. All rights reserved. LA100018692 2018</p>		Settlement: Crowborough	
		Parish: Crowborough	
		Address: Land north of Walshes Road	
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable	
		Site area (ha) Gross: 0.5 Site area (ha) Net: 0.5	
Delivery Yr 1-5:		Delivery Yr 6-10: 20	
		Delivery Yr 11+: Total Capacity 20	

Reasons: The site is heavily wooded and vegetated and ecological surveys would be required to determine the quality of the habitats. Development of the site for housing is likely to require significant tree removal. Access could potentially be provided from Walshes Road however other potential housing sites in the immediate vicinity have been identified as suitable in the SHELAA and this site could be considered comprehensively with those other sites, including for the provision of an access. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

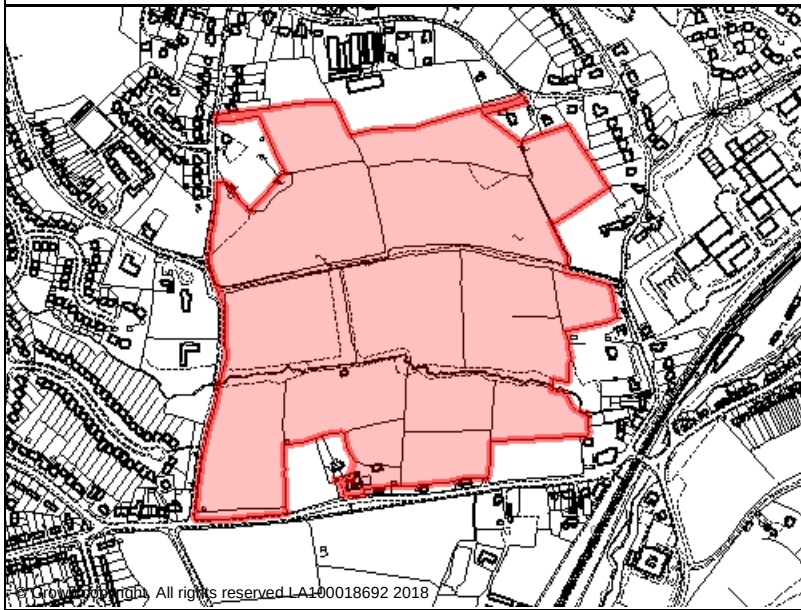
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 727/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address:		
	Land adjacent to Walsh Manor Farm		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable		
Site area (ha) Gross: 2.996 Site area (ha) Net: 2.5			
Delivery Yr 1-5:	Delivery Yr 6-10: 75	Delivery Yr 11+:	Total Capacity 75

Reasons: Development on the site should be capable of being well integrated visually into the existing settlement and should have minimal landscape impact. A development of this size however will require substantial additional landscaping to reinforce boundaries and create green networks through the development. The site is not currently accessible by vehicles. Potential vehicular access exists through recent development to the west of the site or via site 151/1110. A full transport assessment would be necessary to measure the impacts of development on the highway network locally (in particular Western Road and Whitehill Road) and to ensure good connectivity with the town centre, and support the creation of a genuinely sustainable town extension. 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 site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

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

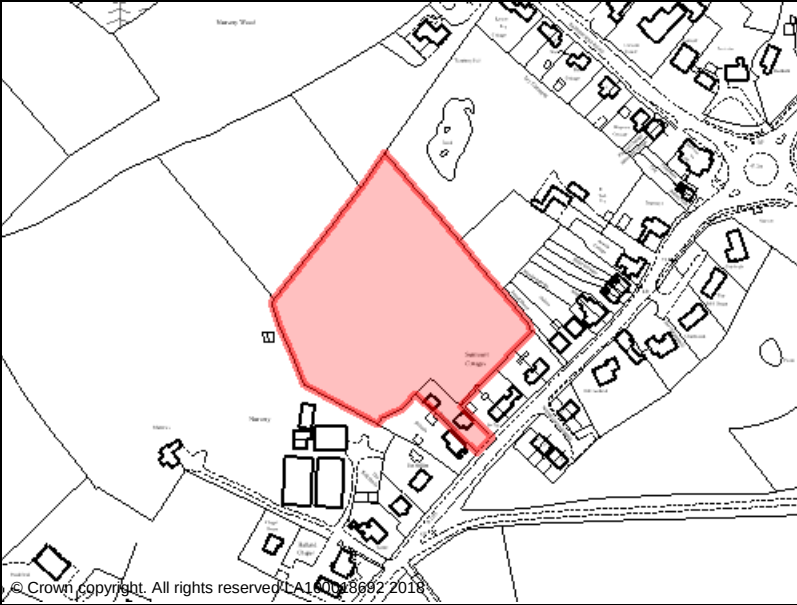
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 695/1110		
	Settlement: Crowborough		
	Parish: Crowborough		
	Address: Land at Kemps Farm N&S, Walshes Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not currently devel		
	Site area (ha) Gross: 20.89 Site area (ha) Net: 16.1		
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: 644	Total Capacity 644

Reasons: Development on the site should be visually well integrated into the existing settlement and should have minimal landscape impact. However the site is not currently accessible by vehicles. Some potential for vehicular access may exist to Luxford Road and/ or Walshes Road however significant works would be necessary on both roads to make them suitable for development on this scale. A full transport assessment/modelling would be necessary to measure the impacts of development on the highway network locally (particularly Western Road, Walshes Road and Whitehill Road) and to ensure connectivity with the town centre, and to support a genuinely sustainable town extension in this location. Some areas of the site experience considerable levels changes, not least around the ghyll which runs through the middle of the site (west to east). The design of any scheme for the site would need to take careful account of the steeply sloping topography of the fields which slope down towards the ghyll from both north and south and incorporate reinforcement of the overall landscape structure and the green network of open space connecting to the ghyll crossing the site to the south. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 074/2060		
	Settlement: Halland		
	Parish: East Hoathly		
	Address: Land at Bramblebank, Lewes Road, Halland		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.6 Site area (ha) Net: 1.39		
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 30

Reasons: This site consists of a single dwelling with a field to the rear. The development of the site would introduce development to the rear of a linear settlement pattern. However there is some built form beyond the linear settlement pattern which would mitigate some issues of moving away from the existing settlement pattern. There is currently a live application (WD/2016/2343/MAO) on this site for 30 dwellings. Access is secured by demolishing the existing dwelling on 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: 154/1950		
	Settlement: East Hoathly		
	Parish: East Hoathly		
	Address: Land to the East of South Street		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.38 Site area (ha) Net: 1.18		
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Delivery Yr 1-5: 41	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 41

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

Wealden SHELAA Potentially Suitable Sites Summary

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. This site is accessible to local services and development should have a minimal impact on the wider landscape. 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). There is an option to consider this site comprehensively with adjacent land and against an assessment of the overall impact that the scale of development may have on the village.

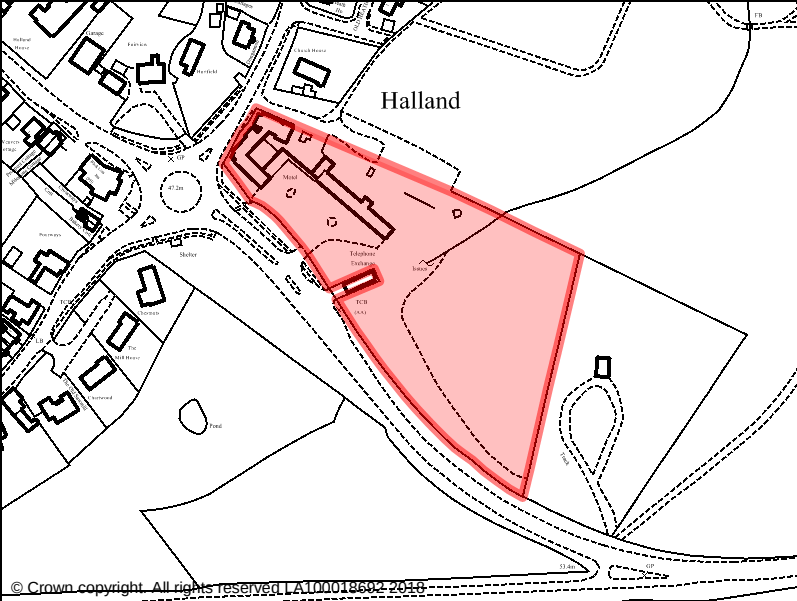
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 466/1950		
	Settlement: East Hoathly		
	Parish: East Hoathly		
	Address: Broomy Lodge Field		
	Suitable for housing: Yes Suitable for employment: No 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 is located on the western edge of East Hoathly some 700m to local services and facilities. Development would be suitable provided pedestrian access can be extended to the site from the centre of the settlement and a suitable buffer to the ancient woodland located adjacent to the southern boundary of the site is incorporated into the development together with appropriate screening to the western edge of the site to provide an urban edge to the settlement.

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

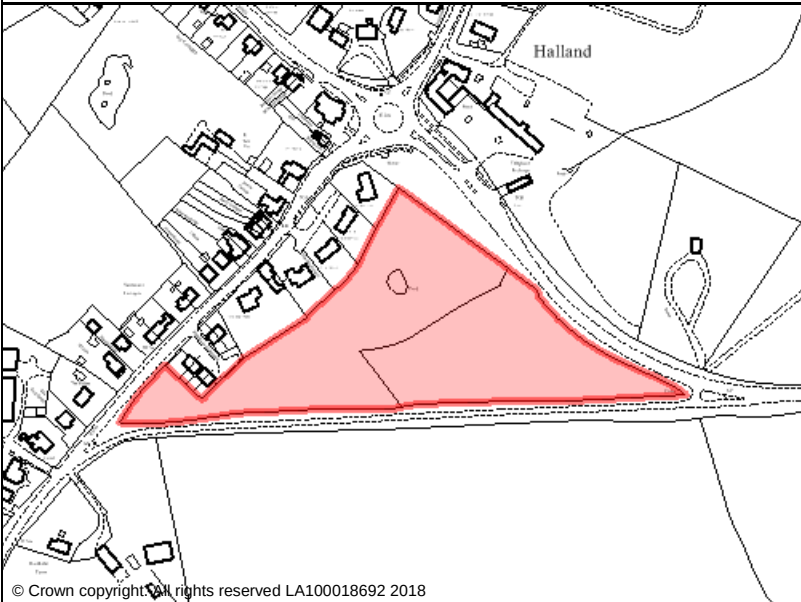
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 685/2060		
	Settlement: Halland		
	Parish: East Hoathly		
	Address: Land at The Halland Forge Hotel		
	Suitable for housing: Yes 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		
Delivery Yr 1-5: 17	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 17

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. Development of this area would follow the pattern of development round this busy roundabout. Vehicular access exists to the hotel from both the B2192 and the A22 however an assessment of the transport implications will be required should development be promoted on the site. The site is affected by noise from the A22 to the west but this could be mitigated through the scheme design and layout. Ancient woodland adjoins the site to the north and wraps around a large section of the eastern part of the site which precludes development beyond the existing hotel. Development of this site would therefore 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. If residential development is sought then this could be in the form of low rise apartments or retirement living given the sites location in the settlement.

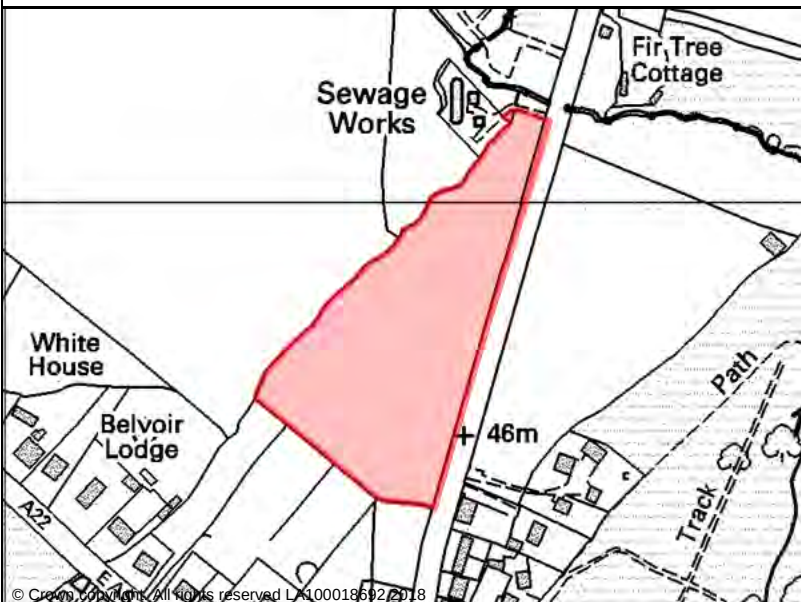
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 706/2060
		Settlement: Halland
		Parish: East Hoathly
		Address: Land south of Halland - Land with frontages to B2019, A22 Eastbourne Road and Back Lane,
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Deliverable
		Site area (ha) Gross: 2.514 Site area (ha) Net: 1.56
Delivery Yr 1-5: 10 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 10		

Reasons: This site comprises a large field wrapping behind linear residential development along the B2192 to the west and the A22 to the east. Development of the whole site would be not be in keeping with the scale and rural character of the area and surrounding countryside. However small scale development along the frontage of the A22 subject to a suitable vehicular and pedestrian access being established would be suitable.

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

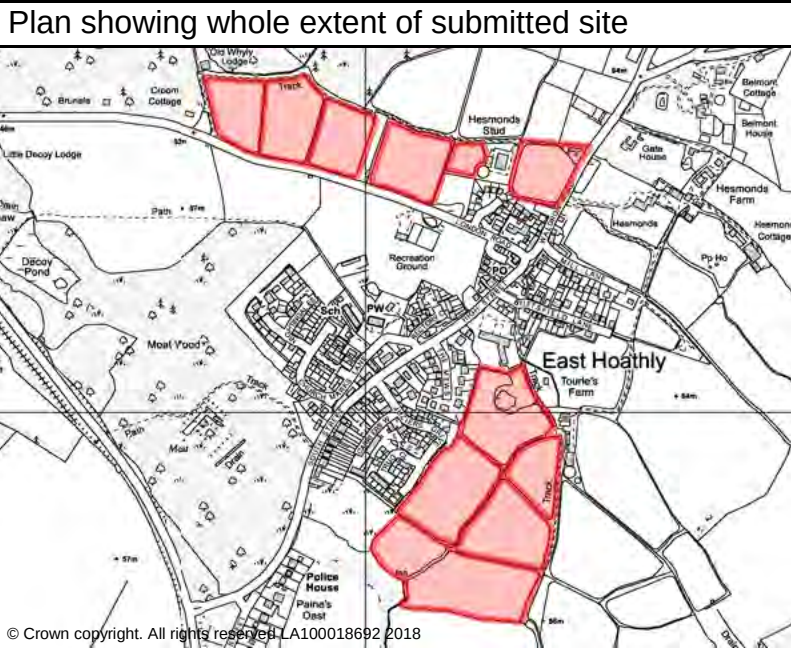
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 764/2060
		Settlement: Halland
		Parish: East Hoathly
		Address: Land at Old Acres, Heathfield Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 2.28 Site area (ha) Net: 1.48
Delivery Yr 1-5: Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 10		

Reasons: This site comprises a field abutting the B2192 which acts a gap between residential properties to the south and a waste water treatment works to the

Wealden SHELAA Potentially Suitable Sites Summary

north. Development of the whole site would be not be in keeping with the scale and rural character of the area and surrounding countryside. Development may be suitable along the frontage of the site adjacent to the B2192 subject to a suitable vehicular and pedestrian access being established. The site is well screened and would have minimal impact on the wider countryside. Odour mitigation may also be required together with suitable buffering to the waste water treatment works.

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

	<p>Plan showing whole extent of submitted site</p> <p>Site Reference: 773/1950</p> <p>Settlement: East Hoathly</p> <p>Parish: East Hoathly</p> <p>Address: Land at Hesmonds Stud</p> <p>Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable</p> <p>Site area (ha) Gross: 14.83 Site area (ha) Net: 6.92</p>
<p>Delivery Yr 1-5: 205</p>	<p>Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 205</p>

Reasons: This is a substantial site of mainly agricultural land within the vicinity of the settlement. In isolation development of the whole site would not be suitable owing to its size relative to its location and amenities, however if a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development. The site comprises of 11 parcels of land located around the edge of the village of East Hoathly. The land is currently used as grazing for the stud with associated tracks and outbuildings/stables. Five parcels of land are located along London Road in close proximity to the centre of the village. Vehicular and pedestrian access exists, however a buffer will be required on the northern edge of the sites to provide a new urban edge. Whilst the land here is open to the north, the effect of the adjacent Ancient Woodland is to foreshorten these views, meaning the land here is visually well contained. A single parcel of land is located off Waldron Road in the centre of the village with access off Waldron Lane. It is constrained by the Conservation Area and adjacent high grade heritage assets whose setting would have to be assessed as part of any scheme. These parcels of land are suitable for development and could accommodate approximately 205 dwellings. There are six parcels of land located on the south eastern edge of the village. The sites have significant access issues which may not be able to be overcome without access to the sites via the submitted sites along South Street. The tracks

Wealden SHELAA Potentially Suitable Sites Summary

accessing the sites are narrow and are unsuitable for access. Development would not be suitable in this part of the site.

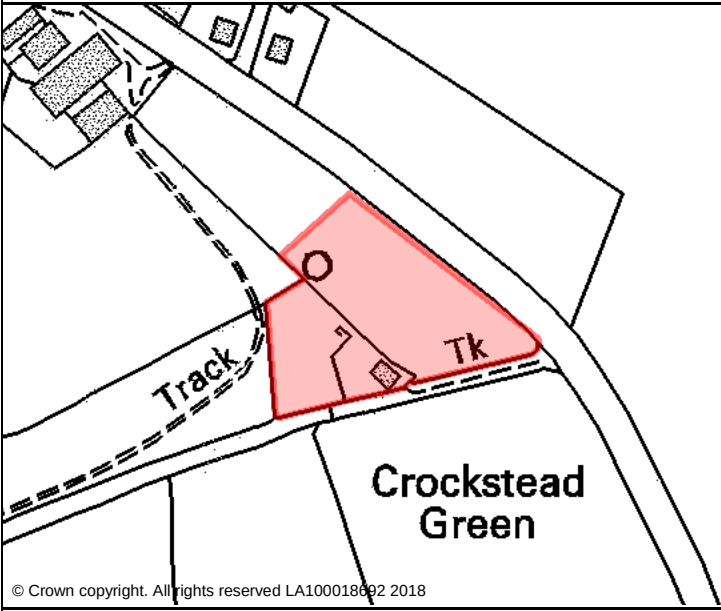
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 782/1950		
	Settlement: East Hoathly		
	Parish: East Hoathly		
	Address: Land east of South Street, East Hoathly		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 10 Site area (ha) Net: 5.2		
Delivery Yr 1-5: 130	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 130

Reasons: This is a substantial site of agricultural land within the vicinity 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 site is bordered by ancient woodland to the south, a strong woodland belt and a stream to the east and a hedgerow and ditch to the north. A 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 sites south eastern boundary on adjacent land. Further odour assessments would be required to assess any impact on proposed development and appropriate mitigation incorporated into any development. Vehicular access to the site can be achieved from either an extension to the south section of South Street or from the east side of South Street at the northern part of the site subject to further transport assessment to assess suitable options. There are views into the site from residential properties along South Street but the site is relatively visually contained by surrounding landscape features. At its furthest the site is located 800m from East Hoathly village centre and 400m (as the crow flies) from the nearest existing bus stop.

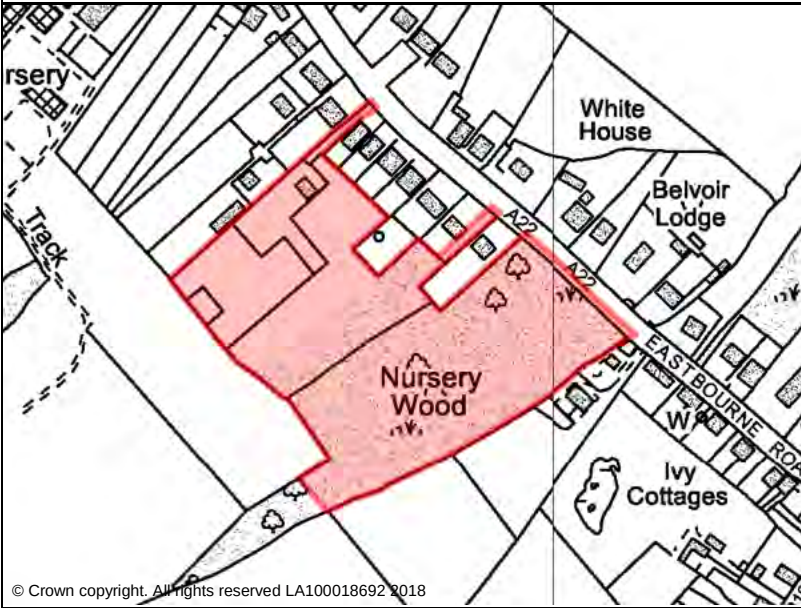
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 814/2060
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>		Settlement: Halland
		Parish: East Hoathly
		Address: Crockstead Green Farmhouse, Eastbourne Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Deliverable
		Site area (ha) Gross: 0.78 Site area (ha) Net: 0.78
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 23

Reasons: On its own the site is in an isolated location detached from the settlement of Halland. Should development be considered in this location as part of the Wealden Local Plan comprehensive redevelopment together with site 765/2060 which is adjacent to this site to the south could offer a suitable extension to the settlement.

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

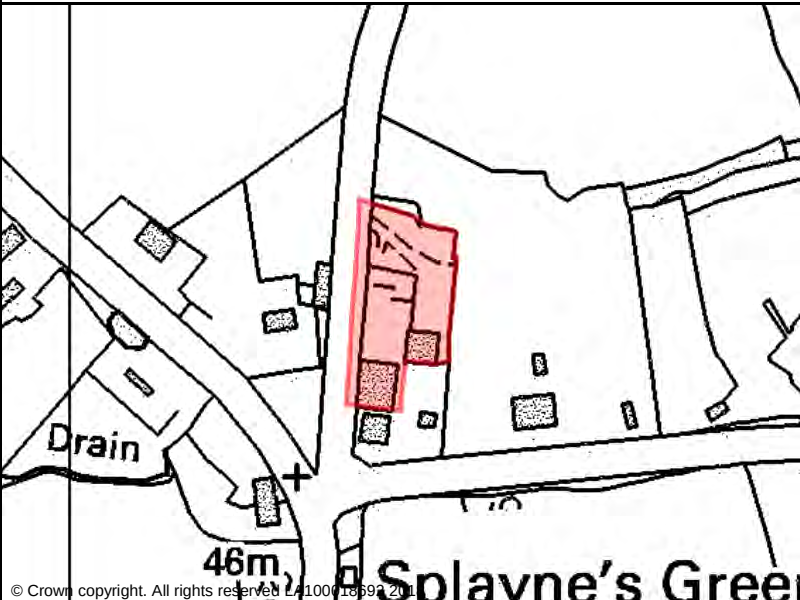
Plan showing whole extent of submitted site		Site Reference: 962/2060
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>		Settlement: Halland
		Parish: East Hoathly
		Address: Land to the west of Eastbourne Road (A22), Halland
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 3.6 Site area (ha) Net: 1.5
Delivery Yr 1-5: 25	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 25

Reasons: The site is located to the west of the centre of Halland and includes a single property (Hop Garden) with associated curtilage. The site is bordered by a line of existing properties on its north-eastern edge. A new vehicular access onto the

Wealden SHELAA Potentially Suitable Sites Summary

A22 should be possible following the demolition of the Hop Garden property. It is generally well located in relation to existing services and local facilities in Halland. Ancient woodland (Nursery Wood) within the site would need to be retained and a landscape buffer created between any future development and the woodland.

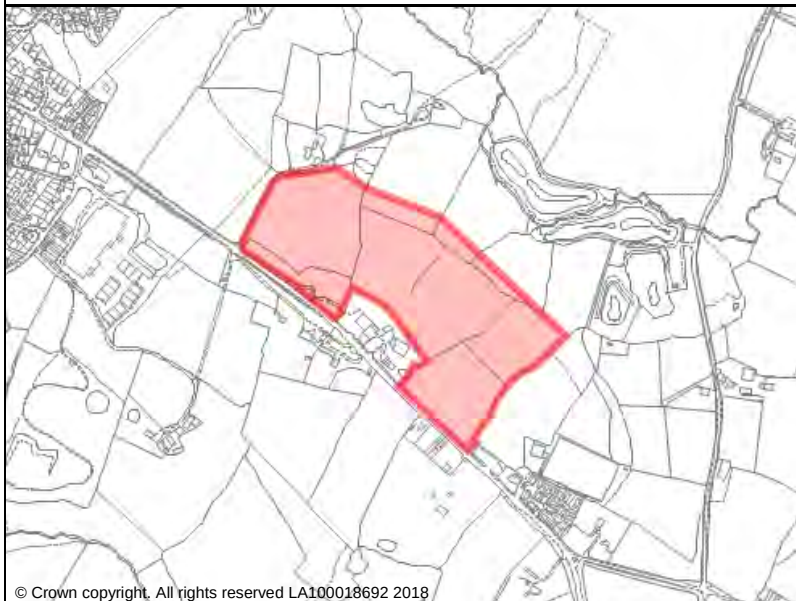
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 717/1630
		Settlement: Fletching (Other 1630)
		Parish: Fletching
		Address: Land at Fletching Garage, Splaynes Green
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.346 Site area (ha) Net: 0.2
Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 6

Reasons: The site is located in the centre of the settlement and is currently used as a garage. Potential for contamination exists due to the current land use and would be required to be mitigated. Careful design would be required and structural planning needed to reinforce the landscape structure of the site and ensure the development can be accommodated in the wider landscape and to protect the setting of the Conservation Area of which the southern part of the site sits. The design and layout of any limited housing scheme would need to reflect these site constraints and the appearance and character of the village. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

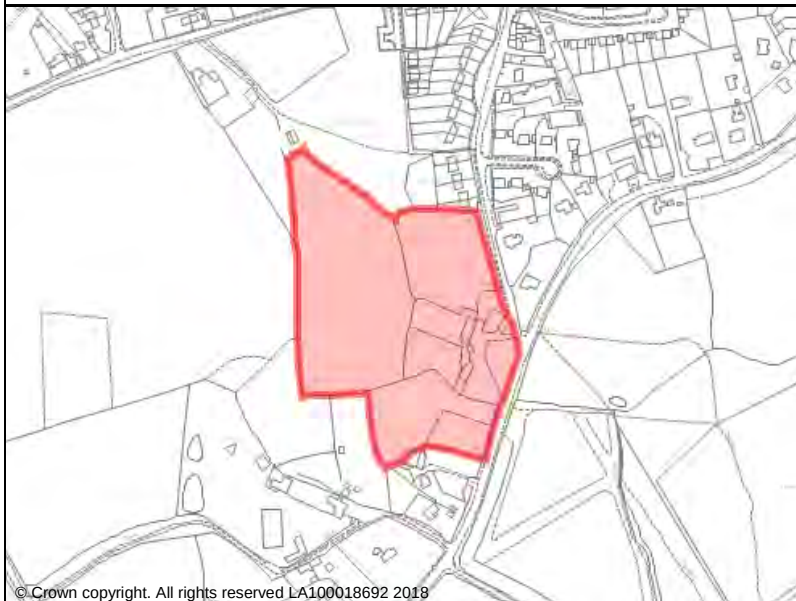
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 028/1410		
	Settlement: Uckfield		
	Parish: Framfield		
	Address: Cysleys Farm, Eastbourne Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 9.99 Site area (ha) Net: 5		
Delivery Yr 1-5: 150	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 150

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) which has recently been built out. Agricultural land is adjacent to the site to the north, and beyond, a series of lakes which are fished. Cysleys Farm buildings form part of the southwestern boundary with a restaurant and caravan park to the south. Woodland is located to the east. The 2014 Landscape Character Assessment identifies the site as being in an area of low landscape sensitivity. Parts of this sloping site are prominent in the wider landscape particularly in views from the north and east. Any development would be required to take these landscape features into account. The developable area has been reduced accordingly. A new vehicular access would need to be created off 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. Any scheme design would need to take into account traffic noise from the Eastbourne Road. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 251/1790		
	Settlement: Blackboys		
	Parish: Framfield		
	Address: Blackboys Inn and adjoining land		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 3.21 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. The pub has limited development potential being as it is a listed building and prominent on the main road and junction of School Lane. The land adjacent to the pub is approximately 3 acres of agricultural land. Development of the whole of the site would be out of keeping with the village however, some frontage development could be suitable along School Lane. 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

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 416/2020		
	Settlement: Framfield		
	Parish: Framfield		
	Address: Merrywell, Gatehouse Lane		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.53 Site area (ha) Net: 0.53		
Delivery Yr 1-5: 21	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 21

Reasons: The site is an agricultural field located to the east of the B2101. Development could potentially be integrated visually into the existing settlement and should have a localised impact on the wider landscape. There should be sufficient land for a new vehicular/pedestrian access to the B2102 and a pedestrian link to the village would also be needed. Off-site highway works, including junction improvements and speed restrictions, are also likely to be required and would need to be the subject of further investigation. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

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

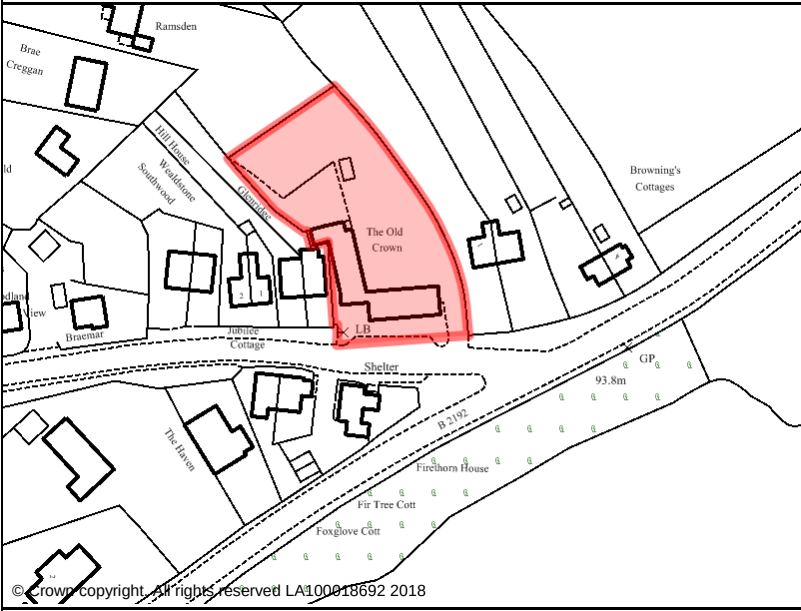
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 417/2020		
	Settlement: Framfield		
	Parish: Framfield		
	Address: Land at Merrywell, Gatehouse Lane		
	Suitable for housing: Yes Suitable for employment: No 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: 7	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 7

Reasons: The site comprises an agricultural field located to the south east of Gatehouse Lane. Development could potentially be integrated visually into the existing settlement and should have a localised impact on the wider landscape. There should be sufficient land for a new vehicular/pedestrian access, and a pedestrian link to the village would also be needed in the form of a footway along Gatehouse Lane. Off-site highway works, including junction improvements and speed restrictions, are also likely to be required and would need to be the subject of further investigation. There are overhead lines outside the site along the western boundary, which may require re-routing. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

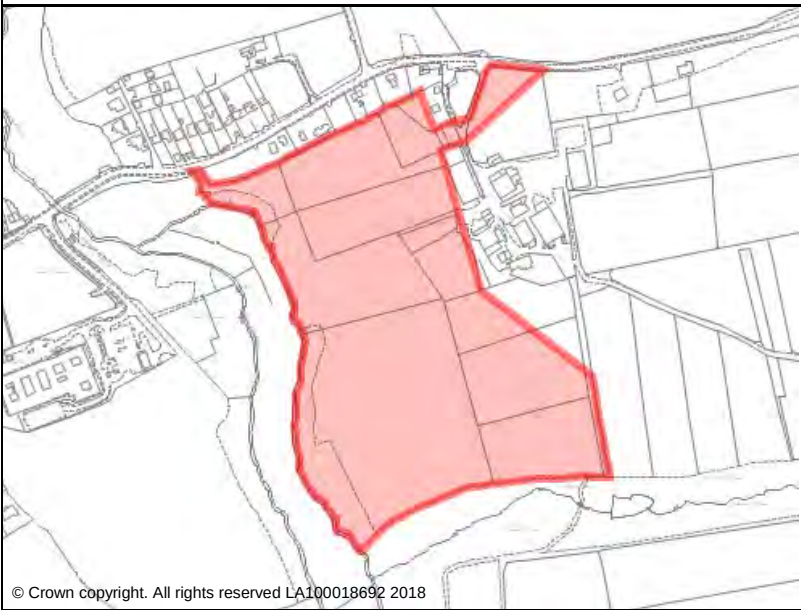
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 660/1790
		Settlement: Blackboys
		Parish: Framfield
		Address: The Old Crown, High Street
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.207 Site area (ha) Net: 0.2
Delivery Yr 1-5: 6		Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 6

Reasons: The site comprises of office accommodation with associated parking in the former Old Crown public house. The site is generally well located in relation to existing services and local facilities in Blackboys to the east and pedestrian and vehicular access currently exists to the site. 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.

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

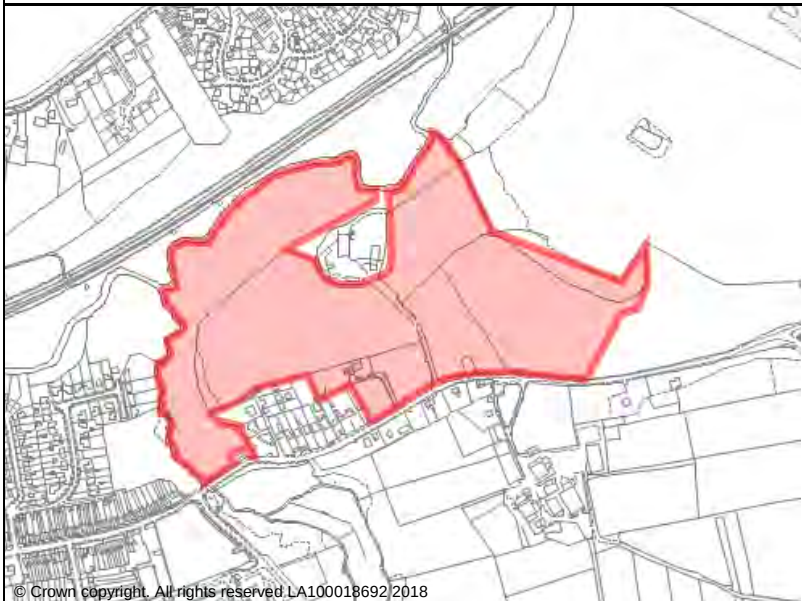
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 002/1410
		Settlement: Uckfield
		Parish: Framfield
		Address: Bird In Eye farm (South), Bird In Eye Hill
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Not currently devel
		Site area (ha) Gross: 9.27 Site area (ha) Net: 6.1
Delivery Yr 1-5:		Delivery Yr 6-10: Delivery Yr 11+: 197 Total Capacity 197

Reasons: This is a substantial site which comprises of sloping farmland located to the east

Wealden SHELAA Potentially Suitable Sites Summary

of Uckfield and generally facing towards the town and therefore visible from it. The B2102 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 housing by Wealden Council and a subsequent appeal was dismissed in 2008, taking account of 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. 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 Zone 3, and this has been excluded from the site area. 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. Directly adjacent to the site at the main Bird-in-Eye Farm is a Listed Farmhouse. However the design and layout of any scheme could ensure that the setting of this building is not materially harmed. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 127/1410		
	Settlement: Uckfield		
	Parish: Framfield		
	Address: Land at Bird In Eye (North), Framfield Road/ Bird In Eye Hil		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: No Site Conclusion: Not currently devel		
	Site area (ha) Gross: 14.27 Site area (ha) Net: 8.31		
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: 300	Total Capacity 300

Reasons: This site was refused planning permission for housing by Wealden Council and a subsequent appeal was dismissed in 2008, taking account of circumstances existing at that time. This site comprises sloping farmland in close proximity to Uckfield and generally facing towards the town and therefore visible from it. The Inspector at the appeal suggested that the site might be considered as a natural or logical extension to the urban area. In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape

Wealden SHELAA Potentially Suitable Sites Summary

framework to the site to complement the form and layout of any scheme. Part of the site is within Flood Zones 2 and 3, 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 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. These would need to be resolved before the site could be developed. Off site works will 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. The site surrounds a small industrial estate and therefore landscaping buffers would be needed to help integrate development into the landscape and provide a measure of noise attenuation. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 063/1610		
	Settlement: Tunbridge Wells		
	Parish: Frant		
	Address: Land at Benhall Mill Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 4.08 Site area (ha) Net: 2		
Delivery Yr 1-5: 90	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 90

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 LWS. Further ecological surveys would be required. Other sites in the immediate vicinity have been positively appraised during the SHELAA process and this site could be considered comprehensively with those other sites which could enable access. Off-site highway improvements would also be required.

Wealden SHELAA Potentially Suitable Sites Summary

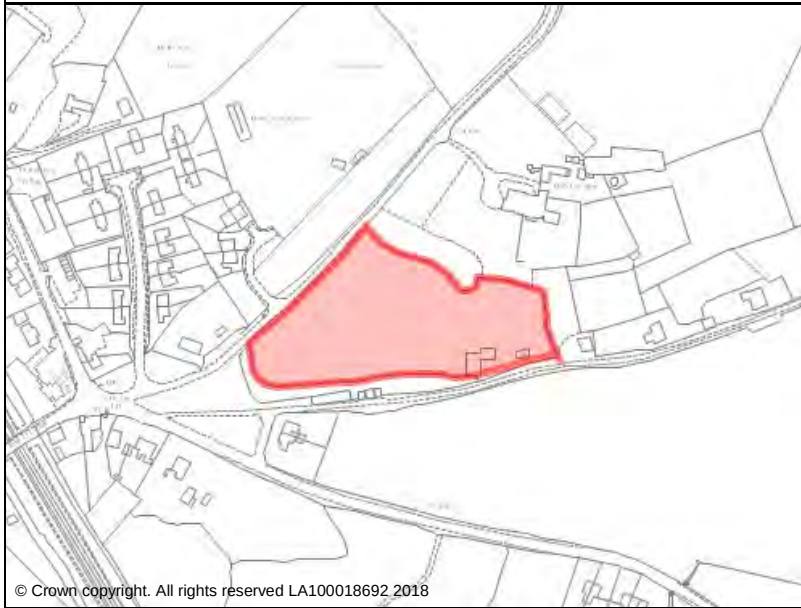
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 126/1610		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Tunbridge Wells		
	Parish: Frant		
	Address: Land at Little Mount Farm, Benhall Mill Road		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 6.11 Site area (ha) Net: 4.81		
Delivery Yr 1-5: 192	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 192

Reasons: The site is located on the south-east edge of Tunbridge Wells, comprising of a single, irregular-shaped parcel of primarily plantation woodland and some grassland. The site has a flat to undulating topography, sloping gently downhill towards the north-east. The site is adjacent to two properties and their gardens, and the mainline railway which is at ground level and itself is wooded on both sides. This site is not prominent and the impact of development on the surrounding landscape, particularly the AONB to the south, would be reduced by the enclosure provided by the mature trees on the boundaries. Although the railway runs along the western boundary, there is limited noise due to the depth of the cutting and the mature trees to this boundary. However this was a 1960s local authority land fill site and there is likely to be contamination present. A ground investigation would be needed with an extended period of ground gas monitoring, which in turn is likely to be expensive. Subject to the outcome of this investigation, it is likely that mitigation will be required. The removal of plantation trees will also be likely to have an impact on the Local Wildlife Site immediately to the north, and these ecological impacts would require full investigation. Should the whole site not be suitable for housing for the reasons above, it may be feasible to consider a reduced part of the site as suitable. 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, for example to achieve a satisfactory shared vehicular access.

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

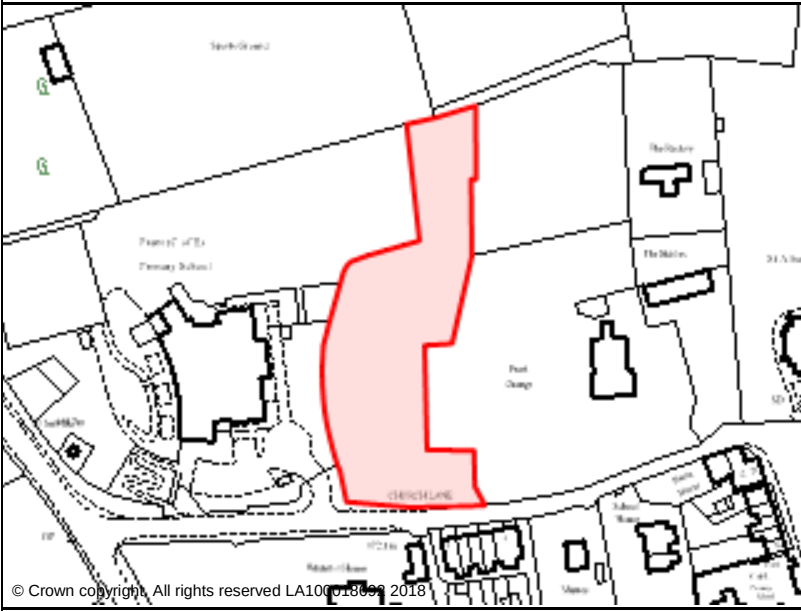
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 396/1750		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Bells Yew Green		
	Parish: Frant		
	Address: Land at Sandydene, Middle Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.10 Site area (ha) Net: 0.5		
Delivery Yr 1-5: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 15

Reasons: This site comprises a single agricultural field located on the south eastern edge of the village. 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. Development of the whole of the site would be out of scale with the village however, there may be opportunity for some limited development in the northern section of the site. This would require a new access from Hawkenbury Road and pedestrian links to the village centre. The TPO trees on the boundaries would require a suitable landscape buffer which will reduce the potential developable area. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

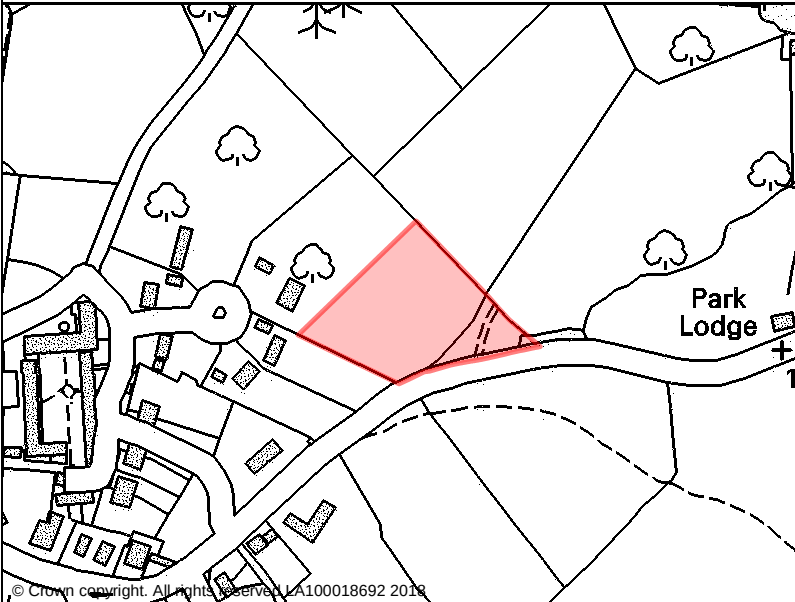
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 581/2030
 <p>© Crown copyright. All rights reserved LA100018899 2018</p>		Settlement: Frant
		Parish: Frant
		Address: The Glebe Land, Church Lane
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.378 Site area (ha) Net: 0.25
Delivery Yr 1-5: 8	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 8

Reasons: The site comprises of an irregular shaped vacant scrubland located in a central village location between the primary school and Frant Grange with suitable access already in situ due to the location of the primary school to the west of the site. 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 AONB therefore landscape considerations will be required to be taken into account in any development. The site is adjacent to the conservation area therefore any development would have to be carefully designed to ensure the impact is mitigated. If these constraints can be overcome the site could accommodate a small level of development.

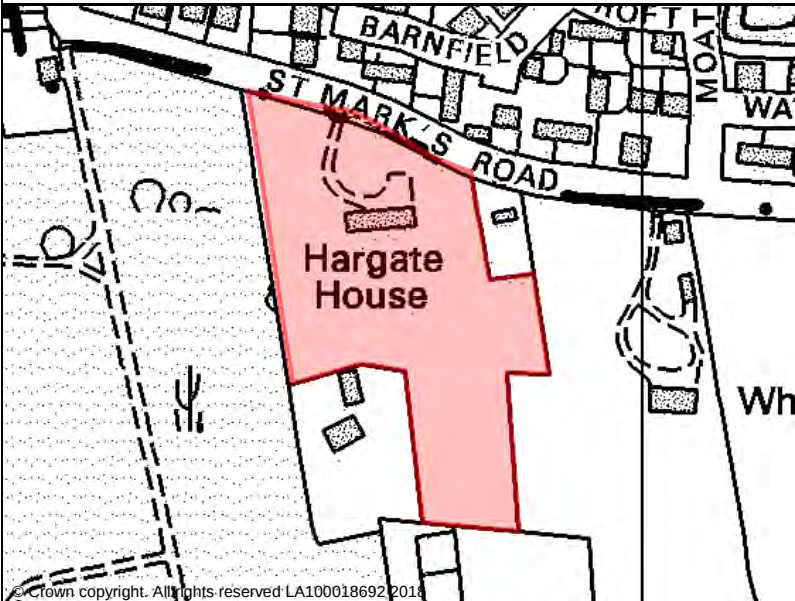
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 733/2030
		Settlement: Frant
		Parish: Frant
		Address: Land north of Bells Yew Green Road - Land South East of 3 Sellbourne Park
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.773 Site area (ha) Net: 0.5
Delivery Yr 1-5: 8	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 8

Reasons: The site comprises amenity land on the edge of the built up area of Frant where large properties dominate. Careful design is required to ensure any development would not impact on the semi rural/ edge of village centre location. Further assessment would be required to establish whether a suitable access could be achieved from Sellbourne Park. There is visual separation between central part of village and this land, being divided by both curvature in the road and intervening trees. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development.

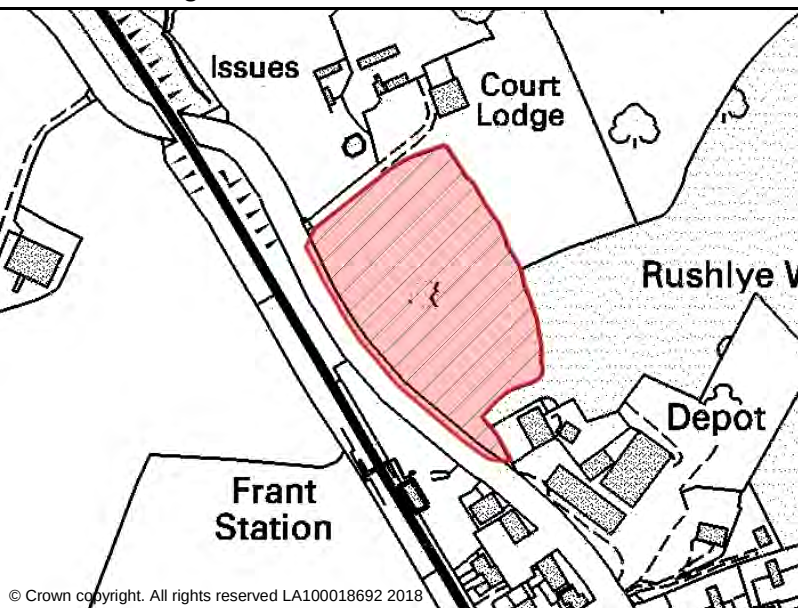
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 740/1610
		Settlement: Tunbridge Wells
		Parish: Frant
		Address: Land at Hargate House, St Mark's Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 1.46 Site area (ha) Net: 1
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 30

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site comprises of a large detached dwelling in extensive grounds. 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 therefore providing the opportunity to provide a more comprehensive development in this location. The site is located wholly within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF

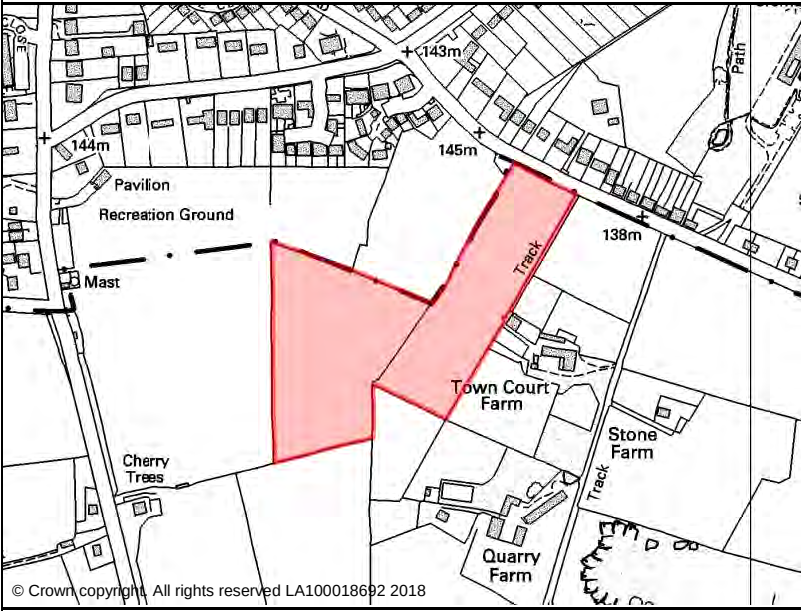
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 748/1750	
		Settlement: Bells Yew Green	
		Parish: Frant	
		Address: Land Adjacent to Court Lodge & Bells Yew Green Industrial Estate	
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Deliverable	
		Site area (ha) Gross: 1.31 Site area (ha) Net: 0.67	
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. The site is in close proximity to local services and the train station is opposite. Any development would have to be carefully designed to not impact on the TPO's on the site. The site is wholly within the High Weald AONB therefore further landscape work is required to assess the sites suitability and development would also be subject to the exceptional circumstances test of paragraph 172 of the NPPF. The site could also be suitable for employment uses given its proximity to the existing commercial site to the south east of the site.

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

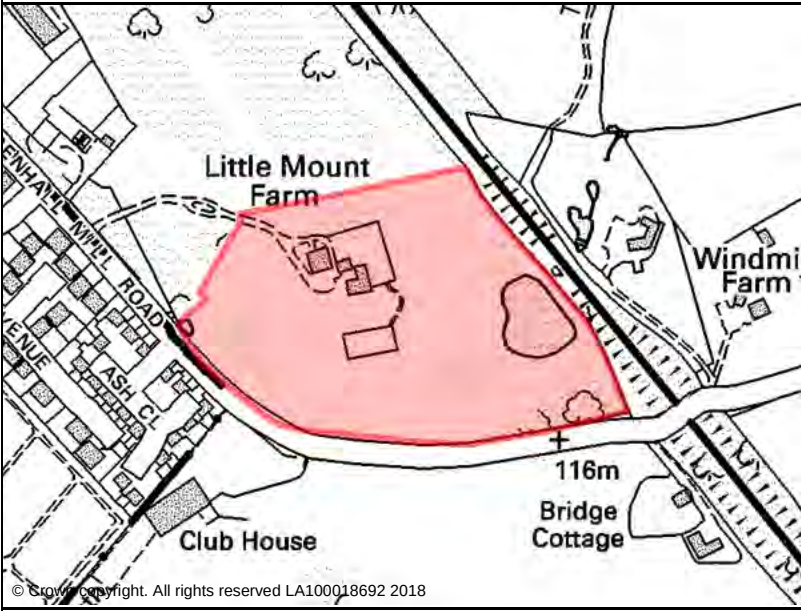
Wealden SHELAA Potentially Suitable Sites Summary

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: 105 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 105	

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 south east of a recently built housing development. 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 access suitable vehicular access to the site. Extensive landscape buffering would be required to maintain an edge with the land to the west and south to mitigate the impact on the wider countryside. The site is wholly within the High Weald AONB therefore further landscape work is required to assess the sites suitability and development would also be subject to the exceptional circumstances test of paragraph 172 of the NPPF.

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

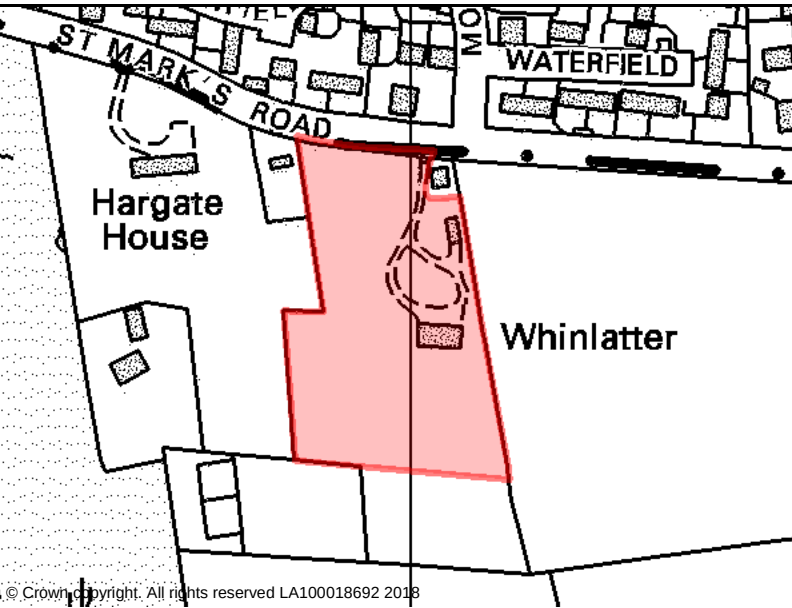
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 796/1610
	Settlement: Tunbridge Wells
	Parish: Frant
	Address: Land at Little Mount Farm, Benhall Mill Road
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 3.84 Site area (ha) Net: 2.7
Delivery Yr 1-5: 81	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 81

Reasons: The site lies adjacent to Benhall Mill Road on the south-east side of Tunbridge Wells and comprises of a large detached dwelling, mature gardens of lawns bounded by mature trees. The main-line railway runs close to the site beyond trees to the north-east. A public footpath runs adjacent to the site on two sides. The site is adjacent to the High Weald Area of Outstanding Natural Beauty (AONB). The house will have a high existing use value therefore this will impact on the overall viability of the site and the potential for what can be brought forward. 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 therefore providing the opportunity to provide a more comprehensive development in this location. This site is not prominent and the impact of development on the surrounding landscape, particularly the AONB to the south, would be reduced by the enclosure provided by the mature trees on the boundaries. Although the railway runs along the western boundary, there is limited noise due to the depth of the cutting and the mature trees to this boundary.

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

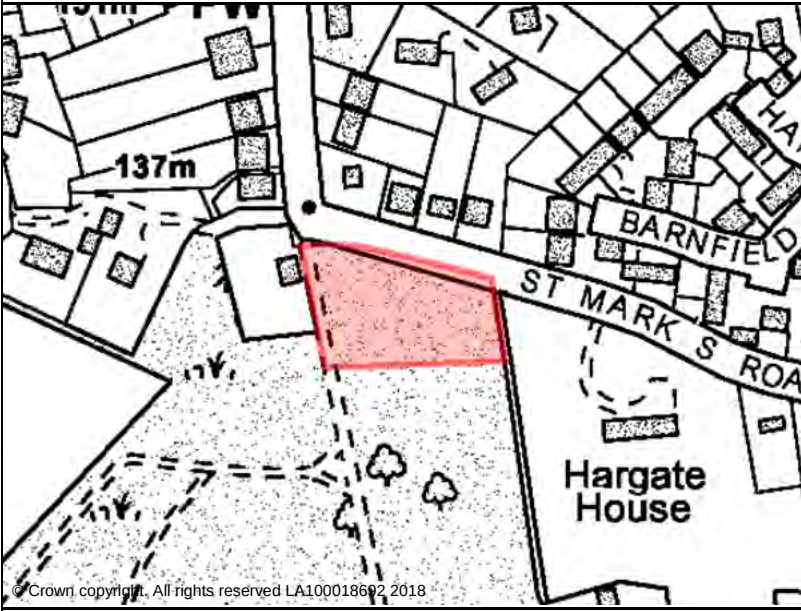
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 818/1610	
 <small>© Crown Copyright. All rights reserved LA100018692 2018</small>		Settlement: Tunbridge Wells	
		Parish: Frant	
		Address:	
		Whinlatter, St Marks Road	
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable	
Site area (ha) Gross: 1.29 Site area (ha) Net: 1			
Delivery Yr 1-5: 30		Delivery Yr 6-10:	
Delivery Yr 11+:		Total Capacity 30	

Reasons: The site comprises of a large detached dwelling in extensive grounds. 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 wholly within the High Weald AONB therefore further landscape work is required to assess the sites suitability and development would also be subject to the exceptional circumstances test of paragraph 172 of the NPPF. 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 therefore providing the opportunity to provide a more comprehensive development in this location.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 948/1610
		Settlement: Tunbridge Wells
		Parish: Frant
		Address: Land at St Mark's Road, Broadwater Down, Tunbridge Wells
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.4 Site area (ha) Net: 0.3
Delivery Yr 1-5: 9	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 9

Reasons: The Site lies adjacent to St Marks Road on the southern edge of Tunbridge Wells within the High Weald Area of Outstanding Natural Beauty (AONB) therefore landscape considerations will be required to be taken into account in any development proposals. The site is well located in relation to existing services and local facilities in Tunbridge Wells, and also public transport. A tree assessment would be required to establish whether the site could be developed given the extensive tree coverage on the site. Other SHELAA sites have been submitted adjacent to the site therefore providing the opportunity to provide a more comprehensive development in this location.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 044/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Arlington Stadium, Arlington Road West
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 6.74 Site area (ha) Net: 2.5
Delivery Yr 1-5: 75	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 75

Reasons: The site comprises a racetrack, warehouse and associated buildings and car park and is located to the west of the A22 on Arlington Road West. The site is visually well contained by Ancient Woodland to the west and east. The site is severed from Hailsham by the A22 and is particularly rural in nature. It is isolated and remote from local services and facilities and public transport. Owing to its isolation this site is unsuitable for residential development and development would be out of keeping with the surrounding land uses. The site would be suitable for employment uses given its existing use. If a Local Plan proposes large scale development of this area with associated infrastructure and amenities then the site may be suitable for development. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward and the requirements set out in the site summary for site 825/1310 are met. In these circumstances suitable remediation works would be required to deal with any potential contamination on the site. Buffering would be required to protect the Ancient Woodland and trees subject to a group TPO 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

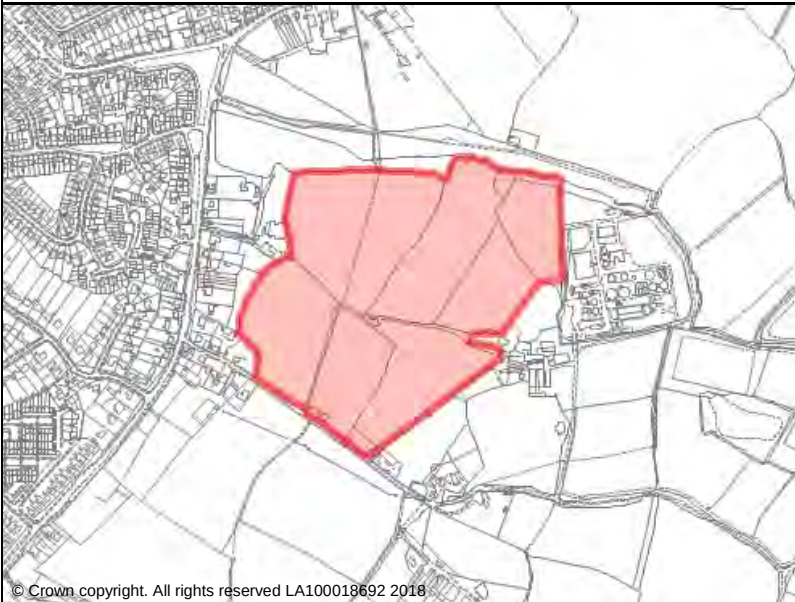
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 091/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Wellfield, 154 - 156 Station Road, Hailsham
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 0.63 Site area (ha) Net: 0.42
Delivery Yr 1-5: 10	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 10

Reasons: The site consists of a residential dwelling, garden and disused factory situated at the end of the residential development along Station Road. It is well located in relation to access to Hailsham Town Centre. The site in isolation would be able to accommodate limited growth along the frontage of the site with careful consideration of access. 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 with SHELAA site 728/1310 it may be considered suitable for development with associated infrastructure and amenities. In these circumstances the site comprises previously developed land and is well screened from the surrounding landscape by existing hedgerows on the boundaries, but is generally elevated above the level of the adjacent road. Asbestos is understood to be present on site in the former factory buildings and therefore a full investigation is required which can identify whether any mitigation is needed. The site is affected by noise from the industrial estate to the east, but this could be mitigated through scheme design and layout. Development of this site for residential development 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

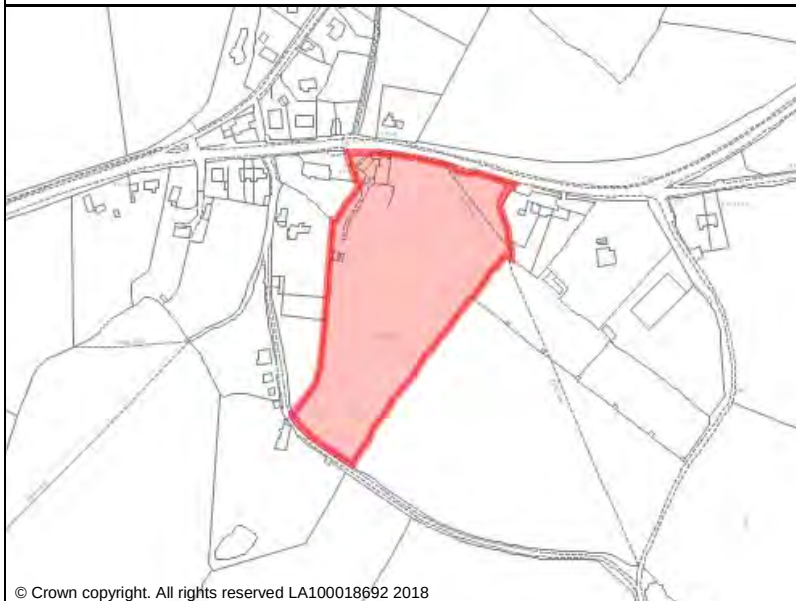
Wealden SHELAA Potentially Suitable Sites Summary

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: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 16.9 Site area (ha) Net: 5
Delivery Yr 1-5: 150	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 150

Reasons: The site is situated immediately to the east of the north side of Hailsham and lies in a rural area, surrounded to the north and east by extensive pasture, beyond which is the open landscape of the Pevensey Levels. The site is comprised of a number of fields of grazing/ pasture with hedgerows and mature trees along field boundaries. Longley Farm buildings (the farmhouse of which is listed Grade II) sit on the eastern boundary of the site and two further listed buildings (Whiteoaks and Harebeating Windmill – both grade II) lie close to the western boundary. Housing on the eastern edge of Hailsham borders the western edge of the site. The site is crossed by a PRow with another running 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. The site is relatively exposed in longer distant views, particularly the central part of the site which forms a ridge. 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 close to the sewage treatment works to the east and this also restricts the extent of the developable area. Odour mitigation will also be required.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 184/3110		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Magham Down		
	Parish: Hailsham		
	Address: Land adjoining the former Red Lion PH (off A271)		
	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: 0.64		
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: The site comprises of a large field adjoining the former Red Lion Public House to the south of the A271. The southern part of the site appears to be used as a playing field (with football pitch and goals) therefore development would be unsuitable on this part of the site. Development of the whole site would be not be in keeping with the scale and rural character of the area and surrounding countryside. However small scale development along the frontage of the road following the existing line of development would be appropriate with suitable screening. Further transport assessment is required to establish a suitable vehicular access to the A271. The existence of road noise from the main road will need to be taken into account in the detailed design and layout of any scheme. Employment uses would also be suitable on the site along the frontage of the A271.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 454/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land south of Howard Close
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 1.80 Site area (ha) Net: 1.4
Delivery Yr 1-5: 44 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 44	

Reasons: The site comprises of grassland lying in a rural landscape on the edge of south Hailsham. Other potential sites have been identified in SHELAA in the immediate vicinity and should development be proposed in this location within the Council's Local Plan, there would be a need to consider the impact of the development of this submitted land comprehensively with those other sites. The site is well located adjacent to existing development and further housing would have limited impact on the wider landscape. A new access would need to be created via the existing estate development (using Butts Field or Howard Close) therefore a transport assessment would be required to establish a suitable vehicular access. A water course runs above ground to the west side of the site and runs to the south, forming the southern boundary of the site. Assessment would also be required to assess odour impact from the waste water treatment works which are located beyond the site boundary to the south.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 461/1310		
	Settlement: Hailsham		
	Parish: Hailsham		
	Address: Amberstone Council Depot		
	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: 0.5		
Delivery Yr 1-5: 20	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 20

Reasons: The site comprises brownfield land used as a council depot to the north of Hailsham with access from the A271. Development of this site will require additional structural landscaping to reinforce screening to the north and to assist with the attenuation of traffic noise in the south. There are also pylons running along the southern boundary of the site which may require an additional buffer to be provided in any scheme design. It is likely that mitigation will also be needed to remove any contamination arising from diesel storage and the garage and diesel pumps. Intrusive ground investigation would be required. 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.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 467/1310		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hailsham		
	Parish: Hailsham		
	Address: Land at Station Road		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: No Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.06 Site area (ha) Net: 0.87		
Delivery Yr 1-5: 26	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 26

Reasons: The site comprises of vacant land lying in a rural landscape on the edge of south Hailsham and therefore is situated within a favourable location. Other potential sites have been identified in SHELAA in the immediate vicinity and should development be proposed in this location within the Council's Local Plan, there would be a need to consider the impact of the development of this submitted land comprehensively with those other sites. Part of the site contained a former sewage treatment works and therefore contamination investigations would be needed to establish whether mitigation measures will be required. 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. Access would have to be created via the existing estate development to the west and therefore site suitability is dependent upon achieving access to Butts Field via the land to the north of the site (also submitted through SHELAA). Assessment would also be required to assess odour impact from the waste water treatment works which are located beyond the site boundary to the south.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 470/1310		
	Settlement: Hailsham		
	Parish: Hailsham		
	Address: Fire Station, Victoria Road		
	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: 21	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 21

Reasons: The site is located within Hailsham Town Centre 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. A suitable access exists. Because of 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. In addition, the site contains an area designated as of Archaeological Interest and any future development is likely to be subject to an Archaeological Watching Brief.

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

Plan showing whole extent of submitted site	Site Reference: 521/1310		
	Settlement: Hailsham		
	Parish: Hailsham		
	Address: Land to the east of Battle Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 6.4482 Site area (ha) Net: 5.02		
Delivery Yr 1-5: 201	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 201

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site comprises of a series of agricultural fields in a rural location adjacent to the urban edge of Hailsham, close to the Town Centre and amenities. The site is relatively exposed in longer distant views, particularly the southern part of the site. Development would need to protect the landscape character and ecological value of the Pevensey Levels. The northern part of the site is within 500 metres of the Hailsham North Sewage 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 may be the potential to access the site over adjacent third party land which has been identified in the SHELAA. 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.

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

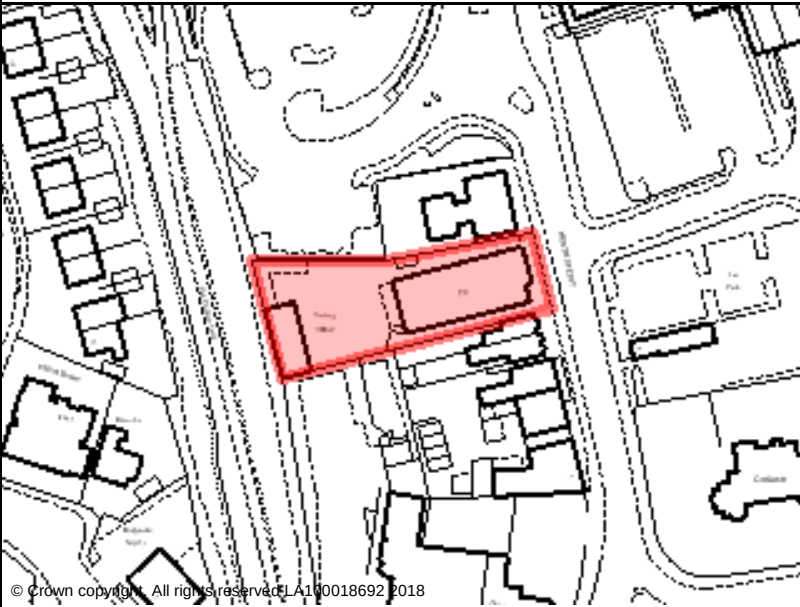
Plan showing whole extent of submitted site		Site Reference: 524/1310	
		Settlement: Hailsham	
		Parish: Hailsham	
		Address: Land at Harebeating Nursery	
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable	
		Site area (ha) Gross: 0.508 Site area (ha) Net: 0.5	
Delivery Yr 1-5: 20		Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 20

Reasons: This former nursery site is visually well connected to the settlement of Hailsham and its amenities. Although the site is currently accessible from both Harebeating Lane, vehicular access would need to be achieved from Battle Road. A transport assessment, to include modelling would be required to assess the impact of development. There may be the potential to access the site over adjacent third party land which has identified in the SHELAA. Some contamination may exist on the site from the former nursery use requiring investigation together with mitigation measures if required. The site is within close proximity to the Hailsham North Sewage Treatment Works 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

Wealden SHELAA Potentially Suitable Sites Summary

suitable in SHELAA and this land could be considered comprehensively with those other sites. It would only be suitable for development in these circumstances if site 825/1310 and its associated sites come forward and the requirements set out in the site summary for site 825/1310 are met.

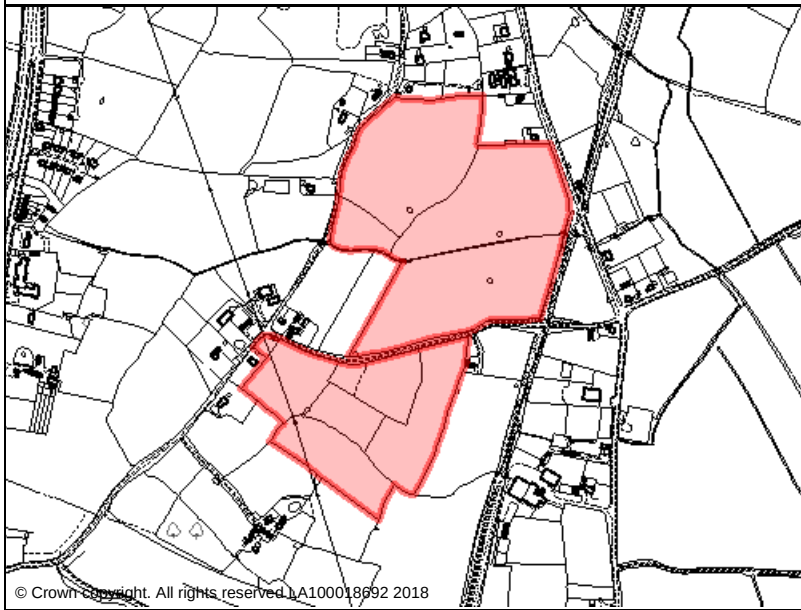
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 621/1310
		Settlement: Hailsham
		Parish: Hailsham
		Address: Land at Hailsham Delivery Offices, 11 North Street
		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 the town centre of Hailsham. The site has the potential to be well integrated into the existing settlement close to services and development will not be harmful to the wider landscape. A suitable access already exists to the site. 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 Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 696/1310		
	Settlement: Hailsham		
	Parish: Hailsham		
	Address: Land adjoining Summerhill Lane		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 17.80 Site area (ha) Net: 9.45		
Delivery Yr 1-5: 283	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 283

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. It is divided in two by Summerhill Lane which is a rural road with no public footpaths and the land is rural in nature. The site is separated from the approved development site at Oaklands by a small grouping of low density housing with large gardens. The part of the site to the north of Summerhill Lane would be suitable for development subject to the following considerations being incorporated into any scheme. It is located next to the Cuckoo Trail which affords opportunities of links to Hailsham Town Centre through walking and cycling. The site sits within a strong rural landscape with a coherent green infrastructure network. A public right of way crosses the site to the south of Summerhill Lane and the Cuckoo Trail runs adjacent to the site to the east connecting the site to the wider area, including an area of ancient woodland (Coldthorn Shaw) located within the north eastern section of the site adjacent to Coldthorn Lane. These features should be incorporated into the layout and design of development together with suitable buffers together with existing hedgerows and tree belts which are located within the site, especially the tree belt to the east adjacent to the Cuckoo Trail.

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

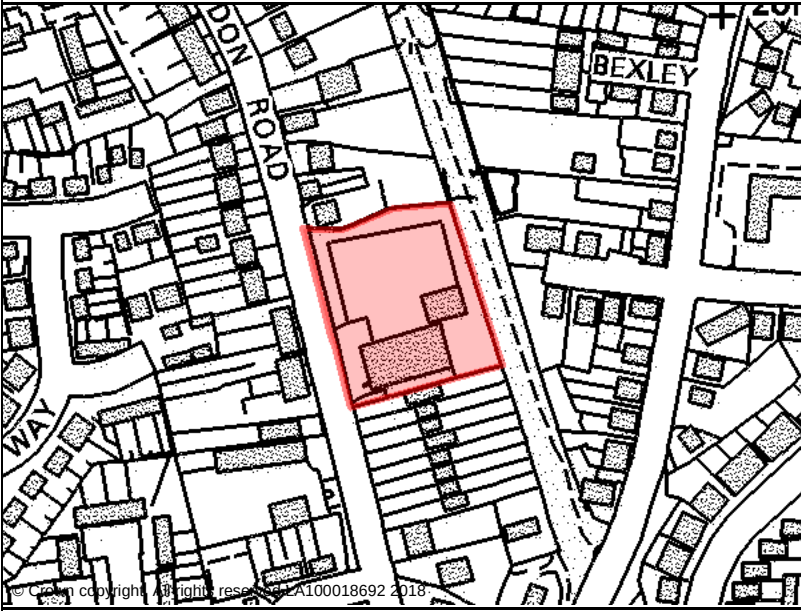
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 804/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land at Mill Road
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 7.25 Site area (ha) Net: 5.8
Delivery Yr 1-5: 174 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 174	

Reasons: The site comprises of a group of four fields which slope down from south to north and is situated on the south eastern edge of Hailsham immediately to the north of a caravan/ chalet park and to the west of the open landscape of the Pevensey Levels. The northern boundary of the site is within flood zone 3 where development would be unsuitable. From the upper parts of the site there are long distance views to the north towards the Pevensey Levels. A full transport assessment would be required to establish a suitable vehicular access given the narrowness of Mill Road and to ensure appropriate footpath provision. Further landscape assessment would be required to identify measures to minimise the impact of housing development from views across the wider landscape including the Pevensey Levels. Strong landscape buffering would be required on the northern boundary to reduce the visual impact of development on the wider landscape, to protect the hedgerows on the site and to reinforce existing field boundaries.

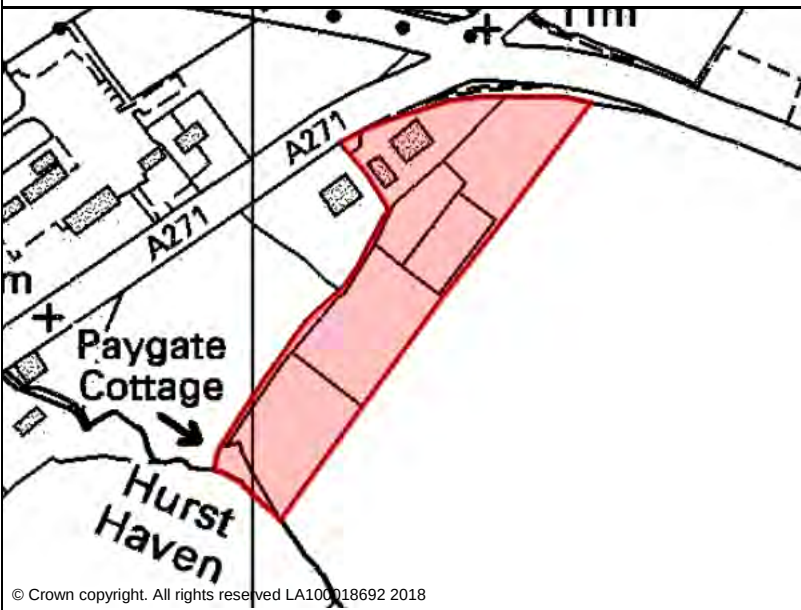
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 809/1310
		Settlement: Hailsham
		Parish: Hailsham
		Address: Plumb Centre, 116 London Road
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.62 Site area (ha) Net: 0.62
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 10

Reasons: The site comprises an industrial warehouse and trade counter in a central location in Hailsham. It has existing pedestrian and vehicular access and has no constraints or designations which would impact on development of the site. Residential and/ or commercial development would be in keeping with the surrounding land uses and density. Development of this site would involve the loss of the existing employment, the need for which would be required to be assessed by the Council against development plan policy and as part of the local plan.

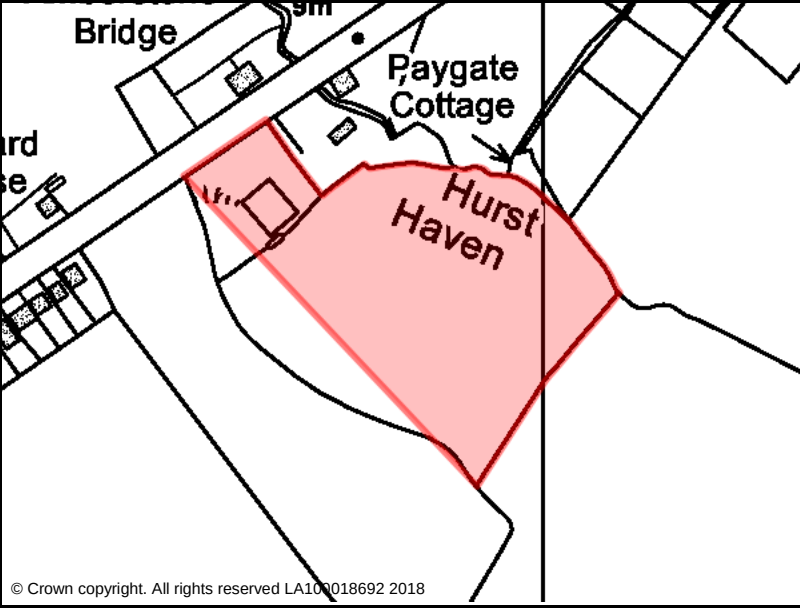
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 897/1310
		Settlement: Hailsham
		Parish: Hailsham
		Address: Land at Peppers adjacent Amberstone Grange
		Suitable for housing: Yes Suitable for employment: Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.97 Site area (ha) Net: 0.58
Delivery Yr 1-5: 17	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 17

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site comprises amenity land and buildings surrounded by open landscape located to the north east of Hailsham abutting the A271. The southern section of the site is within flood zone 3 therefore development would not be suitable on this section of the site. The remainder of the site would be suitable subject to further transport assessment relating to the creation of a suitable access given the speed of the road and appropriate visibility splays being created. Strong landscape buffering would be required on the southern and eastern boundaries to mitigate the impact any development would have on the wider landscape.

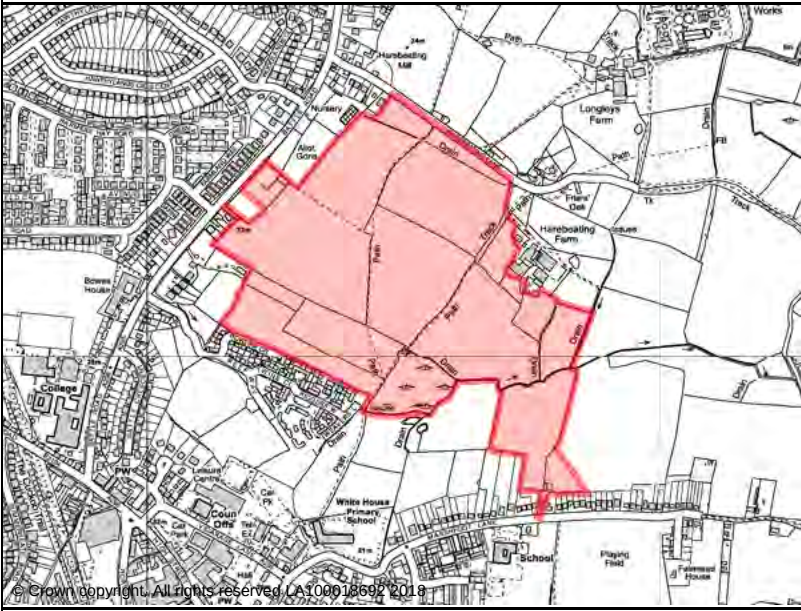
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 963/1310	
		Settlement: Hailsham	
		Parish: Hailsham	
		Address: Poplar Cottage Farm (East), Amberstone	
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable	
		Site area (ha) Gross: 1.64 Site area (ha) Net: 1.52	
Delivery Yr 1-5: 46		Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 46

Reasons: The site comprises of agricultural land located on the fringe of Hailsham and with suitable scheme design and structural landscaping, development should be capable of being assimilated into the landscape. An opportunity exists to provide vehicular access to the A271, although further investigation is needed into what further off site highway improvements are needed but which are likely to include works to increase the capacity of Magham Road. A small proportion of the north eastern part of the site is within Flood Zone 3 and in order to design a suitable exclusion zone, the developable area of the site has been reduced. Some road noise affects the site from traffic using the A271. The site is within close proximity of the Hailsham North Sewage Treatment Works and mitigation measures may be required to limit odour transmittance.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 197/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Land east of Battle Road, to the rear of the Council Offices, south of Harebeating Lane
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable
	Site area (ha) Gross: 29.83 Site area (ha) Net: 23.52
Delivery Yr 1-5:	Delivery Yr 6-10: 400 Delivery Yr 11+: Total Capacity 400

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 Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 305/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Bolneys Farm, South Road
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Developable
	Site area (ha) Gross: 3.57 Site area (ha) Net: 2.51
Delivery Yr 1-5:	Delivery Yr 6-10: 75 Delivery Yr 11+: Total Capacity 75

Reasons: The site comprises of agricultural fields and buildings and is located to the east of the roundabout connecting the A22 with South Road adjacent the southern edge of Hailsham. A significant constraint to development of this site is the lack of a suitable vehicular access point on the A295, due to traffic speeds and the proximity of any access to the existing roundabout. Access directly to the A22 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. The developable area is reduced due to the presence of ancient woodland located adjacent to the south and north east and the presence of high volt electricity pylons bisecting the site from southeast to northwest. 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 Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 313/1310
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hailsham
	Parish: Hailsham
	Address: Land Adjacent Pattenden Farm, Battle Road
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Developable
	Site area (ha) Gross: 0.69 Site area (ha) Net: 0.36
Delivery Yr 1-5: Delivery Yr 6-10: 14 Delivery Yr 11+: Total Capacity 14	

Reasons: The site comprises of a small parcel of land used for agriculture to the east of the urban fringe of Hailsham. The site is well located in relation to services and facilities and development would have a limited impact on the local landscape. 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. The site is within proximity (750 metres) of the Hailsham North Waste Water Sewage Treatment Works and further investigation would be required to assess any impact upon amenity, together with mitigation measures if required. Other sites in the immediate vicinity have been identified in the SHELAA as potentially suitable and this site could be considered comprehensively with those other sites.

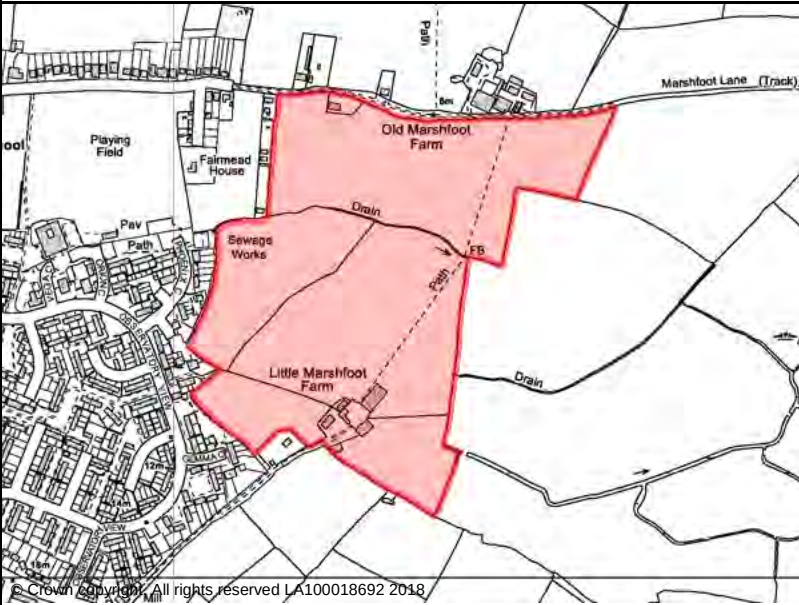
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 328/1310		
 © Crown copyright. All rights reserved LA100018692 2018	Settlement: Hailsham		
	Parish: Hailsham		
	Address: 152 Battle Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Developable		
	Site area (ha) Gross: 0.20 Site area (ha) Net: 0.15		
Delivery Yr 1-5:	Delivery Yr 6-10: 6	Delivery Yr 11+:	Total Capacity 6

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 with those sites. If development were to come forward then the trees on the northern and eastern boundaries would need to be re-enforced and protected in any scheme and the setting of the Grade II listed building (Harebeating Mill) which is located immediately adjacent to the site, to the south, should be assessed. Overhead lines would also need to be diverted or placed underground.

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

Plan showing whole extent of submitted site	Site Reference: 379/1310		
	Settlement: Hailsham		
	Parish: Hailsham		
	Address: Part of Marshfoot Farm and Part of Old Marshfoot Farm		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable		
	Site area (ha) Gross: 18.51 Site area (ha) Net: 5.85		
Delivery Yr 1-5: 234	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 234

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site is situated to the east of Hailsham and abuts the built form of the settlement. The area is currently rural with pasture, including grazing marsh, to the east and north and the urban edge of Hailsham to the west. It is a substantial site comprising of a collection of farm buildings and five fields crossed by a network of hedgerows. Large parts of the submitted site, mainly to the east, are affected by flood risk, zones 2 and 3, and are therefore removed from the developable area. The whole site is currently accessed by the farm track to the south and by Marshfoot Lane and Field Gates to the north. However the southern access is within the flood plain and a large part of the suitable land is separated by flood risk areas from Marshfoot Lane. An access may be possible across third party land to Observatory View to the west of the site to serve part of the development, and highway upgrading works to Marshfoot Lane could allow it to serve the northern part of the site. However access arrangements would need to be considered in conjunction with land to the west, also submitted through SHELAA and a full transport assessment is required to establish what highway works or other transport contributions would be required to ensure connectivity with the town centre and local highway network. The site is visible from a wide area to the east due to the flat and open character of the surrounding landscape. Long distance views into the site can also be gained from the housing rising up away from the site to the west. Any development of the site would be required to provide suitable buffering to the eastern edge of the site to mitigate the landscape impact. A watercourse/ ditch drainage system runs through the site which is connected to the Pevensey Levels Ramsar site and measures must be incorporated into any development scheme to mitigate any impact on these watercourses and to assist the improvement of the water quality of the Pevensey Levels.

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

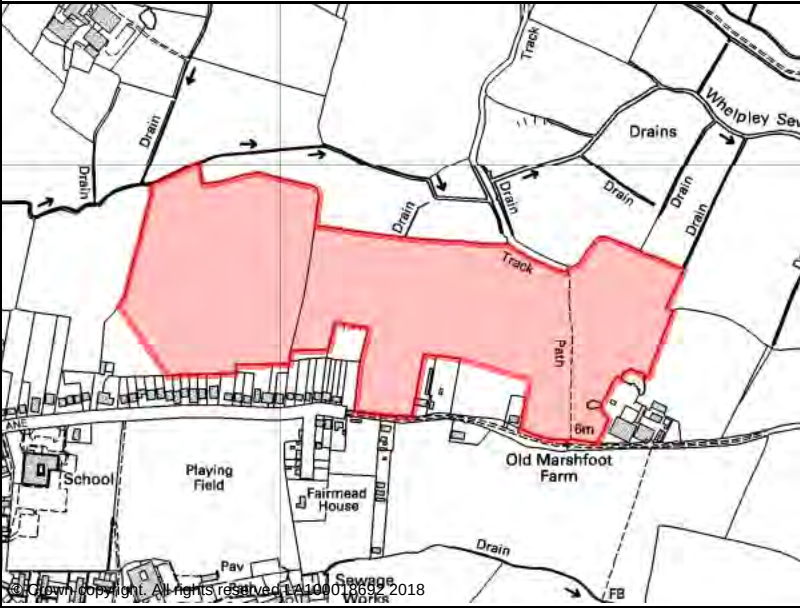
Plan showing whole extent of submitted site	Site Reference: 728/1310
<p>© Crown copyright. All rights reserved. 100018662 2018</p>	Settlement: Hailsham
	Parish: Hailsham
	Address:
	Land south of Hailsham -Site 1 Land East of Ersham Road (Ersham Park)-2-Land West of
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Developable
Site area (ha) Gross: 49.659 Site area (ha) Net: 27.03	
Delivery Yr 1-5: Delivery Yr 6-10: 500 Delivery Yr 11+: 310 Total Capacity 810	

Reasons: This is an extensive site located to the south and is connected to the existing

Wealden SHELAA Potentially Suitable Sites Summary

urban edge of Hailsham bisected by the Cuckoo Trail running north to south. The site is made up of several parcels of land (which include farm buildings) used for agricultural purposes. In addition further transport impact assessments need to be carried out to establish the nature of off-site works needed to improve access to the town centre. These are likely to include new footway/cycle links, new bus stops and improved bus services, and contributions to town centre highway improvements. There are views across the wider landscape, especially to the south and south west, with suitable scheme design and structural landscaping, development should be capable of being assimilated into the landscape. A small part of the site is within a flood risk area (Zone 2) but the majority is within Flood Risk Zone 1. Potential traffic noise intrusion from nearby roads would need to be managed within scheme design and layout. There is a Scheduled Ancient Monument (Saltmarsh Medieval Farmstead) located to the south of the site therefore further work is required to establish the impact development would have and any mitigation measures incorporated into any scheme. An odour study would also be required to assess the impact of the Hailsham South Waste Water Treatment Works (which is located to the east of the site) on any development. Given the sites proximity to Hailsham Town Centre and non residential uses to the east the site would also lend itself to incorporating employment uses as part of a mixed use scheme.

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

Plan showing whole extent of submitted site	Site Reference: 883/1310
	Settlement: Hailsham
	Parish: Hailsham
	Address: Harebeating Farm, Harebeating Lane, Hailsham BN27 1ER
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable
	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

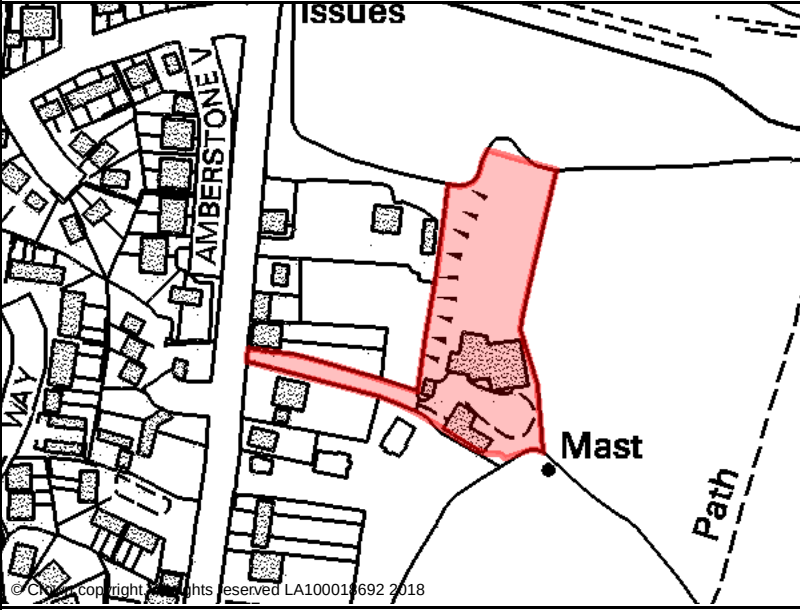
Reasons: The site is located on the eastern edge of the built up area of Hailsham and comprises several fields used for grazing which form part of the wider grazing marsh of the Pevensey Levels which are located to the north of the site. The existing built form is located on the ridge at Marshfoot Lane and this site incorporates the ridge and the slope towards Pevensey. The north of the site is within flood zone 3 therefore development would be unsuitable on this part of the site. The site is exposed to the north and assessed has having high landscape

Wealden SHELAA Potentially Suitable Sites Summary

sensitivity. Large scale housing development beyond the built form would be unsuitable in this location and out of keeping with the topography and generally rural character and appearance of the countryside. 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 transport assessment on suitable pedestrian and vehicular access to the site and suitable buffering to the north to reinforce the urban edge along Marshfoot Lane.

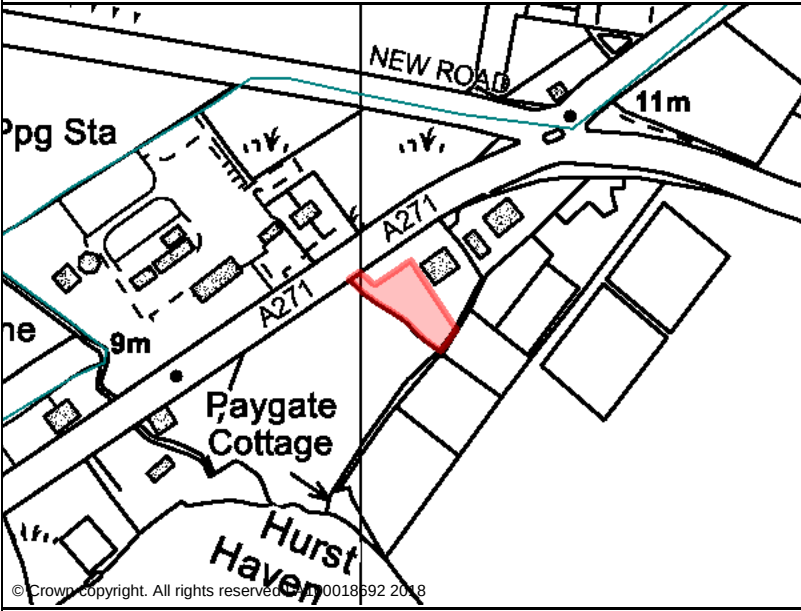
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 903/1310
		Settlement: Hailsham
		Parish: Hailsham
		Address:
		Land and access track to the rear of 168 Battle Road
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Developable
		Site area (ha) Gross: 0.8093 Site area (ha) Net: 0.6
Delivery Yr 1-5: 18	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 18

Reasons: The site is located adjacent to the urban area of Hailsham with good access to public transport and local facilities. It comprises of a builders yard, light industrial uses and a small field. Further work would be required to establish that a suitable access could be achieved and to assess the impact development would have on the setting of the Grade II listed building (Whiteoaks) located to the west of the site. 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.

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

Wealden SHELAA Potentially Suitable Sites Summary

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 910/1310
		Settlement: Hailsham
		Parish: Hailsham
		Address: Land at Broadlands, Amberstone, Hailsham
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Developable
		Site area (ha) Gross: 0.87 Site area (ha) Net: 0.7
Delivery Yr 1-5: 21		Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 21

Reasons: The site comprises of a residential property located on the fringe of north east Hailsham. Further work would be required to establish that a suitable access could be achieved. 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.

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

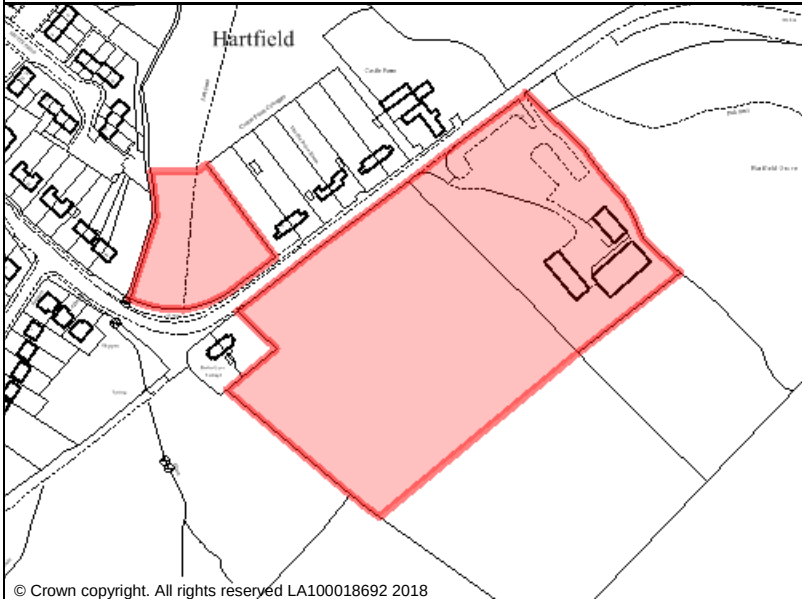
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 294/1310
		Settlement: Hailsham
		Parish: Hailsham
		Address: Hamlins Mill, Mill Road
		Suitable for housing: Yes Suitable for employment: Yes Site available: Unknown Site achievable: No Site Conclusion: Not currently devel
		Site area (ha) Gross: 0.24 Site area (ha) Net: 0.2
Delivery Yr 1-5: 6		Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 6

Reasons: The site comprises commercial workshops located adjacent to the urban edge of the east of Hailsham. The site slopes gently down from north to south and there

Wealden SHELAA Potentially Suitable Sites Summary

are views out over the landscape to the south. Structural landscaping would be required to reinforce boundary screening and to protect the amenities of the bungalow to the north. Land would appear to be available to create an improved vehicular access. 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.

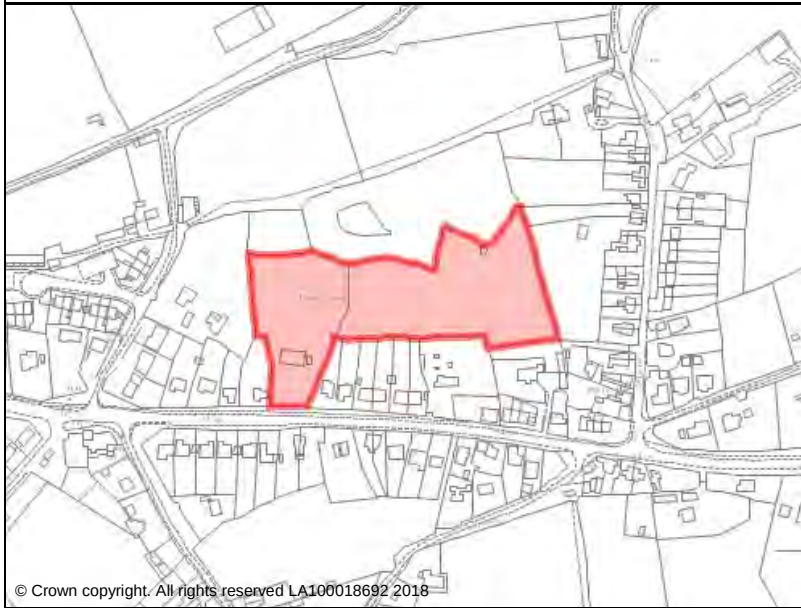
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 708/2080		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Hartfield		
	Parish: Hartfield		
	Address: Land at Castle Farm, Castlefields (B2110)		
	Suitable for housing: Yes Suitable for employment: No 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 west of the village of Hartfield. The site is split in two parts; a smaller section (0.41 ha) to the north of the B2110 and a larger section to the south of the B2110. The larger site is visually exposed in the wider landscape and development would be unsuitable in this location having an unacceptable impact on the character and appearance of the countryside. Small scale development could be suitable on the smaller part of the site to the north of the B2110. Development would need to protect and buffer the tree line to the west of the site. The site is located adjacent to the village Conservation Area therefore careful design and layout would be required to mitigate any potential impact. 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 AONB therefore landscape considerations will be required to be taken into account in any development proposals. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 004/3220		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Punnetts Town		
	Parish: Heathfield & Waldron		
	Address: Cadence, Battle Road, Punnetts Town		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.37 Site area (ha) Net: 0.15		
Delivery Yr 1-5: 5	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 5

Reasons: This is an extensive site consisting of a house, garden and agricultural land which is located close to the centre of the village on the northern side of the B2096. Linear residential development adjoins the site to the east, west and south. To the north is open farmland. Development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The whole of the site is located within the High Weald AONB and the northern section of the site is very exposed in the landscape to the north. Landscape considerations will be required to be taken into account in any development proposals. The southern part of the site which fronts onto the B2096 is more contained due to a combination of boundary screening and lower land form. Small scale development would be appropriate on this part of the site following the existing line of development subject to appropriate screening and suitable vehicular access being achieved. The site is well integrated into the existing settlement and existing planting and screening will help shield development which should have limited impact on the wider landscape. Overhead lines to the front of the site may have to be re-routed or placed underground.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 017/1920		
 © Crown copyright. All rights reserved LA100018692 2018	Settlement: Cross in Hand		
	Parish: Heathfield & Waldron		
	Address: Field to the East of Burnetts Farm, Firgrove Road		
	Suitable for housing: Yes Suitable for employment: No 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 properties, garden and amenity land in the centre of Cross in Hand adjacent to the B2102. Residential properties are located along the B2102 and Fir Toll Road to the east, west and north. There is a church to the north and small car park adjacent to the north eastern boundary of the site. Open countryside is located to the south of the site. The site is wholly within the High Weald AONB. This is a steeply sloping site where development would be visible in the wider landscape. There are views into the site from the adjacent lane from the south west. Any housing development would need to be on the frontage of the site only to minimise the landscape impact and reflect the character and form of existing development in the village. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

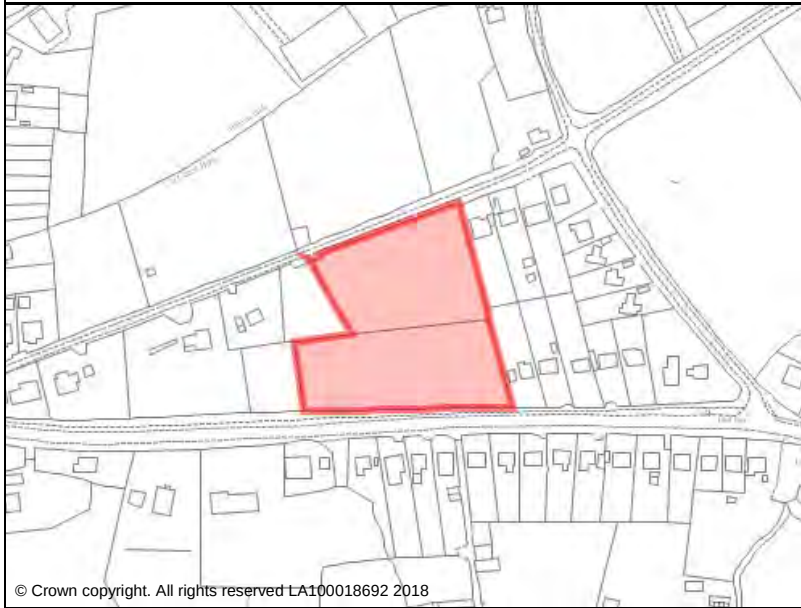
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 275/1210		
	Settlement: Heathfield		
	Parish: Heathfield & Waldron		
	Address: Parklands, Burwash Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.80 Site area (ha) Net:		
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: The site comprises of a residential dwelling, garden and agricultural land located to the east of Heathfield off the A265. In isolation this site would be unsuitable because it does not have an existing vehicular/pedestrian access. However this is a site where other potential housing sites have been identified in SHELAA in the immediate vicinity including land to the north of the site which has been granted planning permission for 20 dwellings on 15th December 2016 (WD/2016/2064/MEA). Should development in this location be proposed within the Council's Local Plan, there would be the opportunity to consider this submitted land comprehensively with those other sites and, in particular, to secure a shared access. The site has good hedge and tree enclosure and development should not have any impact on the wider landscape due to the site's location and topography. A more open boundary exists with the listed building (the Old Half Moon) to the east. Additional structural planting would be needed to help reinforce the character and appearance of the High Weald AONB landscape and to ensure protection of the visual character of the adjacent Heathfield Park and listed building. An appropriate landscape buffer would be required in order to protect its setting and the ancient woodland within it. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 277/3220		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Punnetts Town		
	Parish: Heathfield & Waldron		
	Address: 'Scots Paddock', Forest (Watkins Down) Lane		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.85 Site area (ha) Net: 0.5		
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: The site comprises of agricultural land and woodland on the eastern fringe of the settlement. Development of the whole site would be not be in keeping with the scale and rural character of the area and surrounding countryside. The whole of the site is located within the High Weald AONB. The northern section of the site is wooded and provides amenity value. This area is not suitable for development. The southern part of the site which fronts onto the B2096 is more contained and small scale development could be integrated into the existing settlement if it were to follow the existing line of development. Suitability of development would be subject to appropriate screening and suitable vehicular access being achieved. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 299/1210		
	Settlement: Heathfield		
	Parish: Heathfield & Waldron		
	Address: 15 Tower Street		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.15 Site area (ha) Net:		
Delivery Yr 1-5: 20	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 20

Reasons: The site comprises of a house, garden and grazing land located on the fringe of Heathfield with the majority of the site within the High Weald AONB. The site is relatively enclosed from the wider landscape. Any development would need to respect its location next to the listed park and garden of Heathfield Park and particularly to the ancient woodland at its boundary. 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 other sites in this location. It is understood that there is Japanese Knotweed on site and this would require special treatment for removal and disposal. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

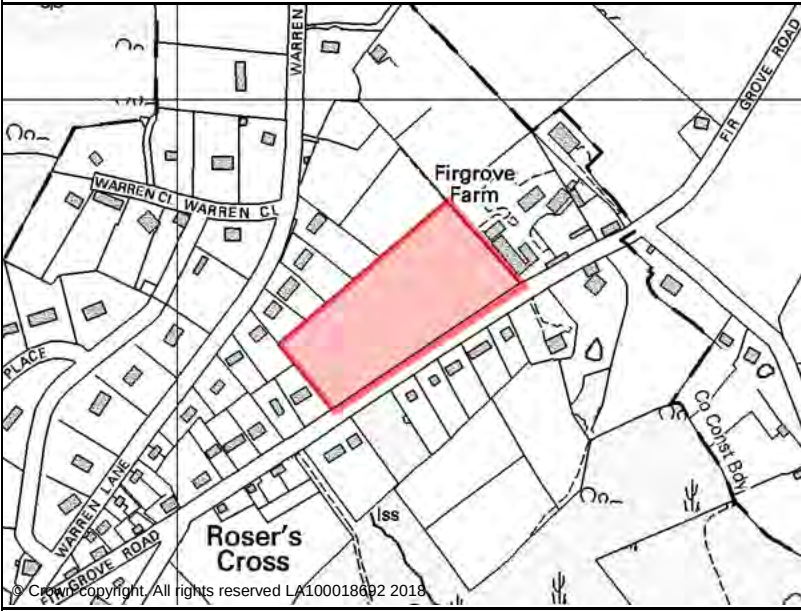
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 431/1920
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Cross in Hand
	Parish: Heathfield & Waldron
	Address: Land to rear of Breton House (north)
	Suitable for housing: Yes Suitable for employment: Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 0.8 Site area (ha) Net: 0.6
Delivery Yr 1-5: 30 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 30	

Reasons: 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 may need to accommodate a reduced number of units on site. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF

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

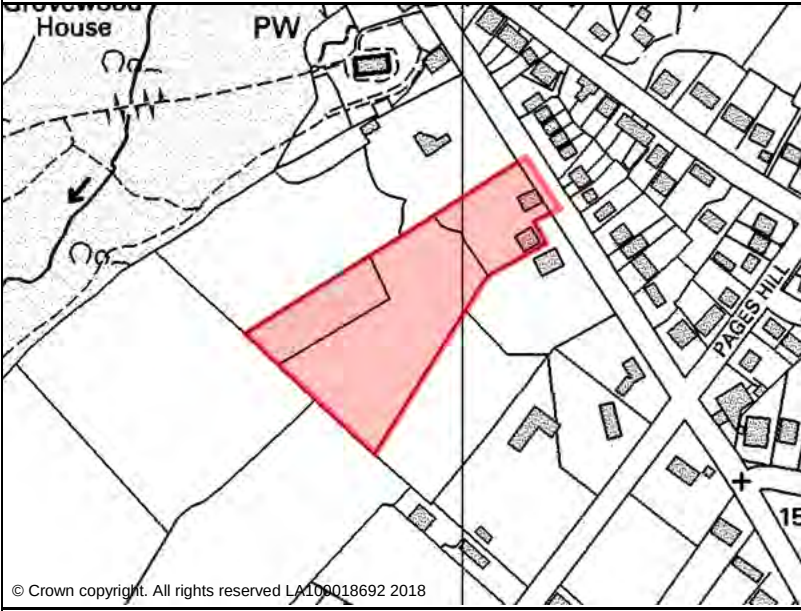
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 547/1920
		Settlement: Cross In Hand
		Parish: Heathfield & Waldron
		Address: Land on the north west side of Fir Grove Road
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Deliverable
		Site area (ha) Gross: 2.04 Site area (ha) Net:
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 10

Reasons: The site is in an isolated rural location however small scale development would be in keeping with the surrounding land uses and infill between existing residential development to the west, east and south. Employment uses may also be suitable as an extension to the Firgrove Farm commercial units located to the north east of the site subject to suitable buffering to the residential properties located adjacent to the site. The site is wholly within the AONB. Development would need to come forward in a way that protects the qualities of the AONB landscape designation and any development proposals would be required to meet the requirements in paragraph 172 of the NPPF

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

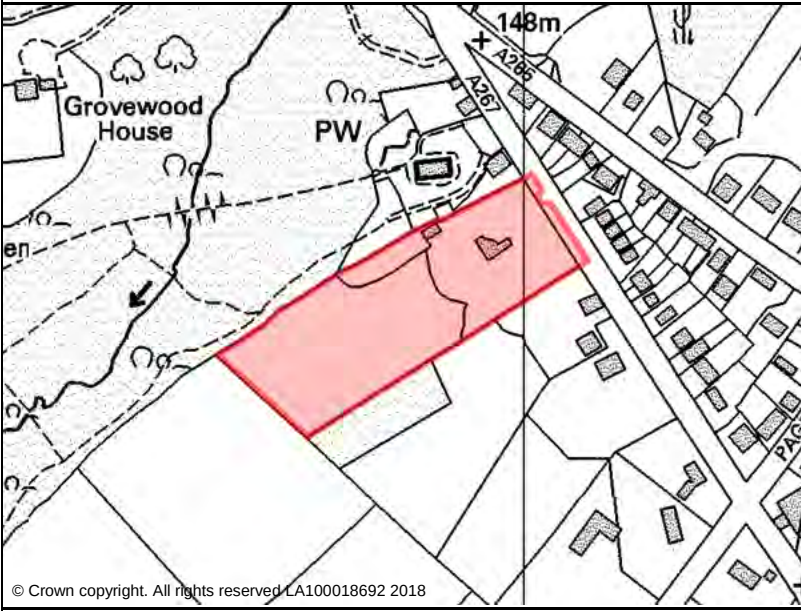
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 562/1210
		Settlement: Heathfield
		Parish: Heathfield & Waldron
		Address: Pine Ridge Cottage, Little London Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 1.59 Site area (ha) Net: 1.5
Delivery Yr 1-5: 45	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 45

Reasons: The site comprises a single residential property with a large residential curtilage located on the western fringe of Heathfield adjacent to the A276. Additional sites have been submitted to the SHELAA immediately adjacent to the site. therefore it would be preferable if the site formed part of a comprehensive redevelopment of land to the west of the A267 with associated infrastructure. A transport assessment would be required to establish suitable vehicular and pedestrian access from the A267. Only the house and immediate garden is located outside the High Weald AONB, the remainder of the site is located within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF. The land is not widely visible from long range views and any development would be seen against the existing built edge of the town. However, landscaping would be necessary to improve, retain and reinforce the sites containment so as to reduce the visual impact of development in the wider landscape. Visual containment will also be required on the sites south eastern boundary to protect the amenity of adjacent properties, should this site come forward on its own subject to the above. The site has good connections into the town (which is approx. 1km to the east of the site), primary school and the wider bus network to Tunbridge Wells and Haywards Heath. The existing dwelling will have a high use value and the development of the site may need to take account of these costs. Access would be required to be achieved either from the A267 or via adjacent sites should they come forward.

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

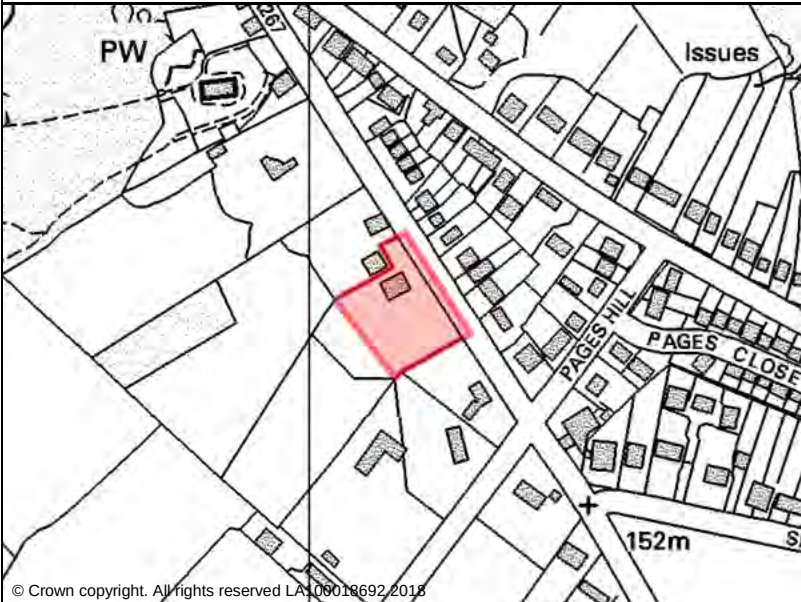
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 564/1210
		Settlement: Heathfield
		Parish: Heathfield & Waldron
		Address: Old Common, Little London Road, Cross In Hand
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 1.82 Site area (ha) Net: 1.2
Delivery Yr 1-5: 36	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 36

Reasons: The site comprises of a single residential property with a large residential curtilage located on the western fringe of Heathfield adjacent to the A267. Additional sites have been submitted to the SHELAA immediately adjacent to the site. Ideally, development would come forward as part of a comprehensive scheme with adjacent land to ensure the delivery of associated infrastructure. A transport assessment would be required to establish suitable vehicular and pedestrian access from the A267. Only the house and immediate garden is located outside the High Weald AONB. The remainder of the site is located within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF. The land is not widely visible from long range views and where it could be seen, it would be against the existing built edge of the town. Any new development will need to retain and reinforce the sites containment so as to reduce the visual impact of development in the wider landscape. Visual containment will also be required on the sites south eastern boundary to protect the amenity of adjacent properties and to the northern boundary to protect the setting of St Bartholomew's Church and churchyard. The site has good connections into the town (which is approx. 1km to the east of the site), primary school and the wider bus network to Tunbridge Wells and Haywards Heath. The existing dwelling will have a high use value and the development of the site may need to take account of these costs. Access would be required to be achieved either from the A267 or via adjacent sites should they come forward.

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

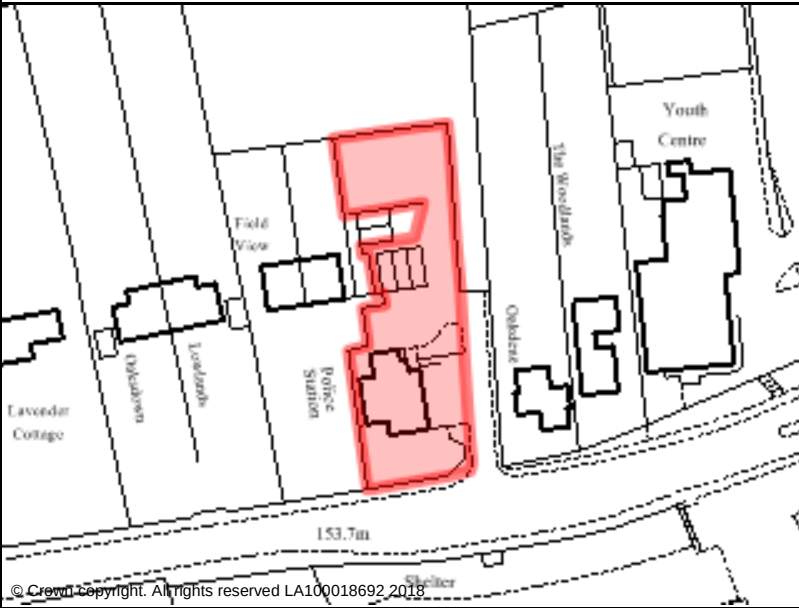
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 568/1210
		Settlement: Heathfield
		Parish: Heathfield & Waldron
		Address: St Aubyns, Little London Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.43 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 property with a large residential curtilage located on the western fringe of Heathfield adjacent to the A276. Additional sites have been submitted to the SHELAA immediately adjacent to the site therefore the site would be suitable if it formed part of a comprehensive redevelopment of land to the west of the A267 with associated infrastructure. A transport assessment would be required to establish suitable vehicular and pedestrian access from the A267. Only a small section of the western boundary of the site is located wholly within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF. Although development would puncture the existing urban edge, any impacts on the AONB would be very localised. The land is not widely visible from long range views and where it could be seen, it would be against the existing built edge of the town. Any new development will need to retain and reinforce the sites containment so as to reduce the visual impact of development in the wider landscape. Visual containment will also be required on the sites south eastern boundary to protect the amenity of adjacent properties. The site has good connections into the town (which is approx. 1km to the east of the site), primary school and the wider bus network to Tunbridge Wells and Haywards Heath. The dwelling will have a high existing use value and this may affect what could be brought forward. Access would be required to be achieved either from the A267 or via adjacent sites should they come forward.

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

Wealden SHELAA Potentially 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		
	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: 8	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 8

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

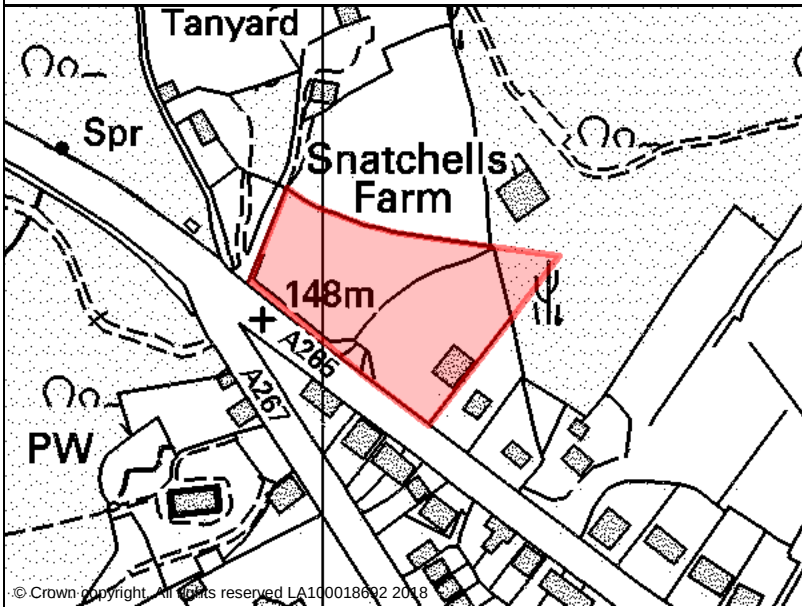
Plan showing whole extent of submitted site	Site Reference: 641/1210		
	Settlement: Heathfield		
	Parish: Heathfield & Waldron		
	Address: Land at the Manse, Tilsmore Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.177 Site area (ha) Net: 0.1		
Delivery Yr 1-5: 3	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 3

Reasons: The site comprises a residential dwelling and garden located within the exiting built up area of Heathfield. The site is too small to yield the minimum number of

Wealden SHELAA Potentially Suitable Sites Summary

units required for the assessment however if the site is brought forward with site 647/1210 which is adjacent to the site it could yield up to six units combined. Further assessment would be required to establish a suitable access to the site to accommodate this number of units.

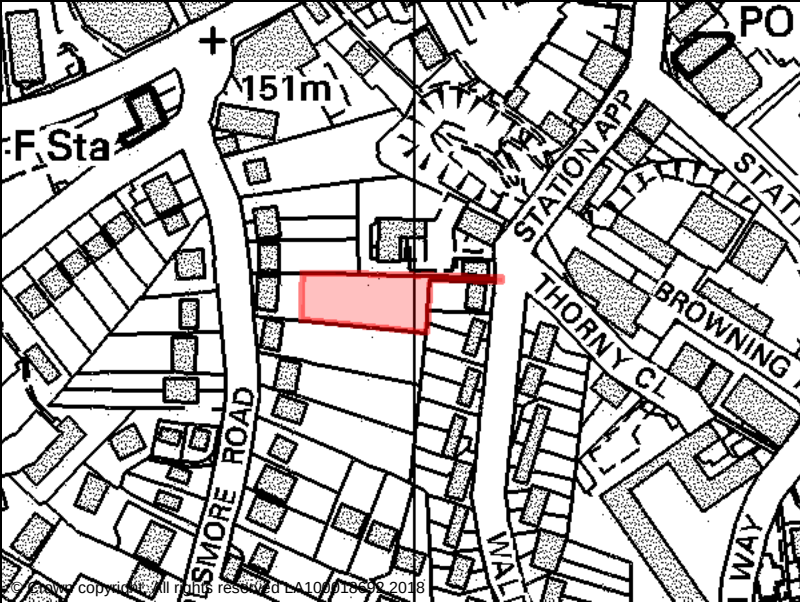
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 644/1210		
	Settlement: Heathfield		
	Parish: Heathfield & Waldron		
	Address: Land at and adj. to Tilsmore Wood		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.812 Site area (ha) Net: 0.5		
Delivery Yr 1-5: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 15

Reasons: The site comprises of a single residential dwelling and garden located on the north western fringe of Heathfield adjacent to the A265. The site is generally well located in relation to existing services and local facilities in Heathfield to the west and also public transport. The site is visually contained by Ancient Woodland to the north and hedgerows to the east and west. Landscape buffering would be required to protect the Ancient Woodland and hedgerows on the site and to reinforce existing field boundaries. The developable area has been reduced to take this into account. Although vehicular access exists to the site this would need to be upgraded to provide sufficient width for two vehicles and service vehicles. Further technical assessment would be required to ensure highway standards can be met and a suitable access provided. The site is located wholly within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 647/1210		
	Settlement: Heathfield		
	Parish: Heathfield & Waldron		
	Address: Land at Lullington, Tilsmore Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.157 Site area (ha) Net: 0.157		
Delivery Yr 1-5: 3	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 3

Reasons: The site comprises a residential dwelling and garden located within the exiting built up area of Heathfield. The site is too small to yield the minimum number of units required for the assessment however if the site is brought forward with site 641/1210 which is adjacent to the site it could yield up to six units combined. Further assessment would be required to establish a suitable access to the site to accommodate this number of units.

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

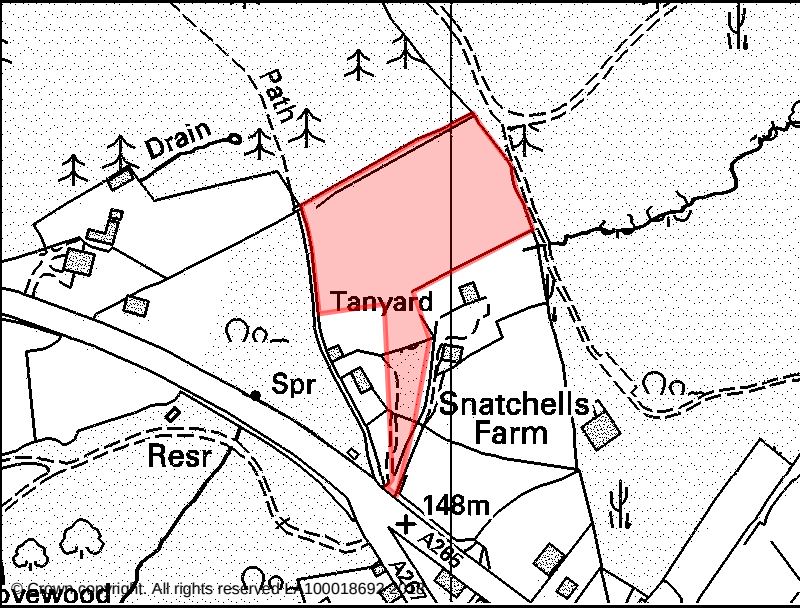
Plan showing whole extent of submitted site	Site Reference: 653/1630		
	Settlement: Broad Oak (Other 1630)		
	Parish: Heathfield & Waldron		
	Address: Land adj. Street End Lane, Broad Oak, Heathfield		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2.531 Site area (ha) Net: 0.353		
Delivery Yr 1-5: 8	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 8

Reasons: This is a large site consisting of land used for agricultural uses which is located on the northern fringe of the village. The whole of the site is located within the

Wealden SHELAA Potentially Suitable Sites Summary

High Weald AONB and the northern section of the site is very exposed in the landscape to the north. Landscape considerations will be required to be taken into account in any development. This part 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 between Walden Cottage and Meadow Cottage subject to structural planting to the rear of the site.

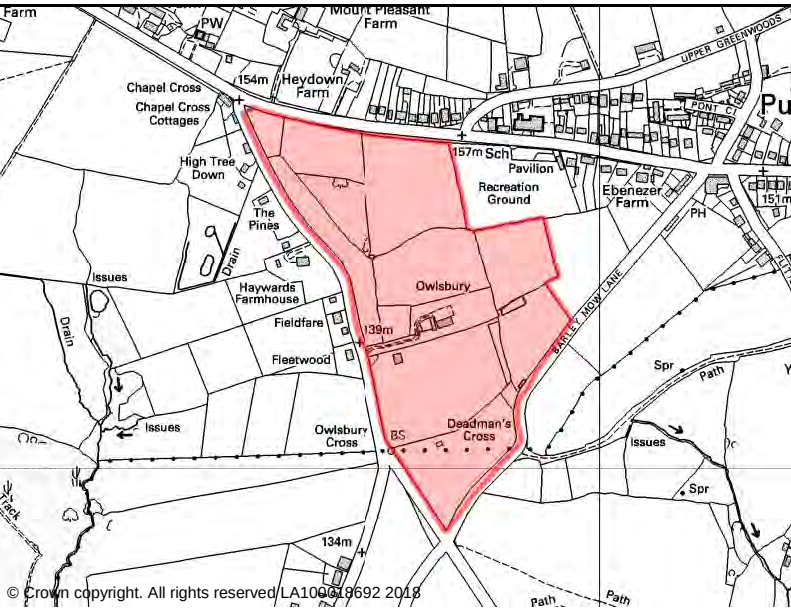
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 750/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Snatchells Farm, Cross in Hand
	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 is generally well located in relation to existing services and local facilities in Cross in Hand to the east and Heathfield to the west, and also public transport. The site is visually well contained by Ancient Woodland to the north east and hedgerows to the east and west. Landscape buffering would be required to protect the Ancient Woodland and hedgerows on the site and to reinforce existing field boundaries. The developable area has been reduced to take this into account. Although vehicular access exists to the site, it would need to be upgraded to provide sufficient width for two vehicles and service vehicles. Further technical assessment would be required to ensure highway standards can be met and a suitable and safe access provided in consideration of the junction. Development will need to protect and buffer Ancient Woodland and hedgerows bordering the site. The site is located wholly within the High Weald AONB, therefore there is a requirement to demonstrate the site is essential to meet local needs and that other more suitable sites do not exist elsewhere. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

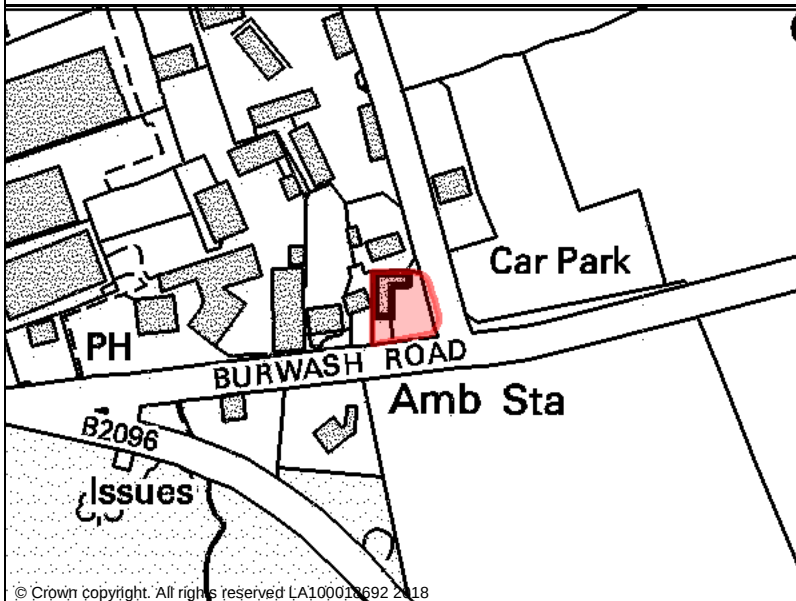
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 779/1210		
 © Crown copyright. All rights reserved. LA100019692 2018	Settlement: Punnett's Town		
	Parish: Heathfield & Waldron		
	Address:		
	Land adjoining Owlsbury, Chapel Cross Lane, Chapel Cross		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
Site area (ha) Gross: 13.05 Site area (ha) Net: 1.8			
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: This is a large site consisting of land used for agricultural uses which is located on the northern fringe of the village. The whole of the site is located within the High Weald AONB and the northern section of the site is very exposed in the landscape to the north. This part 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 between Walden Cottage and Meadow Cottage subject to structural planting to the rear of the site. Given the sites location within the High Weald AONB any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

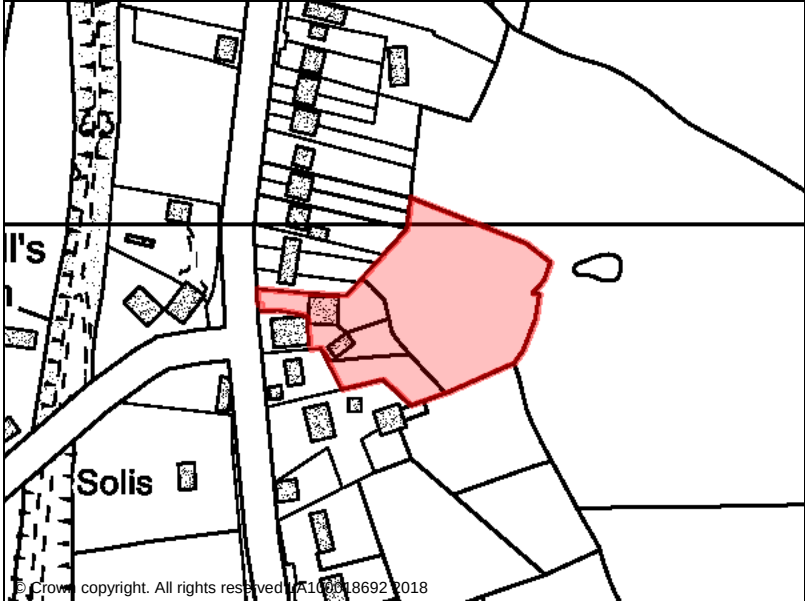
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 886/1210		
	Settlement: Heathfield		
	Parish: Heathfield & Waldron		
	Address: Heathfield Ambulance Station, Burwash Road, Heathfield TN21 8RA		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.09 Site area (ha) Net: 0.09		
Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 6

Reasons: This is a bownfied site comprising of an ambulance station located on the northern fringe of Heathfield. 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. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development.

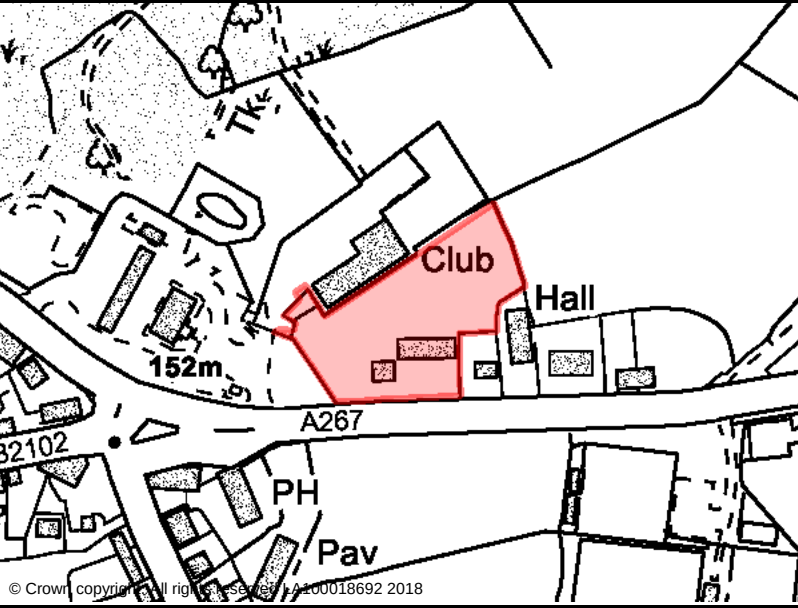
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 933/3150		
	Settlement: Maynards Green		
	Parish: Heathfield & Waldron		
	Address: Land at Oast Lodge, Maynards Green, Heathfield		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.72 Site area (ha) Net: 0.3		
Delivery Yr 1-5: 9	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 9

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site comprises a single residential dwelling garden and ancillary land adjacent to the B2203. The site is well related to the other rather sporadic and linear development in Maynards Green, and development should not have an adverse impact on the character and appearance of the wider AONB landscape. Landscape buffering would be required to strengthen the eastern boundary of the site. A new vehicular access would need to be created to serve any development, but this would appear to be possible directly on to the B2203, where good visibility exists. A footway already exists outside the site.

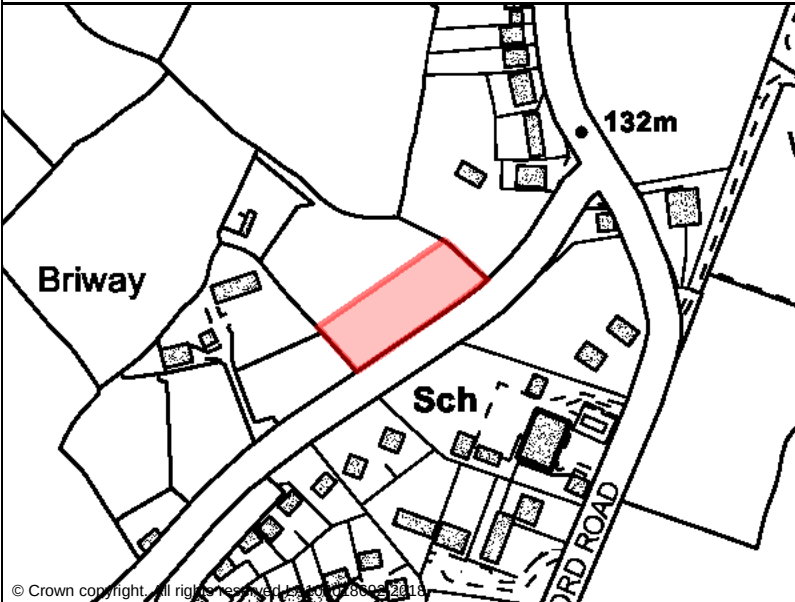
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 941/1920	
 <p>© Crown copyright. All rights reserved. A100018692 2018</p>		Settlement: Cross in Hand	
		Parish: Heathfield & Waldron	
		Address: Land at Sunnyside	
		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 contained by a leisure club to the north and west and residential properties to the east. Further technical assessment would be required to ensure highway standards can be met and a suitable access provided. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development.

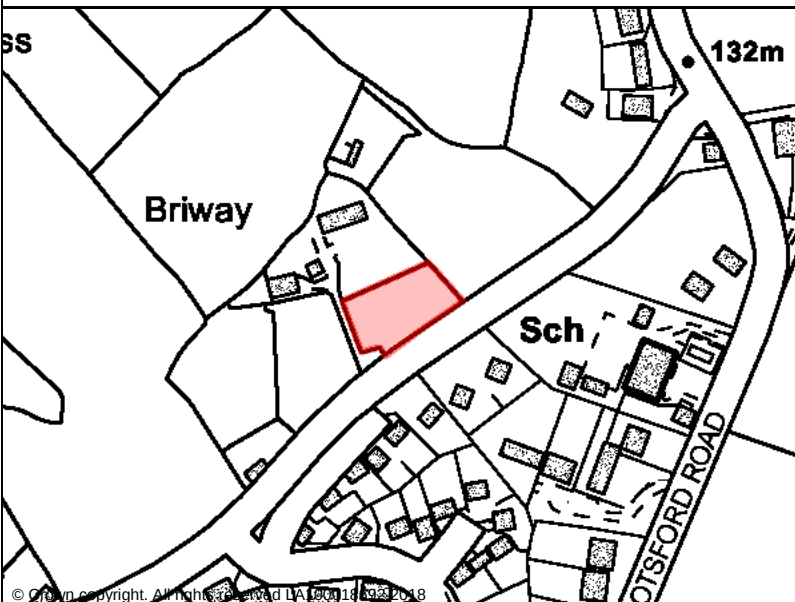
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 945/1210
		Settlement: Broad Oak
		Parish: Heathfield & Waldron
		Address: Land at Silver Birches, 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: 0.21 Site area (ha) Net:
Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 6

Reasons: The site comprises part of a larger paddock located on the northern fringe of the village opposite the primary school. The site could produce low density frontage development subject to careful design and buffering to the north of the site to screen long distance views. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development.

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

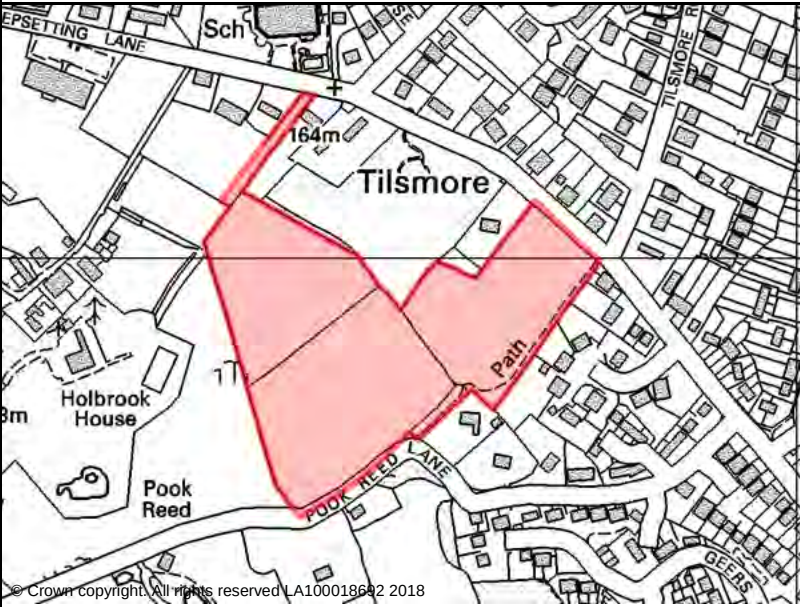
Plan showing whole extent of submitted site		Site Reference: 946/1210
		Settlement: Broad Oak
		Parish: Heathfield & Waldron
		Address: Land at Silver Birches (site 2), Street End Lane, Broad Oak
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.13 Site area (ha) Net:
Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 6

Reasons: The site comprises part of a larger paddock located on the northern fringe of the village opposite the primary school. The site could produce low density frontage

Wealden SHELAA Potentially Suitable Sites Summary

development subject to careful design and buffering to the north of the site to screen long distance views. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any 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: 149/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land South West of Ghyll Road, Tilsmore
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable
	Site area (ha) Gross: 4.49 Site area (ha) Net: 3.4
Delivery Yr 1-5: 102 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 102	

Reasons: The site comprises three grassland fields located directly to the south and west of the residential built up area of Heathfield. The site has good accessibility to the town centre, local services, bus services and foot and cycle paths. The site is located within the High Weald AONB but is relatively contained. There are some distant long range views in certain locations within the site. In landscape terms the site has varying landscape sensitivity which will need to be considered should the site come forward. The site is not currently accessible by vehicles but potential exists from Ghyll Road. Subject to a transport assessment, further off-site works may be required to alter or introduce new traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions. A footpath extends from Ghyll Road through the southern extent of the site connecting with Pook Reed Lane. The design of development will need to account for its AONB location as well as the existing ecology of the site including surveys and mitigation as appropriate. Given the site is located wholly within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

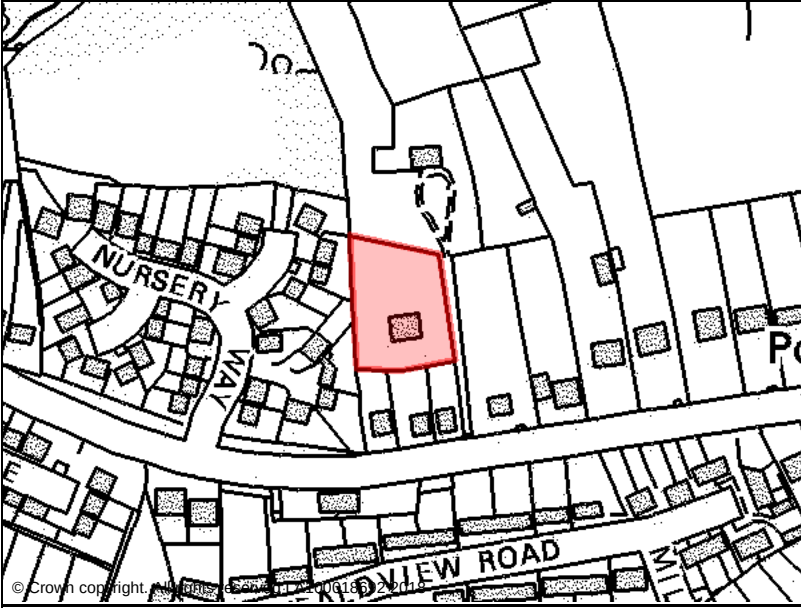
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 307/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Land at Tilsmore Nurseries, off Nursery Way
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable
	Site area (ha) Gross: 1.45 Site area (ha) Net: 0.6
Delivery Yr 1-5:	Delivery Yr 6-10: 21 Delivery Yr 11+: Total Capacity 21

Reasons: The site comprises of agricultural land on the fringe of Heathfield. The site is generally well located in relation to existing services and local facilities, and also to public transport. Development would be visible from the wider landscape to the north but generally the site has low landscape and visual sensitivity and is relatively well contained in local views. Ancient woodland lies immediately north of the site, and abuts its boundary and landscape buffering would be needed within any housing scheme to protect the character and value of the woodland. The developable area has been reduced accordingly. The development of the site will be constrained by the topography and in particular quite steep slopes, which will have the effect of reducing housing densities. Vehicular access should be provided from Nursery Way. A transport assessment of any development on traffic impacts on the town centre, with particular regard to improvements to bus services, potential traffic calming on routes to the school, and pedestrian crossing facilities would also be required. The site is located wholly within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF

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

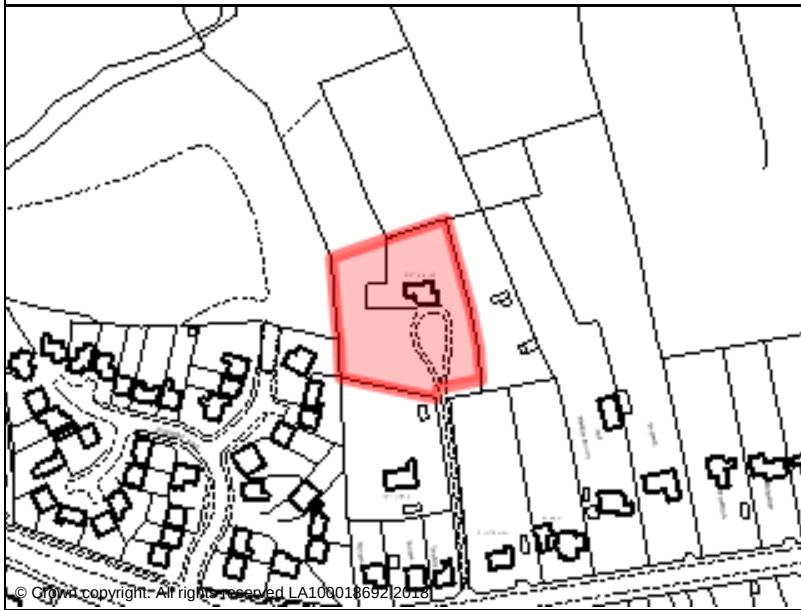
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 530/1210
	Settlement: Heathfield
	Parish: Heathfield & Waldron
	Address: Rutherford, Cross in Hand Road
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Site Conclusion: Developable
	Site area (ha) Gross: 0.26 Site area (ha) Net: 0.26
Delivery Yr 1-5:	Delivery Yr 6-10: 7
Delivery Yr 11+:	Total Capacity 7

Reasons: The site comprises a single residential property and garden located on the northern fringe of Heathfield adjacent to the A265. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development. The site is well contained visually in the wider landscape to the north by thick woodland and the impact of development could be mitigated through landscaping and scheme design. The access is a major constraint and could not sustain any more development without upgrade and it is highly likely that access would have to be achieved via adjacent land. The existing dwelling will have a high use value and the development of the site may need to take into account these costs. Should development in this location be proposed within the Council's Local Plan, there would be an opportunity to consider this land comprehensively with adjacent sites (595/1210, 530/1210, 525/1210).

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

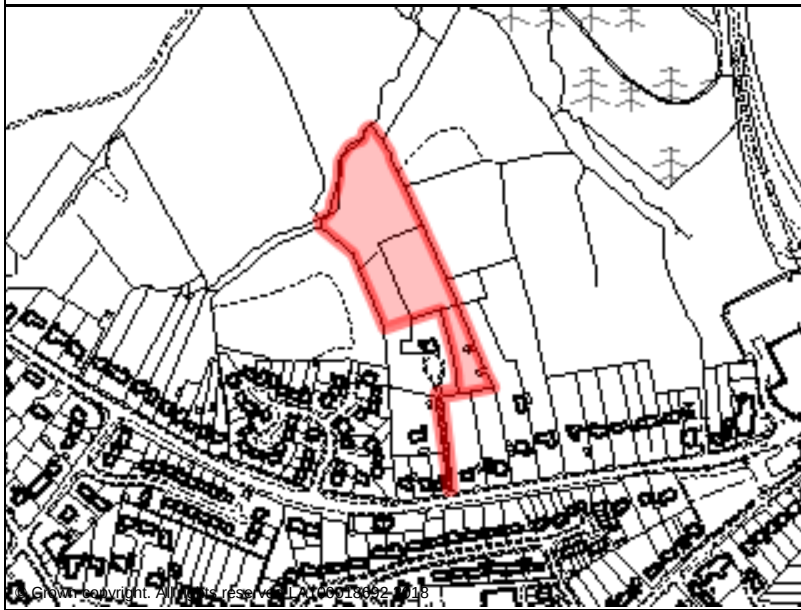
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 595/1210		
	Settlement: Heathfield		
	Parish: Heathfield & Waldron		
	Address: Rothershaw, Cross in Hand Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Developable		
	Site area (ha) Gross: 0.4 Site area (ha) Net: 0.3		
Delivery Yr 1-5:	Delivery Yr 6-10: 9	Delivery Yr 11+:	Total Capacity 9

Reasons: The site comprises a single residential property and garden located on the northern fringe of Heathfield adjacent to the A265. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development. The site is well contained visually in the wider landscape to the north by thick woodland and the impact of development could be mitigated through landscaping and scheme design. The access is a major constraint and could not sustain any more development without upgrade and it is highly likely that access would have to be achieved via adjacent land. The existing dwelling will have a high use value and the development of the site may need to take account of these costs. Should development in this location be proposed within the Council's Local Plan, there would be an opportunity to consider this land comprehensively with adjacent sites (307/1210, 530/1210, 525/1210).

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

Wealden SHELAA Potentially 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		
	Suitable for housing: Yes Suitable for employment: No 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: 21	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 21

Reasons: This site is constrained by the sloping topography and Ancient Woodland within the northern part of the site, but an area of land within the southern part of the site is suitable for housing. The site does not currently have a suitable vehicular access, however access opportunities could exist through adjacent potential SHELAA sites to the east and west. Should development in this location be proposed within the Council's Local Plan, there would be an opportunity to consider this land comprehensively with adjacent sites (307/1210, 530/1210, 595/1210). The site is well located in relation to the town services and facilities and is well enclosed in the wider landscape. Development would have limited impact on the wider landscape of the AONB however landscape considerations will be required to be taken into account in any development. A transport assessment of any development on traffic impacts on the town centre, with particular regard to improvements to bus services, potential traffic calming on routes to the school, and pedestrian crossing facilities would be required. Due to the site's location within the High Weald Area of Outstanding Natural Beauty 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

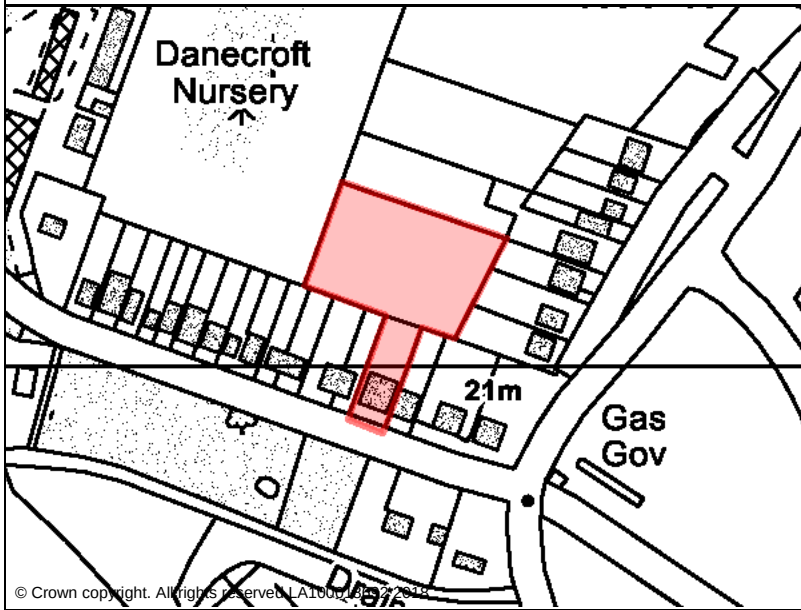
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 010/3090		
	Settlement: Lower Dicker		
	Parish: Hellingly		
	Address: Land adjoining Rosendale, Hackhurst Lane		
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2 Site area (ha) Net: 1.5		
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity

Reasons: The site comprises of a single residential dwelling, garden and agricultural field isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22 at Hackhurst Lane and adjacent to other businesses to the west of the site. The 2017 Site Landscape Assessment assesses the site to have a low-moderate landscape value due to the presence of mature trees and hedgerows, and the open undeveloped nature of the most of the site combined with the limited sense of tranquillity and its position on the edge of a wider undeveloped area of landscape (to the north east of the site). Development of the site would have a limited impact on the wider landscape and is situated within an area dominated by business units and other businesses. In isolation the development of this site for housing would be unsuitable but employment uses would be suitable subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 107/3000		
	Settlement: Hellingly		
	Parish: Hellingly		
	Address: Land adjoining 13 Station Road, Hellingly		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.519 Site area (ha) Net: 0.519		
Delivery Yr 1-5: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 15

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. The site is well contained by existing development and would be suitable 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

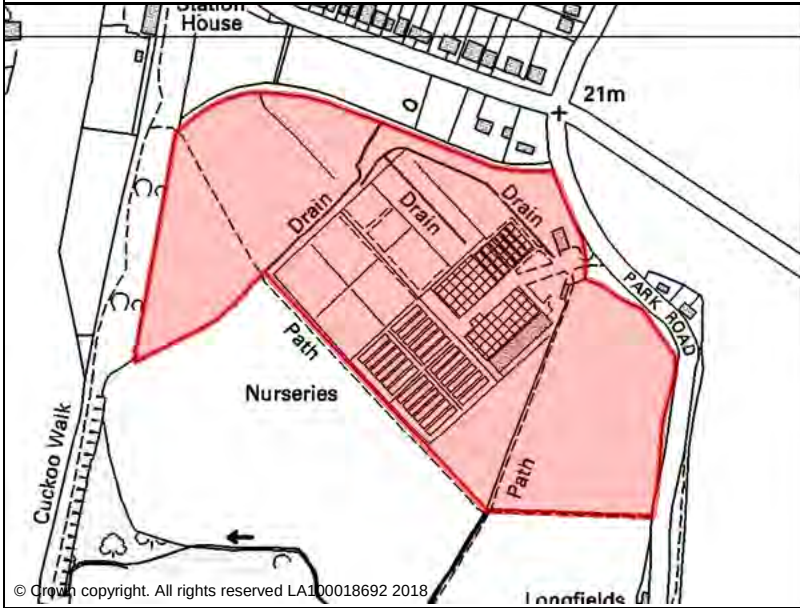
Plan showing whole extent of submitted site	Site Reference: 233/3090		
	Settlement: Lower Dicker		
	Parish: Hellingly		
	Address: Land west of Hackhurst Lane		
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.04 Site area (ha) Net: 0.75		
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity

Reasons: The site comprises of grass fields which is isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22 at Hackhurst Lane and adjacent to other businesses to the west and north of

Wealden SHELAA Potentially Suitable Sites Summary

the site. Development of the site should have a limited impact on the wider landscape and is situated within an area dominated by business units and other businesses. In isolation the development of this site for housing would be unsuitable but employment uses would be suitable subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties and take into account the need to protect the trees that are subject to a group TPO which extends slightly into the southern boundary of the site.

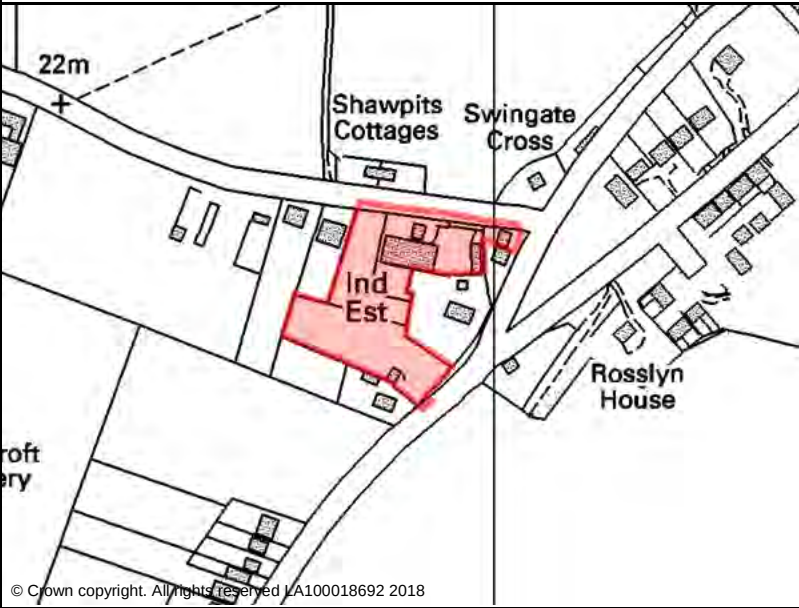
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 534/3000		
	Settlement: Hellingly		
	Parish: Hellingly		
	Address: Sussex Plants Ltd and adjoining land, Park Road Nurseries, Park Road		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 9.21 Site area (ha) Net: 7.1		
Delivery Yr 1-5: 160	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 160

Reasons: The site comprises a mix of commercial buildings, extensive growing facilities, some small enclosed fields and patches of grass and is located to the north of the urban edge of Hailsham adjacent to the Cuckoo Trail (located to the west) and Park Road (located to the east). Visibility is limited to the immediate surroundings due to the planted buffer that extends around the north and west of the site. There is limited visual exposure to the east and south. The western edge of the site located next to the Cuckoo Trail is more sensitive and would benefit from landscape mitigation. The site currently has an employment use the loss of which, if developed for residential uses, would be required to be assessed by the Council against development plan policy and as part of the Local Plan. Much of the site is occupied by the nursery development and therefore potential for some contamination exists. Access for vehicles and pedestrians exists however a full transport assessment and modelling will be needed to assess local impacts and to help determine the additional works or facilities required.

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

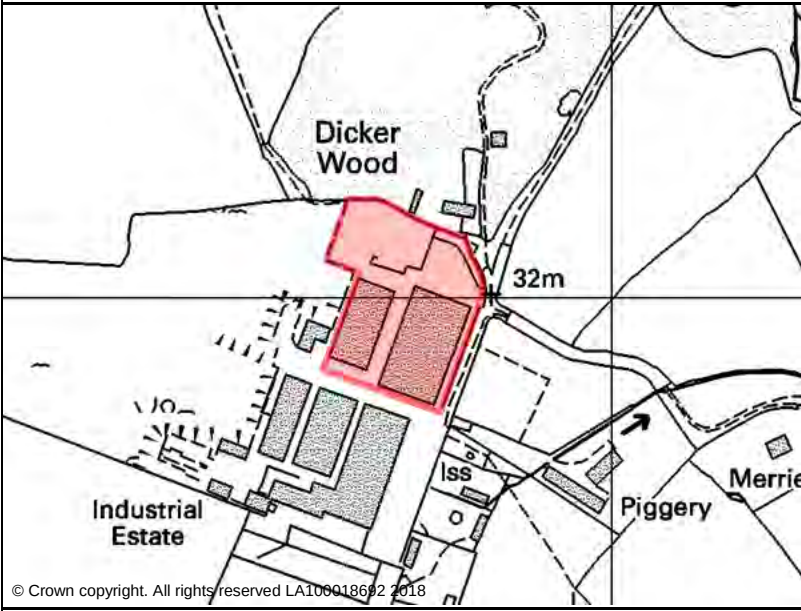
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 574/3000	
 <p>© Crown copyright. All rights reserved. LA100018692 2018</p>		Settlement: Hellingly	
		Parish: Hellingly	
		Address: Horselunges Business Park and Gros Fayt, Park Road/Mill Lane	
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable	
		Site area (ha) Gross: 0.95 Site area (ha) Net: 0.95	
Delivery Yr 1-5: 28		Delivery Yr 6-10:	
		Delivery Yr 11+:	
		Total Capacity 28	

Reasons: The site comprises a mix of small warehouses and commercial buildings located in a semi rural location to the east of the village of Hellingly adjacent to Park Road (located to the east). Visibility is limited to the immediate surroundings. Residential development would be in keeping with the existing area and recent development that has taken place at Hellingly Hospital and Danecroft Nursery. Alternatively commercial development would be suitable in line with the scale and uses currently in operation at the site provided adequate screening to surrounding residential properties. The site currently has an employment use the loss of which, if developed for residential uses, would be required to be assessed by the Council against development plan policy and as part of the Local Plan. Access for vehicles and pedestrians exists however a full transport assessment and modelling will be needed to assess local impacts and to help determine the additional works or facilities required.

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

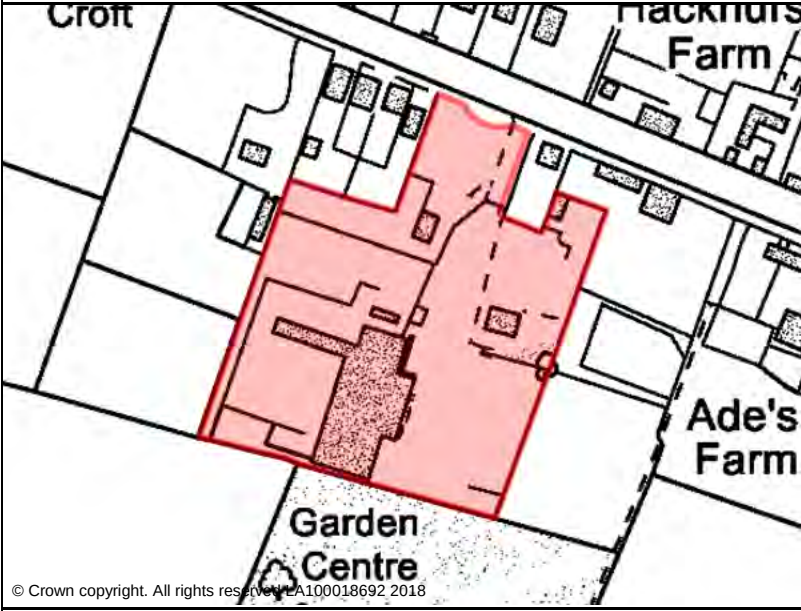
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 579/3090
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>		Settlement: Lower Dicker
		Parish: Hellingly
		Address: Land comprising Units 7 and 4 plus concrete hardstanding to rear, 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
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site comprises two warehouses and associated car parking and is isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22 at Hackhurst Lane and adjacent to other businesses to the west of the site. Development of the site should have a limited impact on the wider landscape and is situated within an area dominated by business units and other businesses. In isolation the development of this site for housing would be unsuitable but employment uses would be suitable given the site existing use. Development should provide a suitable buffer to ancient woodland located adjacent to the site in the north and trees subject to a group TPO on the eastern boundary.

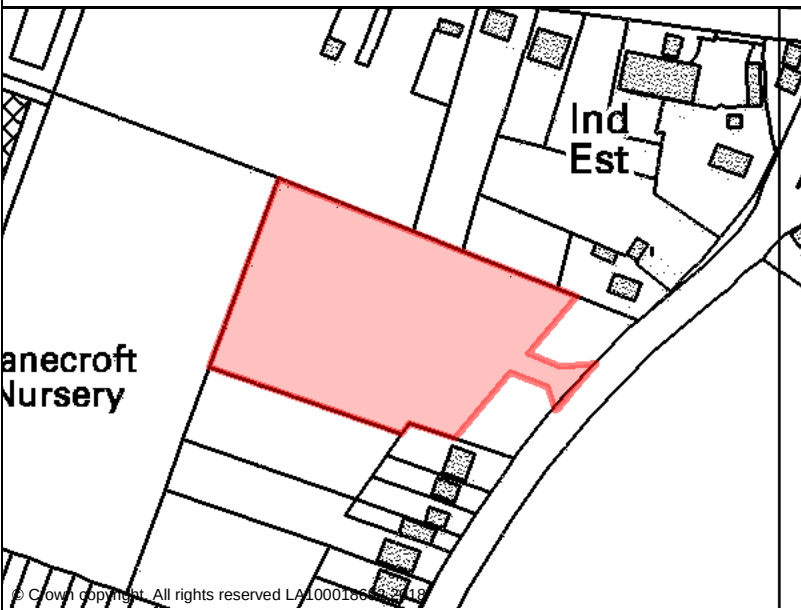
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 659/3090
		Settlement: Lower Dicker
		Parish: Hellingly
		Address: Land at Lower Dicker Garden Centre
		Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 1.9 Site area (ha) Net:
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site comprises of a garden centre with a small piece of land which is currently unused which is isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22 and adjacent to other businesses to the north of the site. Development of the site should have a limited impact on the wider landscape and is situated within an area dominated by business units and other businesses. In isolation the development of this site for housing would be unsuitable given the surrounding land uses however given the sites current use employment uses are suitable.

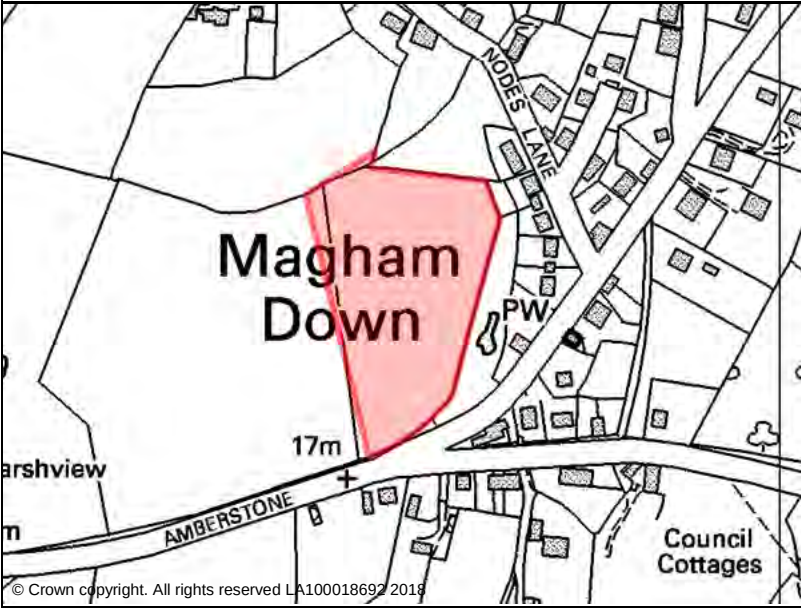
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 784/3000
		Settlement: Hellingly
		Parish: Hellingly
		Address: Land at Park Road,
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Deliverable
		Site area (ha) Gross: 1.29 Site area (ha) Net: 1.29
Delivery Yr 1-5: 38	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 38

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site comprises of a single grass field located adjacent to Park Road. The site is well contained by existing development and would be suitable for residential development subject to satisfactory access being obtained from Park Road. Alternatively the site could be suitable for employment uses as extension to the industrial estate located to the north of the site.

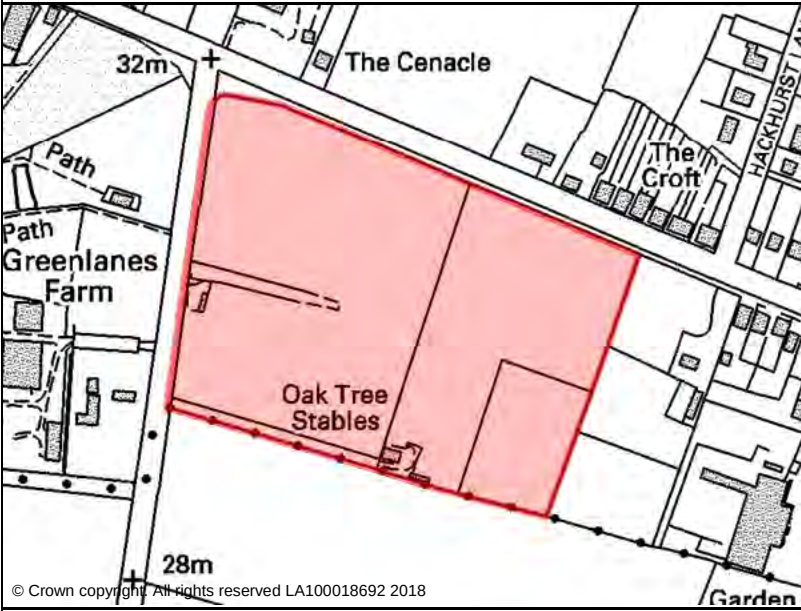
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 788/3110
		Settlement: Magham Down
		Parish: Hellingly
		Address: Land to the west of Old Road and north of the A271
		Suitable for housing: Yes Suitable for employment: Site available: Yes Site achievable: Site Conclusion: Deliverable
		Site area (ha) Gross: 1.68 Site area (ha) Net: 1.68
Delivery Yr 1-5: 50	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 50

Reasons: The land here is a large block of land adjacent to the settlement and main road. The site is suitable for development subject to sufficient buffering on the eastern boundary to protect the rural edge of the village. Road noise is also likely to be a constraint which will require appropriate mitigation.

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

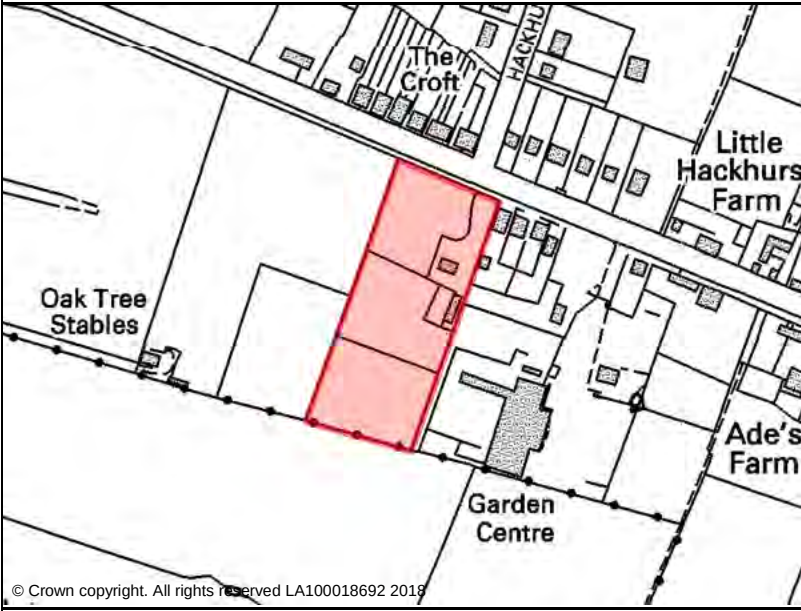
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 799/3090
		Settlement: Lower Dicker
		Parish: Hellingly
		Address: Rainbow Farm and Oak Tree Farm, Camberlot Road
		Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Site Conclusion: Deliverable
		Site area (ha) Gross: 5.89 Site area (ha) Net: 5
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site comprises of vacant grass fields situated off the A22. The site is isolated and detached from any identified settlement or local facilities and amenities. Development of the site should have a limited impact on the wider landscape and is situated within an area dominated by business units and other businesses. In isolation the development of this site for housing would be unsuitable but employment uses would be suitable subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

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

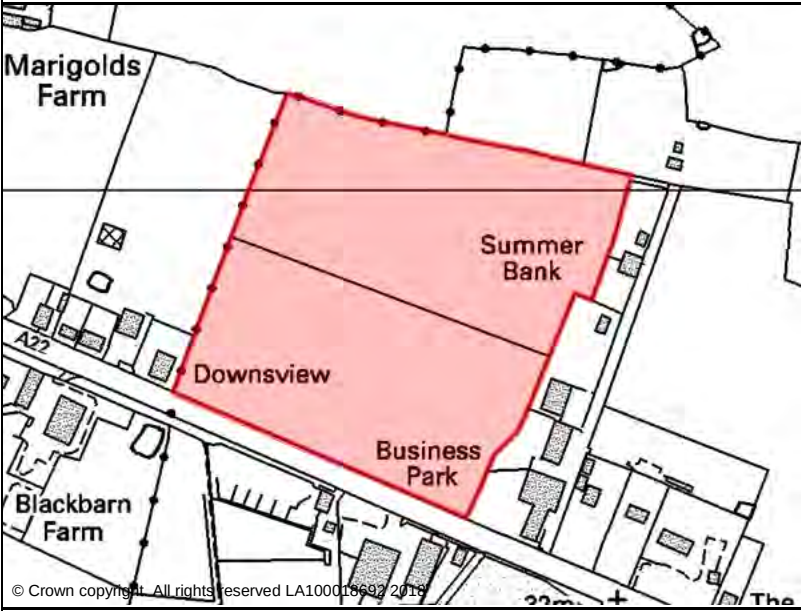
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 800/3090
		Settlement: Lower Dicker
		Parish: Hellingly
		Address: Careways
		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
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site comprises of a single residential dwelling and garden situated off the A22. The site is isolated and detached from any identified settlement or local facilities and amenities. Development of the site should have a limited impact on the wider landscape and is situated within an area dominated by business units and other businesses. In isolation the development of this site for housing would be unsuitable for housing development but employment uses would be suitable subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

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

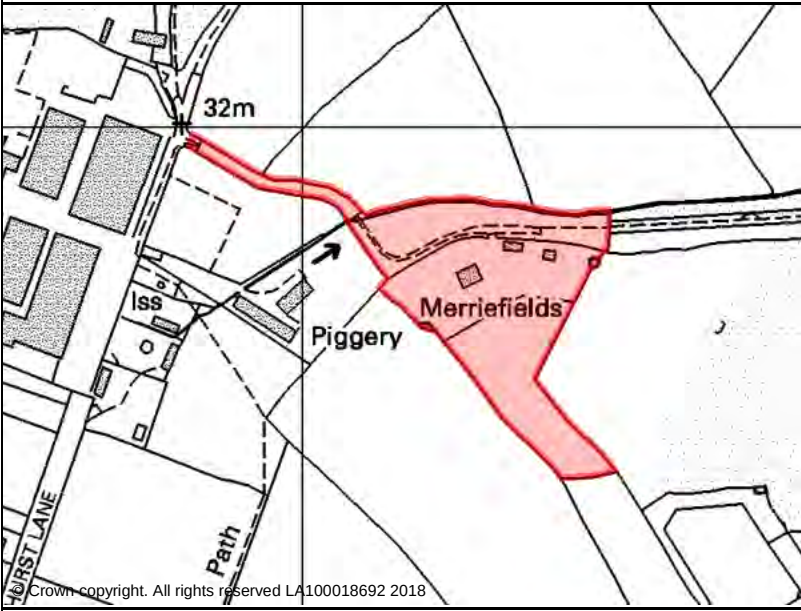
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 803/3090
 <p>© Crown copyright. All rights reserved LA100018697 2016</p>		Settlement: Lower Dicker
		Parish: Hellingly
		Address: Land to the rear of Prospect House,
		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
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site is an agricultural field isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22 and adjacent to other businesses to the east of the site. Development of the site should have a limited impact on the wider landscape and is situated within the frontage strip of land on the A22 dominated by business units and other businesses. In isolation the development of this site for housing but employment uses would be suitable subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

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

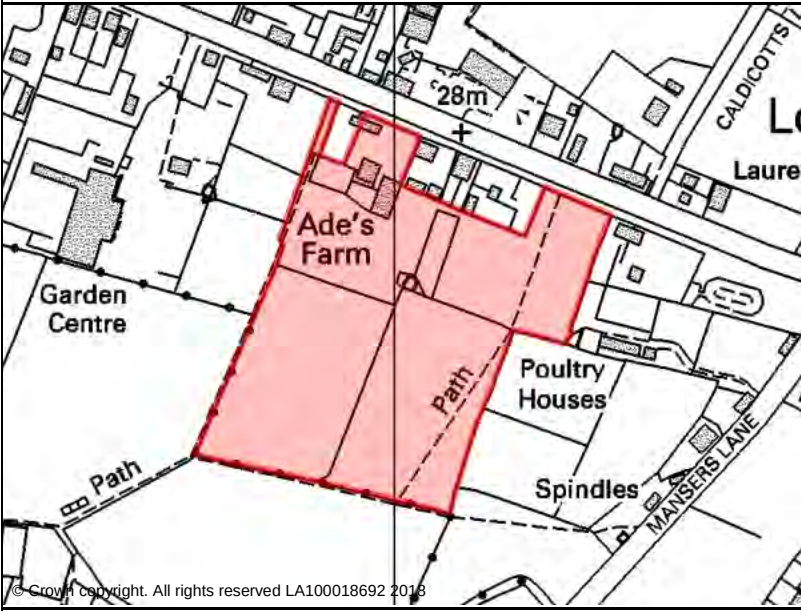
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 863/3090	
		Settlement: Lower Dicker	
		Parish: Hellingly	
		Address: Merriefields, Hackhurst Lane, Lower Dicker BN27 4BP	
		Suitable for housing: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable	
		Site area (ha) Gross: 1.78 Site area (ha) Net: 0.63	
Delivery Yr 1-5:		Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site comprises of a single residential dwelling and garden situated to the north of the A22 off Hackhurst Lane. The site is isolated and detached from any identified settlement or local facilities and amenities. As submitted the site would have unsuitable access from Hackhurst Lane and would require significant update to enable development to take place. A bridleway runs from east to west through the site and would be required to be incorporated into the design of any development. The site, which is isolated from the A22 and not closely related to residential development is not suitable for housing. Other potential sites have been identified in SHELAA in the immediate vicinity and, should development for employment be proposed in this location within the Wealden Local Plan, there would be a need to consider this land comprehensively with those other sites.

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

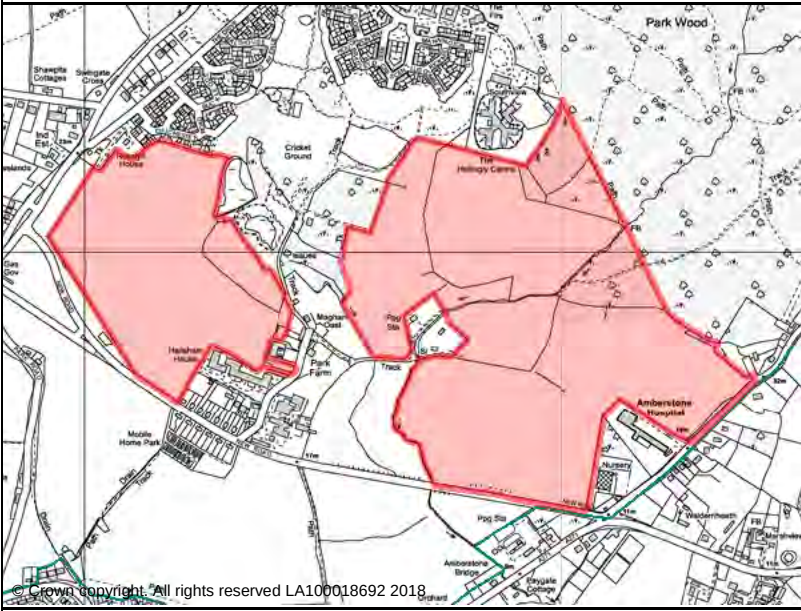
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 864/3090
		Settlement: Lower Dicker
		Parish: Hellingly
		Address: Ades Farm, Lower Dicker, Hailsham, BN27 4BH
		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
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity

Reasons: The site comprises of four agricultural fields isolated and detached from any identified settlement or local facilities and amenities. The site is situated off the A22. There are two sections of the site situated within the frontage strip of land on the A22 dominated by business units and other businesses. Development should have a limited impact on the wider landscape. In isolation the development of this site for housing would be unsuitable but employment uses would be suitable subject to suitable access being established and any additional infrastructure requirements incorporated into any scheme. Any development will need to take into account residential amenities and surrounding properties.

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

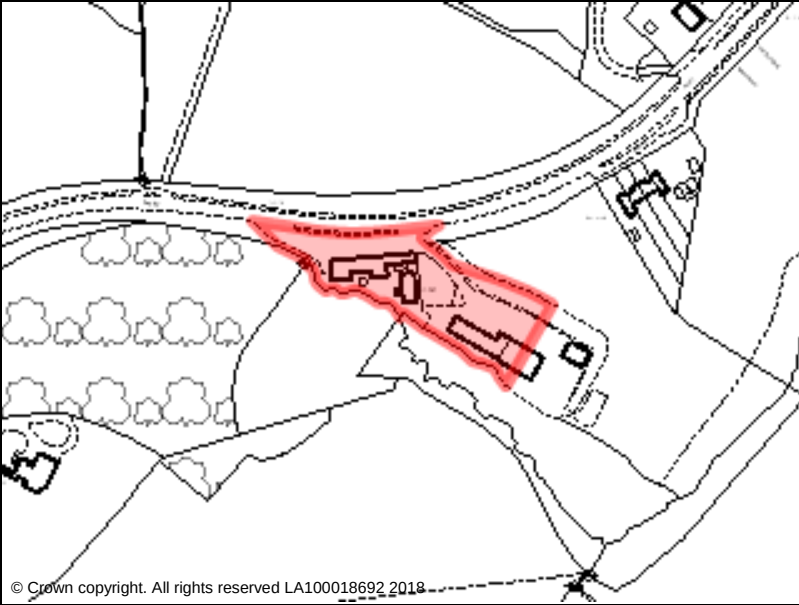
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 919/3000
	Settlement: Hellingly
	Parish: Hellingly
	Address: Land at Park Farm, New Road
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 56.632 Site area (ha) Net: 26.16
Delivery Yr 1-5: 500 Delivery Yr 6-10: 284 Delivery Yr 11+: Total Capacity 784	

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 Featherstone Lane. The site provides good connectivity with Hailsham being adjacent to land which has been granted planning permission for residential development. The site has two distinct parts, land adjacent to Park Road between Roebuck Park and New Road and land adjacent to Park Wood and to the north of Amberstone. The western site has long distance views to the Grade II Granary and Oast House which sits within an agricultural setting to the east of the site. Development would be required to give careful consideration to the setting of the buildings. This part of the site is known to have surface water flooding issues therefore further work is required to assess this and to provide suitable drainage systems to overcome this constraint. The eastern part of the site is adjacent to the listed buildings noted above and the Sussex Barn. In addition the Hurst Haven Stream and associated flood plain runs through the site with a number of other streams that flow into a low lying area adjacent to the Sussex Barn. Any development would be required to be carefully designed to take into account the environmental impact and the location and setting of the listed buildings. Generally the site has low landscape and visual sensitivity and is relatively well contained by mature trees and hedgerows. However, this is a very large site with few landscape features within its boundaries. Any development of the site would require landscape buffers to protect these key features and ensure that a strong landscape structure is created. Having said this parts of the site are exposed in the wider landscape and structural planting will be required to reinforce the landscape structure of the site and to safeguard the mature trees on the boundaries and the nearby ancient woodland. A full transport assessment would be required to assess access options and the transport implications of development on the wider highway network and on Hailsham town centre.

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

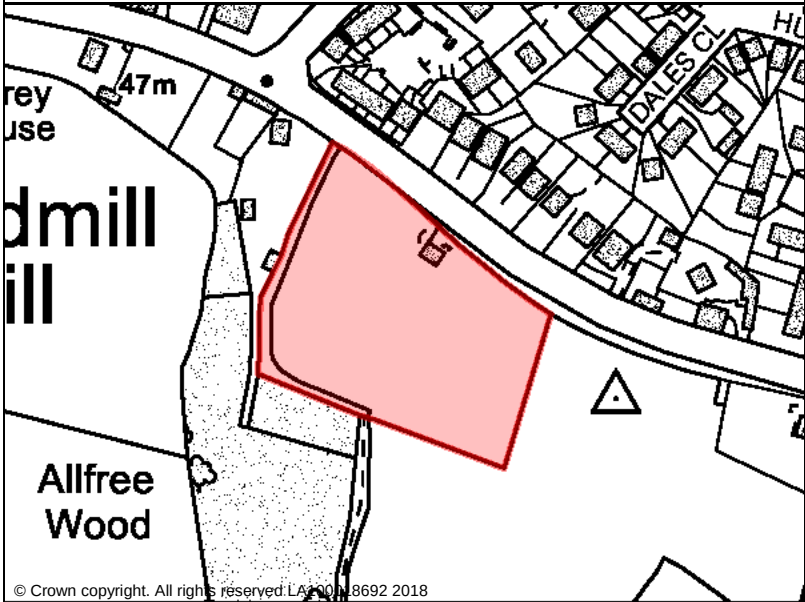
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 608/2090	
 © Crown copyright. All rights reserved LA100018692 2018		Settlement: Herstmonceux	
		Parish: Herstmonceux	
		Address: Land at Collins Honda, Hailsham Road	
		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: 0.3	
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 eastern fringe of Herstmonceux. The site is suitable for residential and/ or employment uses. Access is established and the site is adjacent to site 609/2090 (in the same ownership - as part of the garage site) and site 070/2090 both of which have recently been granted planning permission for residential development. Suitable buffering to the ancient woodland located adjacent to the site in the south would be required which reduces the developable area. 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.

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

Wealden SHELAA Potentially Suitable Sites Summary

 <p>© Crown copyright. All rights reserved. LA10018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 942/3390		
		Settlement: Windmill Hill		
		Parish: Herstmonceux		
		Address: Land at Compers Field, Gardner Street (A271)		
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
		Site area (ha) Gross: 1.28 Site area (ha) Net:		
Delivery Yr 1-5: 30		Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 30

Reasons: The site comprises of an agricultural field located off the A271 on the southern fringe of Windmill Hill. The site is sloping land however it is visually well enclosed. Ancient woodland is located to south and south west which would require suitable buffering. The current access would not be suitable to accommodate large scale development. Further work would be required to assess the access together with works to the bus stop layby which is within the visibility of the existing access.

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

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 117/3030		
		Settlement: Horam		
		Parish: Horam		
		Address: Bungalow Site, Manor Farm, Horam Manor Estate		
		Suitable for housing: Yes Suitable for employment: Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
		Site area (ha) Gross: 0.35 Site area (ha) Net: 0.24		
Delivery Yr 1-5: 10		Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: This site is not suitable in its own right as a suitable vehicular access cannot be provided. However this is a site where another potential housing site has been

Wealden SHELAA Potentially Suitable Sites Summary

identified in SHELAA in the immediate vicinity. Should development be proposed in this location within the Council's Local Plan, there would be a need to consider this submitted land comprehensively with the adjacent land, particularly to ensure a suitable access can be provided. Development of the site will be constrained by its overall shape and form. A landscaped buffer will also be required with the adjacent electricity sub station. Horam Manor, to the north of the site, is listed and care will be needed to ensure that its setting is not harmed. The site has a number of mature trees, particularly to the south, and any scheme will need to retain these.

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

Plan showing whole extent of submitted site	Site Reference: 123/3030		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Horam		
	Parish: Horam		
	Address: Land adjoining Coxlow House, Horam		
	Suitable for housing: Yes Suitable for employment: No 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 is well contained and development would have a limited impact on the wider landscape and any scheme design should minimise the impact on residential amenities of adjacent properties. Further technical assessment would be necessary to evaluate this, and to design an appropriate access point. There would be some noise impact from vehicles using the adjacent A267, but this can be mitigated through careful attention to the design and layout of any scheme.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 196/3320		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Vines Cross		
	Parish: Horam		
	Address: Foords Farm		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.67 Site area (ha) Net: 0.59		
Delivery Yr 1-5: 18	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 18

Reasons: The site is a small field located to the east of the settlement. Subject to an appropriate access with visibility splays being created, the development of this sloping site for housing should have a limited visual impact on the surrounding landscape. There is good enclosure of the site with hedgerow and tree belts, and these would require strengthening as part of any scheme design.

N.B. The 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		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Maynards Green		
	Parish: Horam		
	Address: Land at Maynards Green (adj and to the north of Funnell's Farm), Off B2203 Heathfield - Horam Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.36 Site area (ha) Net: 0.2		
Delivery Yr 1-5: 7	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 7

Reasons: The site comprises of agricultural land located between the Cuckoo Trail to the west and the B2203 to the east. The site is well related to the sporadic and linear development in Maynards Green, and development should not have an adverse

Wealden SHELAA Potentially Suitable Sites Summary

impact on the character and appearance of the wider AONB landscape to which covers the whole of the site. Given the site is within the High Weald AONB and landscape considerations will be required to be taken into account in any development. 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. A footpath already exists outside the site. The developable area has been reduced as housing development would be confined to the road frontage to reflect the existing characteristics of development in the locality.

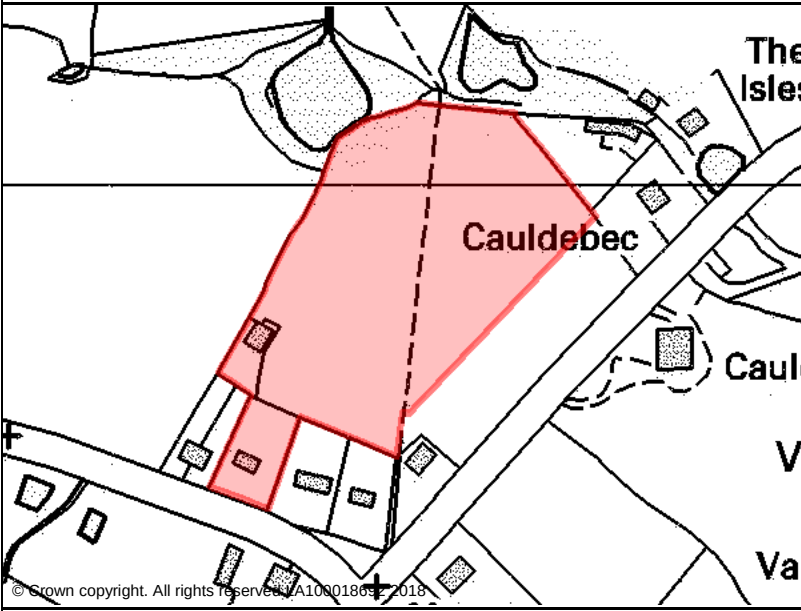
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 449/3030
	Settlement: Horam
	Parish: Horam
	Address: Land south side of Horebeech Lane
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Deliverable
	Site area (ha) Gross: 2.66 Site area (ha) Net: 2.1
Delivery Yr 1-5: 63	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 63

Reasons: The site comprises a large grassland field located to the south east of Horam village, north east of the Cuckoo Trail and south of Horebeech Lane. Planning permission for 123 houses has been granted at Rosemead Farm to the north of this site (WD/2016/2071/MAO). The site has moderate landscape capacity for accommodating development and is fairly visually contained as a result of vegetation and local topography. The site is within good proximity to the village centre and facilities and amenities. Further work would be required to assess the capacity of the roads for additional development and to establish a suitable access from Horebeech Lane.

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

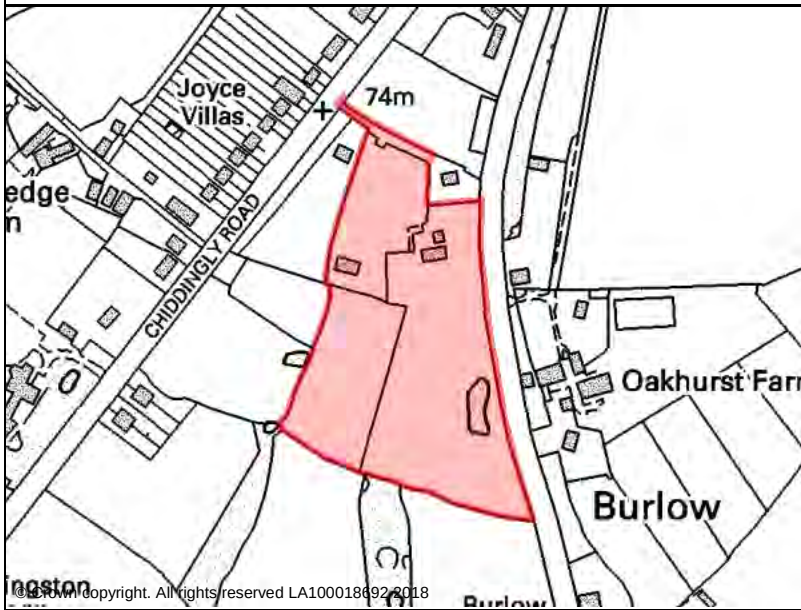
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 830/3030
		Settlement: Horam
		Parish: Horam
		Address: Land at Cauldavon, Horebeech Lane, Marle Green, Horam
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 1.81 Site area (ha) Net: 1.66
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 20

Reasons: The site comprises a house, garden and field and is located adjacent to Horebeech Lane to the east of Horam village. Planning permission for 123 houses has been granted at Rosemead Farm to the west of the site (WD/2016/2071/MAO). The site has moderate landscape capacity for accommodating development and is fairly visually contained. Additional transport assessments 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 site which has planning permission. A public right of way runs through the site from north to south which would be required to be incorporated into any development of the site and suitable buffering and planting will be required to the northern boundary to mitigate the impact development would have on the wider landscape to the north of the site.

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

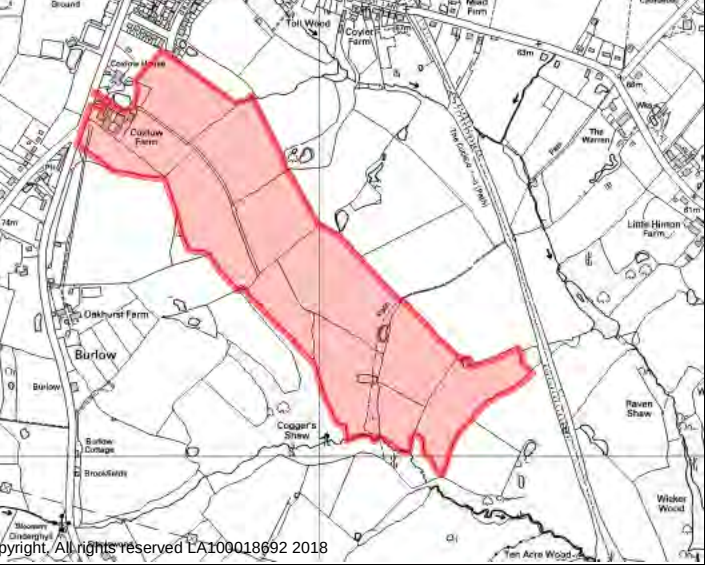
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 841/3030		
	Settlement: Horam		
	Parish: Horam		
	Address: Land at Hedgerows, Eastbourne Road,		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2.69 Site area (ha) Net: 2.2		
Delivery Yr 1-5: 42	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 42

Reasons: The site comprises of a residential dwelling, garden and small fields located to the south of Horem and forms part of a perimeter block between the A267 and Chiddingly Road to the May Garland public house. To the south of the site planning permission has been granted for a crematorium and a handful of other sporadic developments. The site is within walking distance of the village centre and its facilities and services. There are good footpath links into the centre, albeit that a crossing point on Chiddingly Road would likely be required. Any landscape impact would be very localised and against the backdrop of other developments. Appropriate buffering would be required along the southern boundary adjacent to the ancient woodland

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

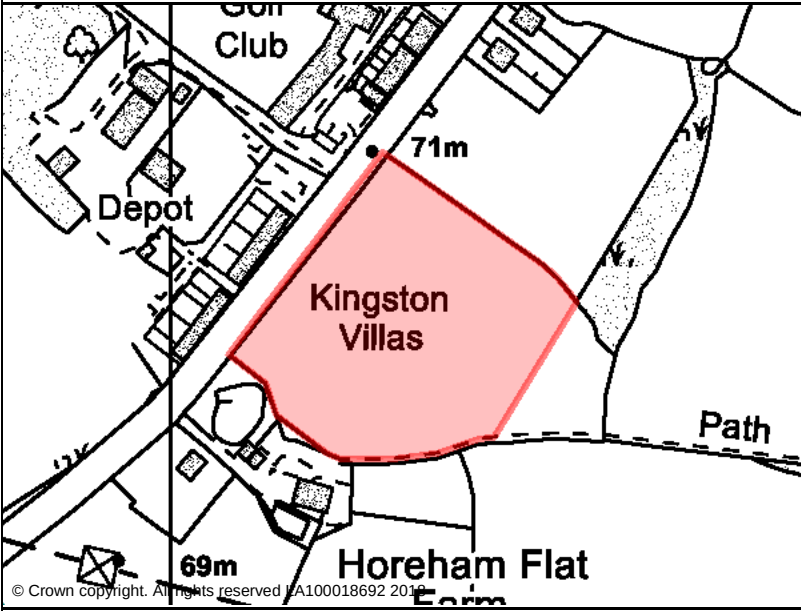
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 875/3030
	Settlement: Horam
	Parish: Horam
	Address: Coxlow Farm, Horam, Heathfield TN21 0JG
	Suitable for housing: Yes Suitable for employment:
	Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
© Crown copyright. All rights reserved LA100018692 2018	Site area (ha) Gross: 26.17 Site area (ha) Net: 7.4
Delivery Yr 1-5: 300 Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 300

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 farm house. A significant area of ancient woodland is located on the western and southern boundary of the site with a small proportion within the site. Development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. However, the northern part of the site is considered suitable for development adjacent to the existing development boundary. Development within this northern section of the site would be suitable. Development of the northern part of the site only would ensure that development accounts for its countryside location. The area suitable provides good proximity to the centre of Horam as well as potential additional points of access. Development at the site would need to account for its countryside location and landscape mitigation will be required to visually contain the site. 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.

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

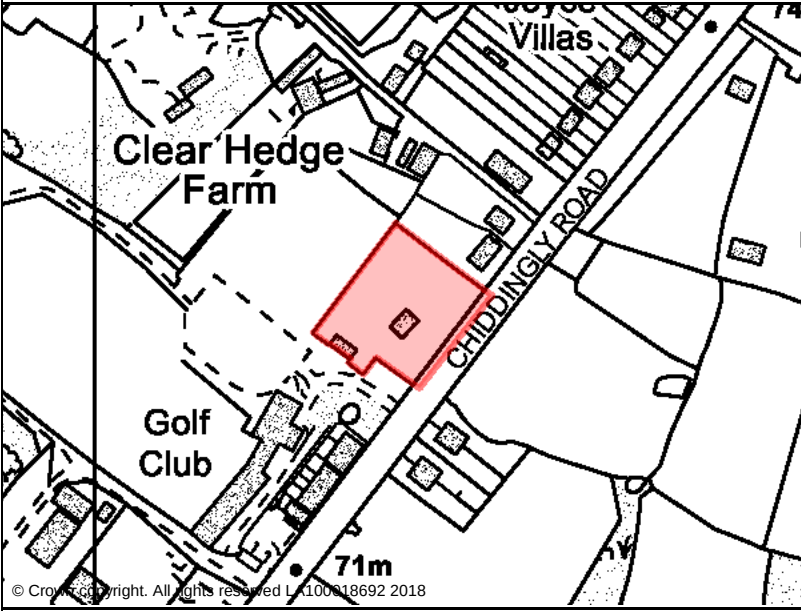
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 911/3030
		Settlement: Horam
		Parish: Horam
		Address: Horeham Flat Farm, Chiddingly Road, Horam
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 1.46 Site area (ha) Net: 1.2
Delivery Yr 1-5: 36	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 36

Reasons: The site comprises of a single field located to the south west of Horam village adjacent to Chiddingly Road. To the north of the site planning permission has been granted for a crematorium and handful of other sporadic developments. The site is within reasonable walking distance of the village centre and its facilities and services. There are good footpath links into the centre, albeit that a crossing point on Chiddingly Road would likely be required. Whilst development of the site would technically be at a loss of openness and fields with trees, the effect would be very localised and against the backdrop of other developments. Further technical work would be required to assess the most suitable point of access off Chiddingly Road.

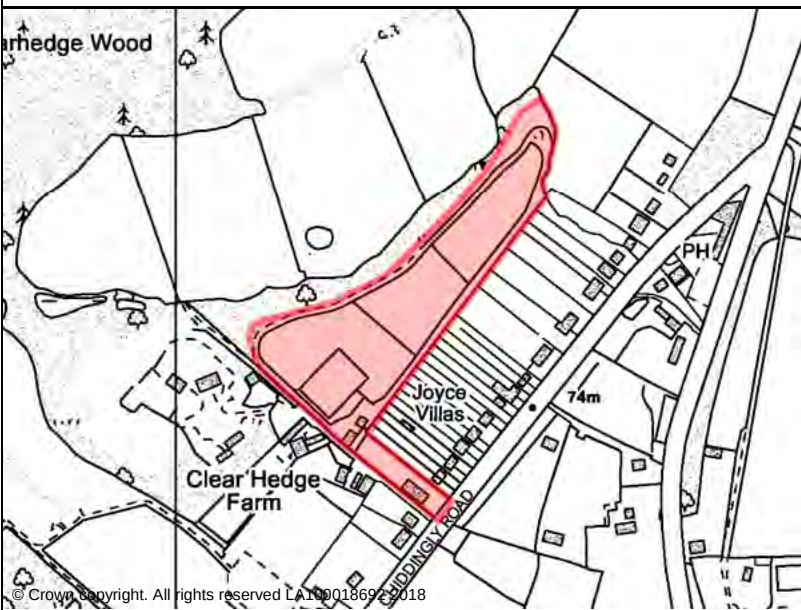
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

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: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.35 Site area (ha) Net:
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 10

Reasons: The site comprises of a single residential dwelling and large garden located to the south west of Horam adjacent to Chiddingly Road. The site is within good walking distance of the village centre and its facilities and services. Linear development would be appropriate to mirror the existing built form on the west of Chiddingly Road and the site is well screened in the wider landscape. Any development should seek to retain the hedgerows on 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: 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: 60	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 60

Reasons: The site is located on the south-western fringe of Horam and includes one residential dwelling (Clearview Farm) and equestrian facilities to the rear. The site

Wealden SHELAA Potentially Suitable Sites Summary

is located behind linear residential properties along Chiddingly Road. Access to the site from Chiddingly Road would require the demolition of Clearview Farm property. Development proposals would also be required to buffer the ancient woodland which borders the site to the 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: 413/3040		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Isfield		
	Parish: Isfield		
	Address: Holly Gap Farm, Station Road, Isfield		
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 10.57 Site area (ha) Net:		
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 to the north of the settlement. The development of all of this land would not be supportable due to its prominence within the wider landscape 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 suitable access being established.

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

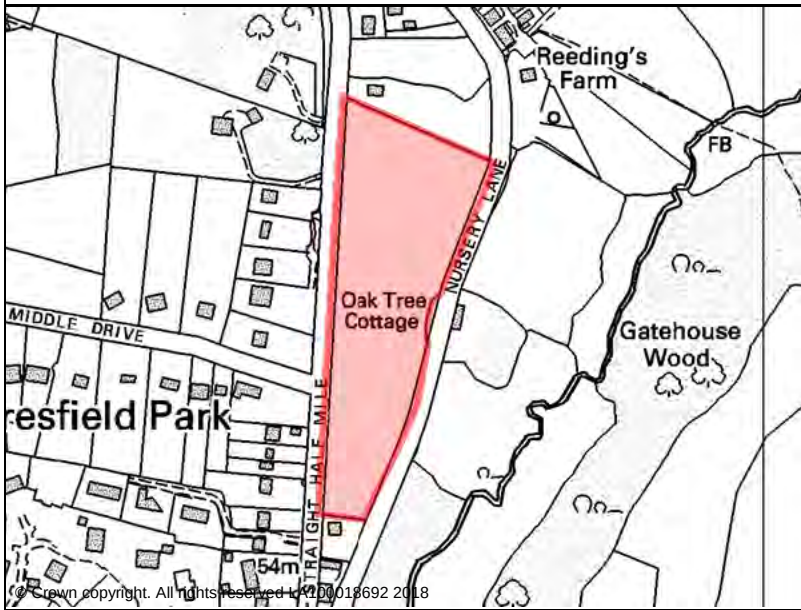
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 421/3120		
 © Crown copyright. All rights reserved LA100018692 2018	Settlement: Maresfield		
	Parish: Maresfield		
	Address: Land south west of Park Farm		
	Suitable for housing: Yes Suitable for employment: No 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 of a single agricultural field located to the south west of Maresfield. The A22 runs to the south of the site, a bowling club is located to the north, a recently built residential development to the north east and to the south east planning permission has recently been granted for 25 houses (WD/2015/2432/MEA). The site is well contained in the wider landscape. A transport assessment would be required to assess whether access could be achieved to the site either from the A22, 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 development.

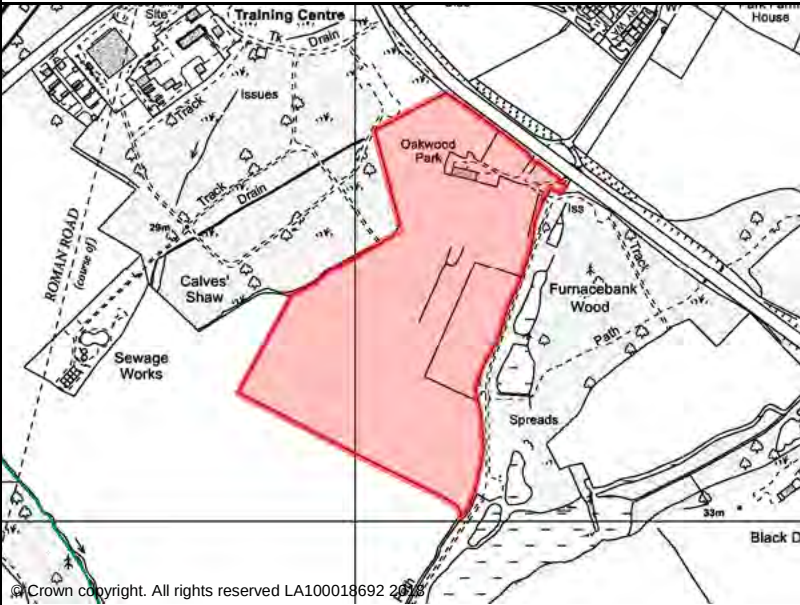
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 551/3120		
	Settlement: Maresfield		
	Parish: Maresfield		
	Address: Field between Straight Half Mile and Nursery Lane		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2.84 Site area (ha) Net: 1.46		
Delivery Yr 1-5: 25	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 25

Reasons: The site comprises of a single field used for grazing on the eastern edge of Maresfield. The site is well located in relation to existing services and local facilities in Maresfield and also public transport. There are long ranging views to the east where further landscape studies would be required to assess the impact and determine the most suitable area for development on the site with any mitigation required. Further transport assessment would be required to establish a suitable access to the site from Straight Half Mile.

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

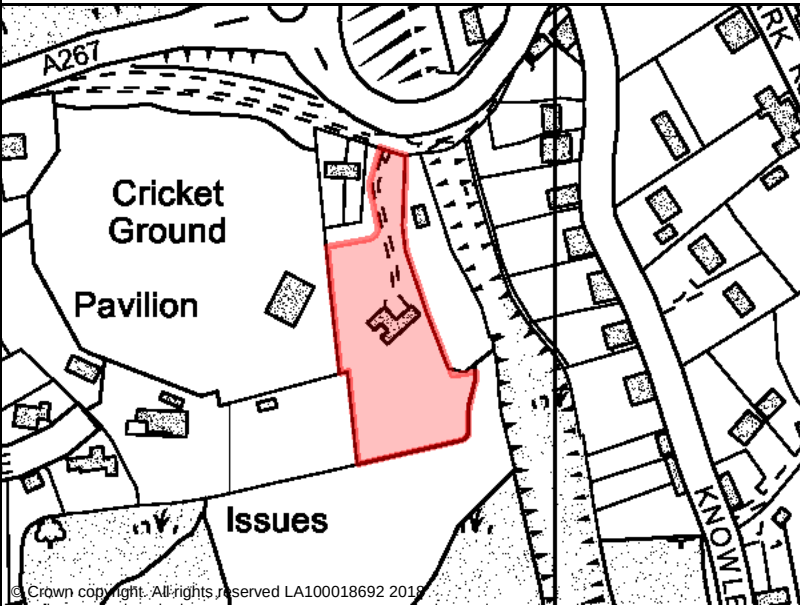
Plan showing whole extent of submitted site		Site Reference: 918/3120					
		Settlement: Maresfield					
		Parish: Maresfield					
		Address: Land at Oakwood Park, Maresfield					
		Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable					
		Site area (ha) Gross: 11.34 Site area (ha) Net:					
Delivery Yr 1-5:		Delivery Yr 6-10:		Delivery Yr 11+:		Total Capacity	

Reasons: The site comprises of commercial properties and agricultural uses located to the

Wealden SHELAA Potentially Suitable Sites Summary

south of the A22 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 and appear out of keeping with the attractive rural character and appearance of the countryside. Employment development may be suitable given the sites location on the A22 and adjacent to other employment uses. Suitable buffers would be required to protect and enhance the ancient woodland located adjacent to the eastern and western boundaries of the site. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

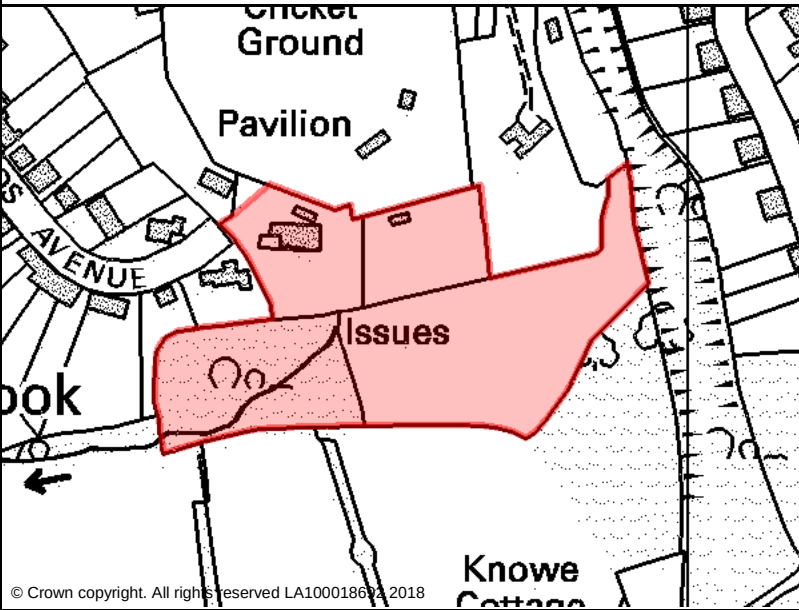
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 783/3140
		Settlement: Mayfield
		Parish: Mayfield
		Address: Criss Cross, Wellbrook, Mayfield
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.55 Site area (ha) Net: 0.55
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 10

Reasons: The site comprises of a house, garden and large curtilage located to the south west edge of Mayfield which is located 800m to the north east of the site. Additional land has been submitted through the SHELAA (site 827/3140) which, together with this site, would be suitable for a comprehensive development of the whole site. The site is wholly within the High Weald AONB therefore any development would be required to demonstrate the tests set out in paragraph 172 of the NPPF. Suitable buffering to the south of the site is 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.

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

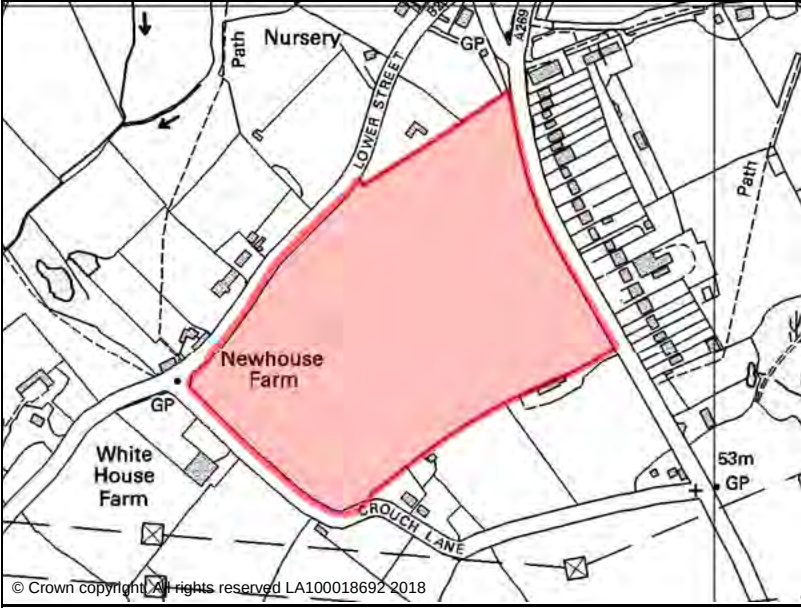
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 827/3140		
	Settlement: Mayfield		
	Parish: Mayfield		
	Address: Land at Roselands Close, Roselands Avenue, Mayfield		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.92 Site area (ha) Net: 0.54		
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: The site is located at the end of a private cul de sac of linear residential properties along Roselands Avenue. The site is made up of a single storey residential bungalow, garden land, woodland and two fields. The woodland to the south west of the property is ancient woodland and there is a large section of ancient woodland adjacent to the site to the south east. The lower part of the site is within a steep ghyll which is a local nature site. The site and all surrounding land is within the High Weald AONB. There are long ranging views to the south west however sections of the eastern and southern fields are low lying and suitably buffered from the surrounding landscape. The shape of the site coupled with levels change is a major constraint here. Given these constraints only the northern section of the site would be suitable for development with screening to the south of the site adjacent to the ancient woodland. Additional land is being promoted adjacent to the site to the north and east (site 783/3140) which could bring forward a comprehensive development of the whole site subject to further transport assessment to assess the suitability of vehicular access. Given the sites location within the High Weald AONB any development would be required to satisfy the tests contained within paragraph 172 of the NPPF. Suitable buffering to the south of the site is required where it is more exposed.

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

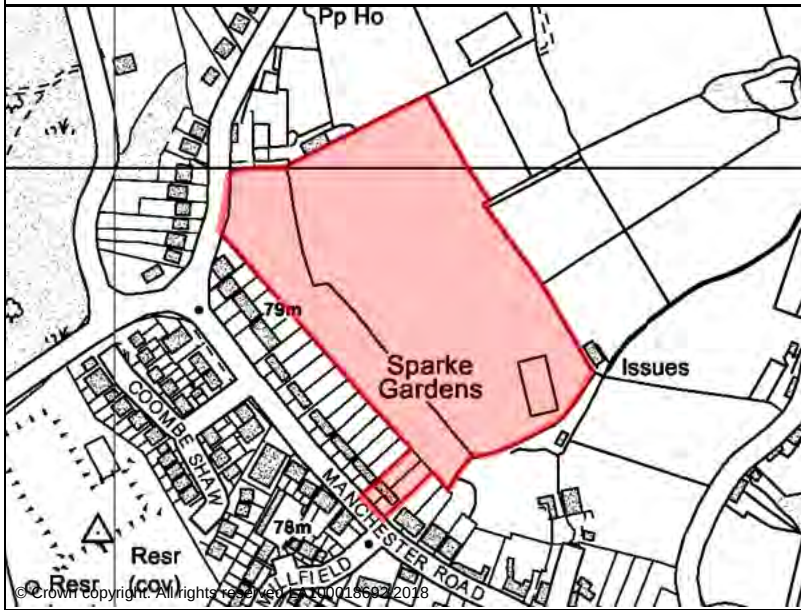
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 552/3170
	Settlement: Ninfield
	Parish: Ninfield
	Address: Crouch Field, Bexhill Road
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 8.62 Site area (ha) Net:
Delivery Yr 1-5: 45 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 45	

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. The site is well located in relation to existing services and local facilities in Ninfield. Development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The site is at a higher level than surrounding land, however the topography of the site is flat. The site is highly visible in the wider landscape to the south and south-west and also on its north-western boundary towards Ninfield village. Given the raised levels of the site and its location along with extensive views, any housing development would need to be on the frontage of the site only to minimise the landscape impact and reflect the character and form of the village. It will be essential for any development to provide effective landscape mitigation. Site levels may also need to be considered to account for the amenity of nearby residential properties. Overall, the site has good accessibility with access to the surrounding countryside as well as to services and facilities around the village. It is considered that a suitable access can be provided off the A269 Bexhill Road, subject to certain highway's improvements, a speed reduction and traffic calming measures. Any measures will need to be considered alongside measures put forward as part of the Ingrams Farm development (WD/2014/2359/MAO). Any Highway's measures will need to be informed by a detailed Traffic Assessment including junction modelling at peak times.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 604/3170		
	Settlement: Ninfield		
	Parish: Ninfield		
	Address: Land at Manchester Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 4.10 Site area (ha) Net: 0		
Delivery Yr 1-5: 80	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 80

Reasons: The site is located to the north east of Manchester Road and east of Marl pits Lane adjoining the existing built up area of Ninfield and comprises of a single field and part of a larger field used for grazing. The site is within relative close proximity to local services and a 270m walk to the centre of the village. Improvements to the public footpath network will be required to improve accessibility to the village and its services. Consideration will be required in relation to the site's proximity to Grade II listed Church Farm Oast and Church Farm Barn which are located to the south of the site. The design of the development would have to protect the buildings and reinforce the existing tree and hedgerow along the southern boundary to help screen the development from the buildings.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 098/3170		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Ninfield		
	Parish: Ninfield		
	Address: Land adjacent to Ninfield Reservoir adjoining the High Street, Battle		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not currently devel		
	Site area (ha) Gross: 0.82 Site area (ha) Net: 0.8		
Delivery Yr 1-5:	Delivery Yr 6-10:	Delivery Yr 11+: 20	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. The site is well located in relation to proximity to local services and amenities and public transport. The site is well enclosed by existing hedgerows and these would limit the impact development might otherwise have on a wider landscape. However the site is wholly within a larger Local Wildlife Site (LWS) although this part of the SNCI is believed to be of relatively low ecological value. Should the site be developed, off-setting works are likely to be needed to compensate for the loss of part of the SNCI and further ecological surveys would be required. The site is also not currently accessible by vehicles or pedestrians, although there is potential for access onto the High Street to the south subject to further assessment.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 120/1510		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Polegate		
	Parish: Polegate		
	Address: Hindsland Fields (east), Eastbourne Road		
	Suitable for housing: Yes Suitable for employment: No 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: 46	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 46

Reasons: This site is well located at the fringe of Polegate and development would have a limited impact on the wider landscape. However delivery would depend upon third party land for vehicular and pedestrian access and so it is not suitable in isolation. However, 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. In particular access to the site would need to be achieved through the adjacent University of Brighton site (SHELAA ref. 180/1510), the existing access to which would need to be significantly upgraded in order to facilitate the level of vehicle movements and provide improved pedestrian links. Development would also be likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. The Wealden Local Plan Transport Study 2017 identifies issues in relation to the A2270/ Polegate High Street junction based on the cumulative impact development in this location which would have to be factored into any development proposals for this site. Development of this site would involve the loss of a playing field, 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 Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 261/1510		
 © Crown copyright. All rights reserved LA100018692 2018	Settlement: Polegate		
	Parish: Polegate		
	Address: Hindsland Fields (west), Eastbourne Road		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.83 Site area (ha) Net: 1.83		
Delivery Yr 1-5: 73	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 73

Reasons: This site is well located at the 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 SHELAA and this land could be considered comprehensively with those other sites as a mixed use scheme. In particular, access to the site would need to 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. Development would also be likely to require off site highway works and further transport studies would be needed to ascertain the nature and extent of these requirements. The Wealden Local Plan Transport Study 2017 identifies issues in relation to the A2270/ Polegate High Street junction based on the cumulative impact development in this location. Development of this site would involve the loss of a playing field, 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

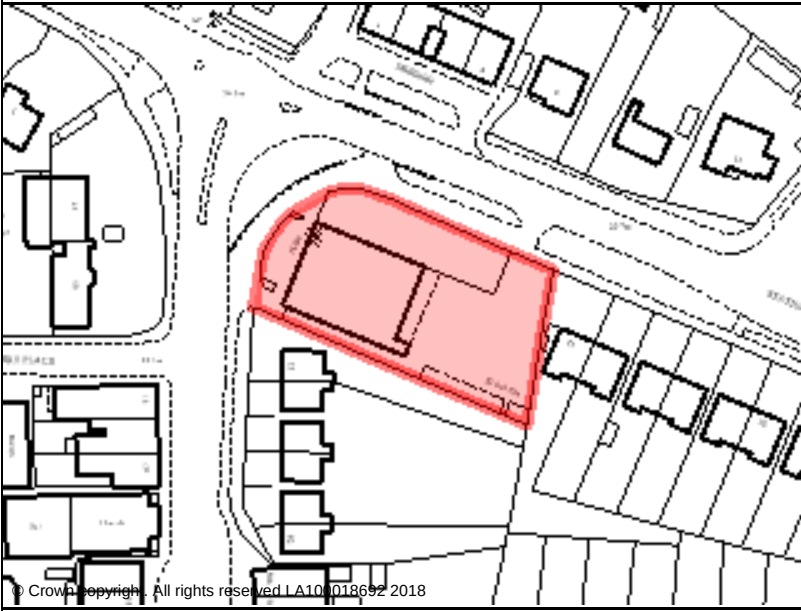
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 457/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Little Shepham, Shepham Lane
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 2.06 Site area (ha) Net:
Delivery Yr 1-5: 30	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 30

Reasons: The site comprises of a house, garden and amenity land located on the northern fringe of Polegate between the built up area and the A27 to the north. This site is visible from the A27 and forms part of the open character of the countryside along this route. The site is surrounded by protected TPO trees which will require landscape buffering for protection and reinforcement. There is an existing vehicular access directly into the site between the trees, although the creation of a suitable access may be constrained by the presence of two Cuckoo Trail footpaths/bridleways forming a junction with Shepham Lane. There are no footpaths on immediately adjacent roads although scope would appear to exist to create them.

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

Wealden SHELAA Potentially Suitable Sites Summary

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Site Reference: 622/1510
	Settlement: Polegate
	Parish: Polegate
	Address: Land at Royal Mail Delivery Office, 74 High Street
	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 is located within the town centre of Polegate within the existing development boundary. The site has the potential to be well integrated into the existing settlement close to services and amenities and development would not be harmful to the wider landscape. A suitable access already exists to the site. Development of this site for housing 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.

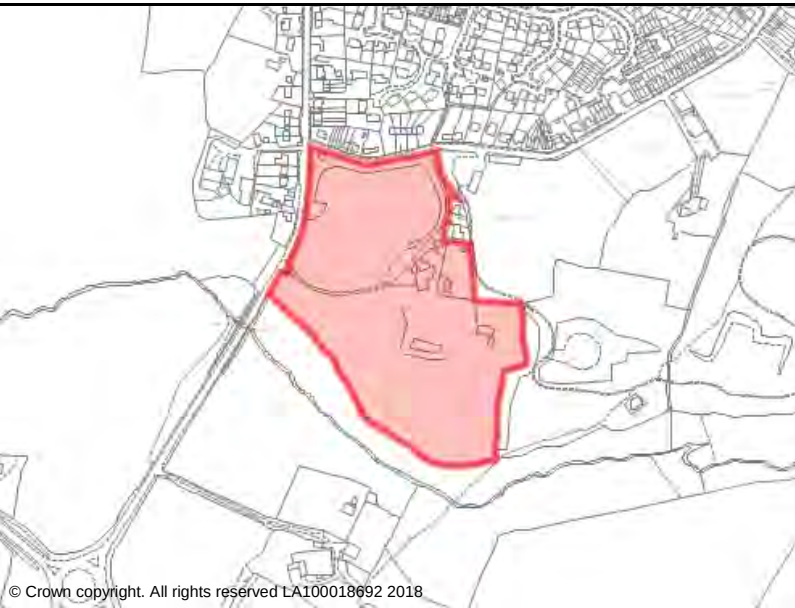
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Site Reference: 006/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: Land at Thorncrest, Ridgewood
	Suitable for housing: Yes Suitable for employment: No 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: 36 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 36	

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site comprises of a house, garden and a disused quarry located on the south eastern 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 1000 homes (WD/2017/1714/MAJ) therefore once this site is built out this site will be surrounded by 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 will have ecological value which should be investigated). Vehicular access would be needed from the adjacent development site at 'Sandpits'. Landscape buffers are needed to protect mature trees and the ancient woodland just beyond the north west corner of the site. There is the risk of contamination and technical investigations will be needed of the ground conditions because of its former use as a quarry. There is some noise intrusion from the A22 bypass to the south and west and a phone mast is located on the south western boundary. These issues would need to be taken into account in any scheme layout and design. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

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

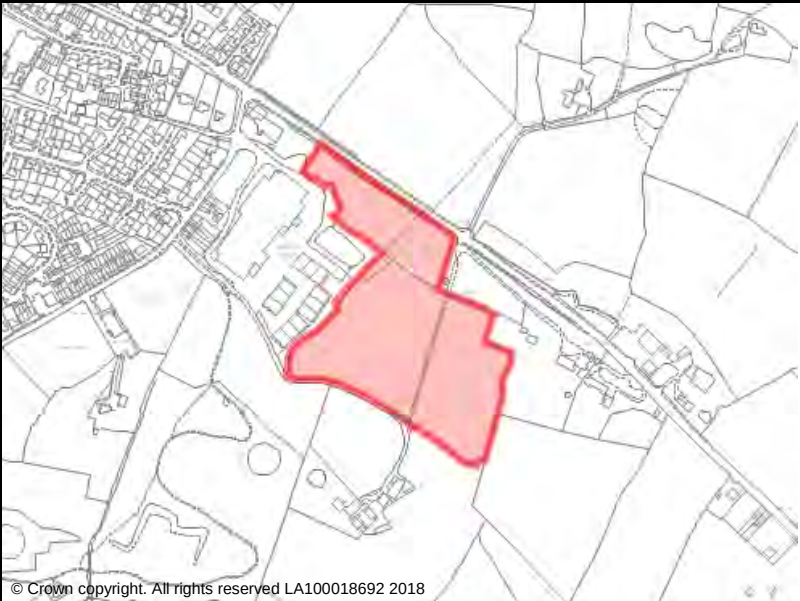
Plan showing whole extent of submitted site	Site Reference: 007/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: Ridgewood House, Lewes Road, Ridgewood
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 5.54 Site area (ha) Net: 2.05
Delivery Yr 1-5: 62	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 62

Reasons: The site comprises of a Grade II listed dwelling (Ridgewood House), garden and fields used for agricultural uses located on the southern fringe of the urban area of Uckfield to the east of Lewes Road. Residential development is located to the north and scattered farmsteads and fields to the south (the A22 is located 400m to the south) and east. The 2014 Landscape Character Assessment identifies the site as being in a moderately sensitive. Development on this site should have limited impact on the wider landscape. The design and layout of any scheme would need to take account the listed dwellings and the need to avoid material harm to its setting. There is a perimeter TPO affecting the site which should be taken into account in any design and layout for the scheme. The developable

Wealden SHELAA Potentially Suitable Sites Summary

area of the site has been reduced accordingly. Provided improvements are made to its junction with the main road, and its width upgraded, the existing access would appear a suitable location for the vehicular and pedestrian access to the site. There is no footpath along Lewes Road to the site access at present and so it would be necessary to have a footpath link directly onto New Road to the north. There are pylons located on the site, however these are outside the area that may be suitable for development. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 287/1410
	Settlement: Uckfield
	Parish: Uckfield
	Address: High Tree House, South- West of Eastbourne Road
	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: 3.2
Delivery Yr 1-5: 96	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 96

Reasons: The site comprises of two agricultural fields located on the south eastern fringe of Uckfield to the south of Eastbourne Road. The site is relatively well screened by thick hedgerow and tree lines along the boundaries of the site and the impact of any development should be limited by strengthened landscaped boundaries and a reinforced landscape structure within the site. The recently developed site opposite the site to the north of Eastbourne Road has improved the potential access arrangements and a new vehicular access might be provided using the new roundabout. The industrial estate adjacent provides the potential for noise/odour issues, and these would need to be taken into account in any scheme design if residential development is sought on the site. Given the sites proximity to existing employment uses the site would also be suitable for such uses. 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. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

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

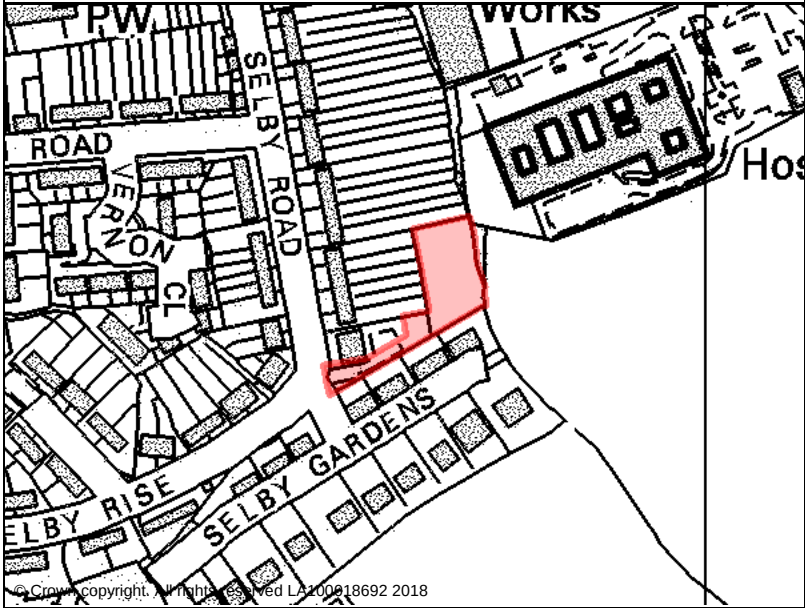
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 323/1410		
	Settlement: Uckfield		
	Parish: Uckfield		
	Address: 'Springfield', Lewes Road, Ridgewood		
	Suitable for housing: Yes Suitable for employment: No 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: 21	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 21

Reasons: The site comprises of a dwelling and garden located on the south western urban edge of Uckfield with access from Lewes Road. The site is located to the east of the site land west of Uckfield which has been granted planning permission for 1000 homes (WD/2017/1714/MAJ) therefore once this site is built out this site will be surrounded by development. The site has good accessibility to local services, including a Post Office, bus stops and school. The railway station and town centre lie approximately 1.6km to the north east. The topography of the site would not prevent development, it is relatively well screened within the wider landscape and boundary planting could be retained in areas. Mitigation may be required in relation to road noise, however the location of the site to the rear of properties facing on to Lewes Road will help to reduce noise. Noise from the sawmill to the south could be an issue for new properties, however, this use is historical and is already surrounded on three sides by residential uses. Vehicular access would be required across third party land. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

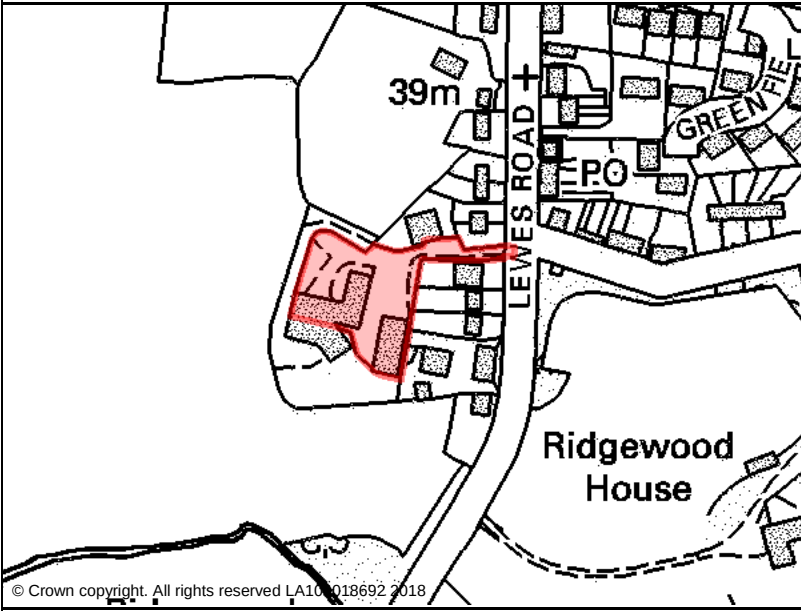
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 517/1410		
 <small>© Crown copyright. All rights reserved. LA200018692 2018</small>	Settlement: Uckfield		
	Parish: Uckfield		
	Address:		
	Land rear of Oakley Court, Selby Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
Site area (ha) Gross: 0.18 Site area (ha) Net:			
Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 6

Reasons: The site comprises of unused amenity land located within the existing urban area of Uckfield. Planning permission was granted on the site for 6 dwellings (WD/2009/0259/F) but this has now 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. The design of the development would have to take into account the group TPO located on the eastern boundary. The site is within 7km of the Ashdown Forest SAC/SPA therefore if the site were to come forward for development it would require screening to identify any impacts and subsequently any mitigation

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

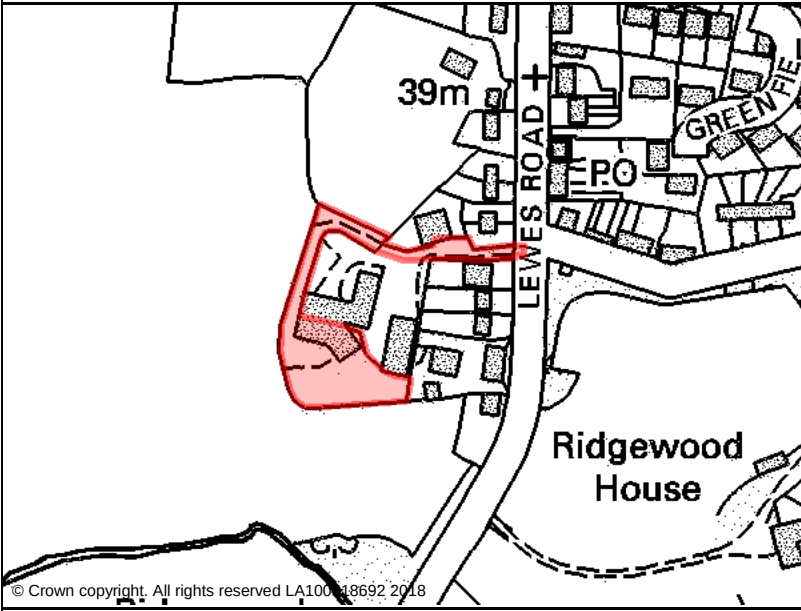
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 538/1410
		Settlement: Uckfield
		Parish: Uckfield
		Address: The Timber Yard, Lewes Road, Ridgewood
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.304 Site area (ha) Net: 0.304
Delivery Yr 1-5: 12	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 12

Reasons: The site lies on the urban edge of Uckfield, to the east of Lewes Road. The site is located to the east of the site land west of Uckfield which has been granted planning permission for 1000 homes (WD/2017/1714/MAJ) therefore once this site is built out this site will be surrounded by development. The site is currently used as a timber yard and therefore development of this site for housing would involve the loss of 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. Site 539/1410 wraps around the site and any development should be brought forward as part of a comprehensive scheme with this site. Pedestrian and cycle access can be provided on to Lewes Road. The site has good accessibility to local services, including a Post Office, bus stops and school. The railway station and town centre lie approximately 1.6km to the north east. The topography of the site would not prevent development, it is relatively well screened within the wider landscape and boundary planting could be retained in areas. Mitigation may be required in relation to road noise, however the location of the site to the rear of properties facing on to Lewes Road will help to reduce noise. Noise from the saw mill to the south could be an issue for new properties, however, this use is historical and is already surrounded on three sides by residential uses. Vehicular access would be required across third party land. The site would also be suitable for employment uses. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment

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

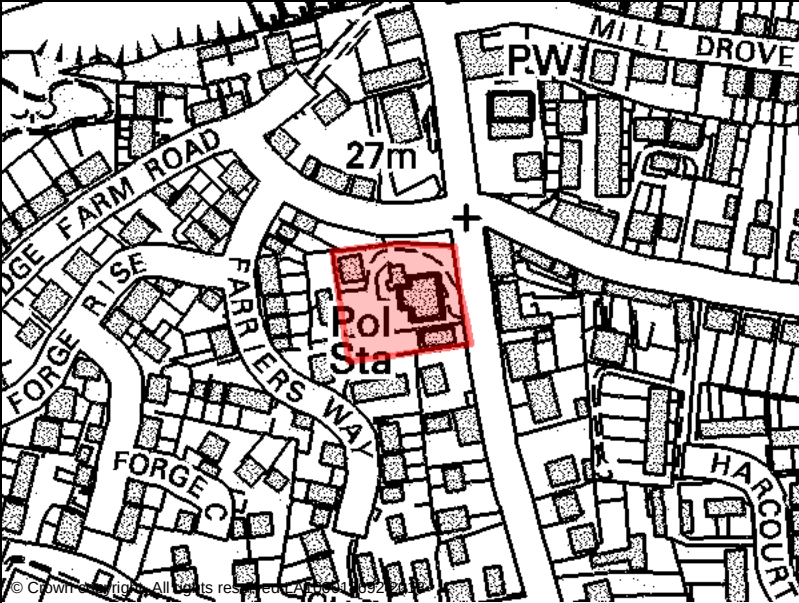
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 539/1410
		Settlement: Uckfield
		Parish: Uckfield
		Address: Cress Farm, 20 Lewes Road, Ridgewood
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.28 Site area (ha) Net: 0.28
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 10

Reasons: The site comprises of a house and garden and lies on the urban edge of Uckfield to the east of Lewes Road. Pedestrian and cycle access can be provided on to Lewes Road. The site 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 east. This site wraps around site 538/1410 and any development should be brought forward as part of a comprehensive scheme with this site. Suitable access to the site would be required alongside land within site 538/1410. The topography of the site would not prevent development. Mitigation may be required in relation to road noise, however the location of the site to the rear of properties facing on to Lewes Road will help to reduce noise. 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. Given the sites proximity to the timber yard the site would also be suitable for employment uses. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

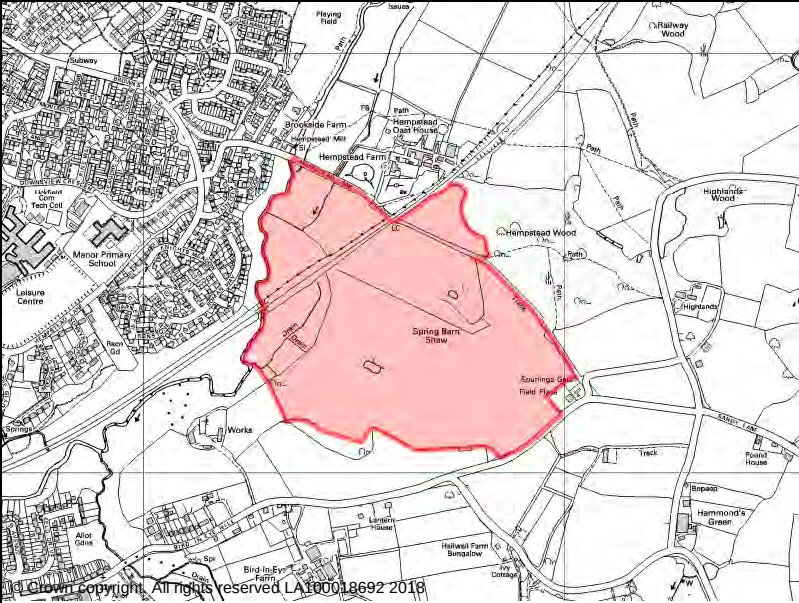
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 956/1410		
	Settlement: Uckfield		
	Parish: Uckfield		
	Address: Uckfield Police Station, New Town		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 0.296 Site area (ha) Net:		
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Reasons: The site comprises of a police station and is located within the town centre of Uckfield and lies within the existing development boundary with existing pedestrian and vehicular access. 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. Residential or employment uses would be suitable on the site given the surrounding land uses. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations 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: 725/1410		
	Settlement: Uckfield		
	Parish: Uckfield		
	Address: Land at Hempstead Lane		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not currently devel		
	Site area (ha) Gross: 36.019 Site area (ha) Net: 26.53		
Delivery Yr 1-5:	Delivery Yr 6-10: 370	Delivery Yr 11+: 425	Total Capacity 795

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: This site comprises sloping farmland and is located on the eastern fringe of Uckfield to the north of Sandy Lane. 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. Part of the site is within Flood Zones 2 and 3, 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 and also pedestrian/cycle links towards the town centre. These would need to be resolved before the site could be developed. Off site works will 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. The site is within 7km of the Ashdown Forest SPA therefore if the site were to come forward for development it would require a Habitats Regulations Assessment.

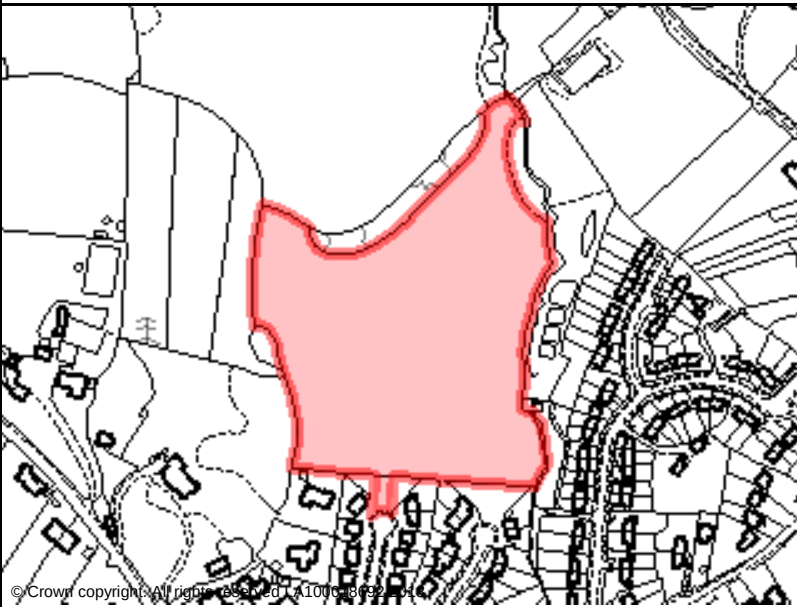
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site		Site Reference: 115/3330
 <p>© Crown copyright. All rights reserved LA100018692-2018</p>		Settlement: Wadhurst
		Parish: Wadhurst
		Address: Land at Old Station Road
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 0.85 Site area (ha) Net: 0.7
Delivery Yr 1-5: 21	Delivery Yr 6-10:	Delivery Yr 11+: Total Capacity 21

Reasons: The site is located at the northern edge of Wadhurst to the east of Old Station Road. The site is within the AONB. The site consists of a field bordered by a hedgerow, mature trees. There is a strong tree line at its southern and eastern boundary which effectively screens the site from residential properties to the south. A suitable vehicular access can be achieved. There are no footpaths currently on either side of the road in this part of Old Station Road and these would need to be provided. The design of the development would need to account for its AONB location and the protection and strengthening of boundary features. Given the site is located wholly within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

Wealden SHELAA Potentially Suitable Sites Summary

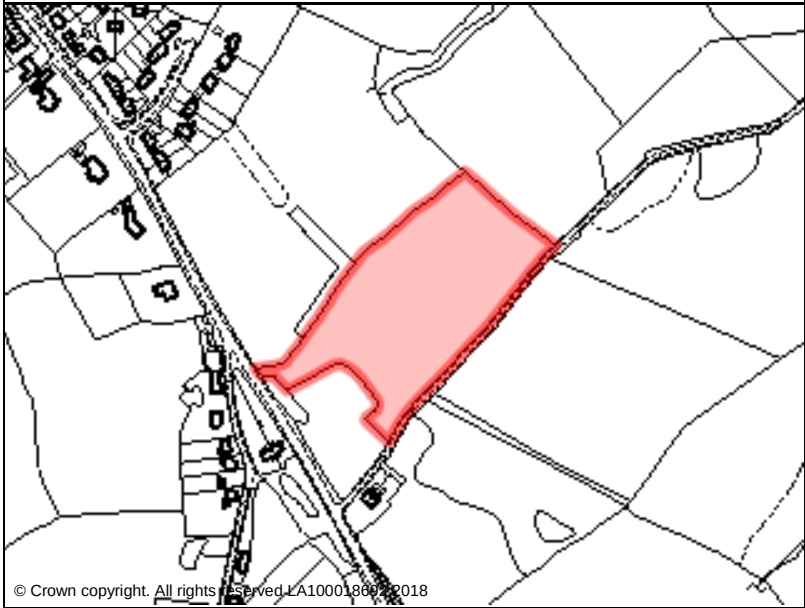
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 584/3330		
	Settlement: Wadhurst		
	Parish: Wadhurst		
	Address: Land adj. to Jonas Drive, Durgates		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 3.27 Site area (ha) Net: 1		
Delivery Yr 1-5: 30	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 30

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 slopes steeply downhill towards the north east with exposed sections from the centre of the site to this elevation. Given this constraint only the southern section of the site would be suitable for development subject to screening to the north, east and western boundaries to mitigate the impact of development on the wider landscape. The site is wholly within the High Weald AONB therefore and development would have to establish it meets the requirements of paragraph 172 of the NPPF. A full transport assessment would be required to establish the impact any development would have on the wider road network.

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

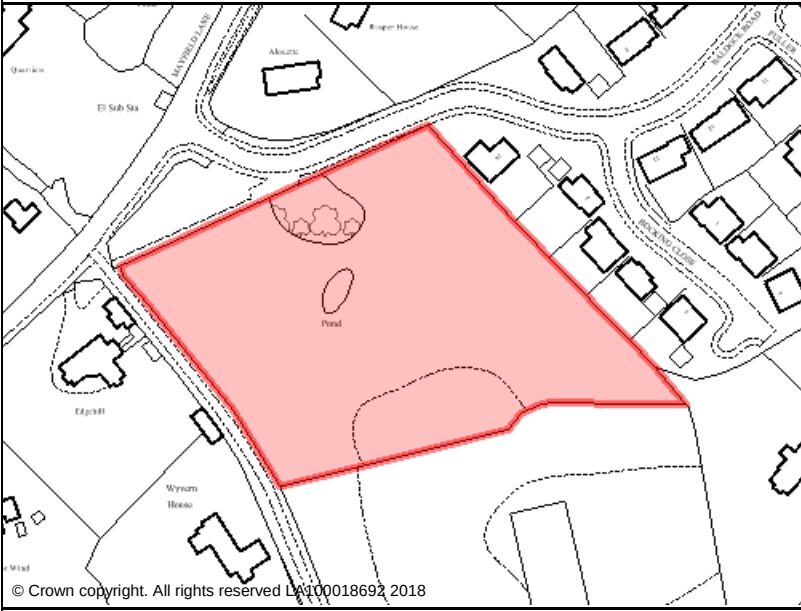
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 592/3330		
	Settlement: Wadhurst		
	Parish: Wadhurst		
	Address: Land at Foxhole Farm, Foxhole Lane		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2.2 Site area (ha) Net:		
Delivery Yr 1-5: 40	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 40

Reasons: The site comprises of a small grass field enclosed by mature hedgerows located on the south east fringe of Wadhurst with frontage onto Lower High Street. The site is suitable for development subject to a number of considerations.. The site has pedestrian access and is a short walk from the village centre. The site adjacent to the north-west has planning permission for 35 dwellings (WD/2016/0154/MEA). The building line of this development would therefore follow the proposed built form once the adjacent site is developed. The site is well screened and therefore has minimal impact upon the wider landscape. The design of the development would need to account for its AONB location, ancient woodland and the protection and strengthening of boundary features. It would also need to consider its location adjacent to the Conservation Area. Given the site is located wholly within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF

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

Wealden SHELAA Potentially 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
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 1.112 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 B2099 and within the High Weald Area of Outstanding Natural Beauty (AONB). The site is adjacent to existing settlement on two sides 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. The site is within an existing residential area and a public footpath runs along Baldock Road on its northern boundary. 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. The site is located wholly within the High Weald AONB therefore any development proposals would be required to meet the requirements in paragraph 172 of the NPPF.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site		Site Reference: 702/3330
		Settlement: Wadhurst
		Parish: Wadhurst
		Address: Land at High Street
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Developable
		Site area (ha) Gross: 0.838 Site area (ha) Net: 0
<small>© Crown copyright. All rights reserved LA100018692 2018 Source: Ordnance Survey</small>		
Delivery Yr 1-5:	Delivery Yr 6-10: 10	Delivery Yr 11+: Total Capacity 10

Reasons: The site comprises of the Commemoration Hall and sports pitch. Development would involve the loss of a football pitch and associated facilities. Development of this site will therefore be dependent on the suitable re-provision of a pitch and associated facilities. The site is located in a central location close to local facilities and amenities. Any development will need to be carefully considered taking into account the adjacent Grade II Listed Building. The site has extensive views to the south, however, development would be viewed against the existing backdrop of the existing urban edge. The site would be suitable for a mixed use site given its central location. The site is within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development. A full transport assessment would be required to be undertaken to assess the impact development would have on the wider road network and also to establish a suitable access from the High Street or Townlands Road.

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

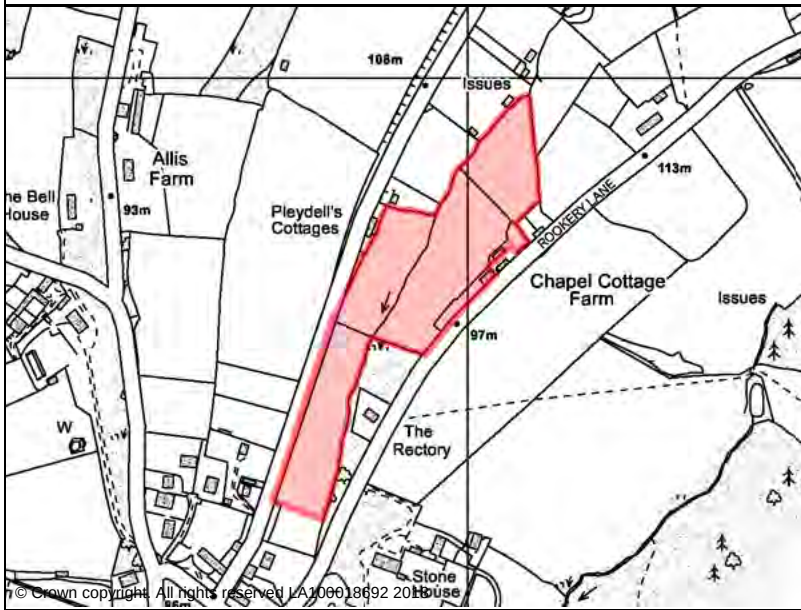
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 011/3220		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Punnetts Town		
	Parish: Warbleton		
	Address: Land adjacent to Little Home Farm		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Deliverable		
	Site area (ha) Gross: 1.37 Site area (ha) Net:		
Delivery Yr 1-5: 6	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 6

Reasons: The site comprises of three fields used for horse grazing to the north east of the settlement to the 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 all of this land would not be supportable due to its prominence within the High Weald AONB. Large scale development of the whole site would be unsuitable. However, the small field adjacent to the three houses at the junction of Forest Lane and North Street could accommodate a modest continuation of houses at the south-eastern edge for Forest Lane subject to suitable access being established. Given the sites location within the High Weald AONB therefore landscape considerations will be required to be taken into account in any development.

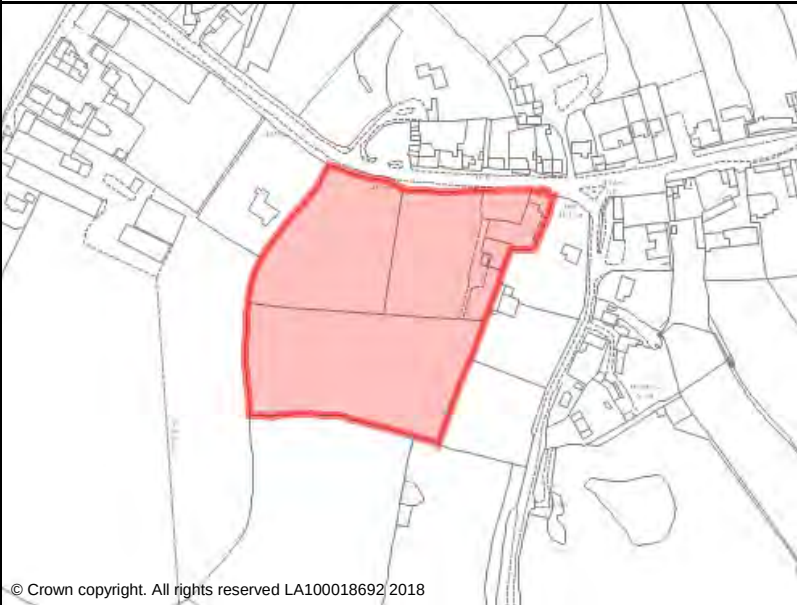
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 347/3260		
	Settlement: Rushlake Green		
	Parish: Warbleton		
	Address: Chapel Cottage Farm, Rookery Lane		
	Suitable for housing: Yes Suitable for employment: No Site available: Unknown Site achievable: Yes Site Conclusion: Developable		
	Site area (ha) Gross: 3.4 Site area (ha) Net: 0.34		
Delivery Yr 1-5: 7	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 7

Reasons: The site comprises of two irregular shaped fields located to the north of the settlement between Middle Lane and Rookery Lane. The development of all of this land would not be supportable due to its prominence within the High Weald AONB and large scale development of the whole site would be unsuitable. However, the most southern field adjacent to the existing built area could accommodate a modest number of dwellings subject to suitable access being established and suitable mitigation to reduce any impact on the Conservation Area which is located adjacent to the south 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: 248/1820		
	Settlement: Boreham Street		
	Parish: Wartling		
	Address: Land West of the The Bulls Head and adjoining land		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 2.12 Site area (ha) Net: 1.6		
Delivery Yr 1-5: 10	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 10

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site comprises of a pub, beer garden and car parking located on the southern fringe of the settlement 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. Site topography and a steep slope close to the road will help define access layouts. Vehicle noise could have an impact on residential amenities which would require mitigation to be incorporated in site design. Provision would need to be made for landscape buffers to protect existing tree/hedgerow features, and to ensure that any landscape impact can be mitigated. There is opportunity for a mixed use scheme to be promoted on the site with a small amount of commercial development. 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 Building and further archaeological assessment would be required. A low density scheme would therefore only be suitable on the site.

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

 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Plan showing whole extent of submitted site	Site Reference: 083/3280
		Settlement: Stone Cross
		Parish: Westham
		Address: Intercon Scaffolding Yard & adjoining land occupied by Langsett, Rattle Road
		Suitable for housing: Yes Suitable for employment: Yes 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: 11 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 11		

Reasons: The site comprises of a scaffolding yard located to the north of Rattle Road to the east of the centre of Stone Cross. The site is reasonably well located to existing services in the village and benefits from easy access to public transport connections. Although visibility at the present access into the site is very poor, both to the east and west, other sites in the immediate vicinity have been appraised as suitable through the SHELAA process and this site could be considered comprehensively with those sites in order to provide a suitable access to the site. The site is previously developed land and part of it is currently occupied by a scaffolding company. Development of the site for housing would therefore involve the loss of employment land the need for which would be required to be assessed by the Council against the policies in the Wealden Local Plan.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 114/3280		
 <p>© Crown copyright. All rights reserved LA100018692 2018</p>	Settlement: Stone Cross		
	Parish: Westham		
	Address: Land south of Onestack, Dittons Road		
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 3.71 Site area (ha) Net: 2.5		
Delivery Yr 1-5: 100	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 100

Reasons: The site comprises of an agricultural yard located on the western fringe of Stone Cross and is close to local services and facilities. The A22 (Golden Jubilee Way) runs to the west of the site. Whilst there are some mid to long range views from parts of the site, development of part of this site would be seen against the backdrop of existing development. Additional landscape buffering would be required within the southern and south-western parts of the site, to mitigate against long range views to the south. The site is not currently accessible by vehicles but potential for vehicular access exists to the north of the site directly onto Dittons Road. Transport modelling would be required at both of the roundabouts to the west of the site. The southern part of the site was historically a brickworks, although the associated clay pit was actually located to the north of the subject site. Contamination may exist on site and assessments would be required to establish whether mitigation is required.

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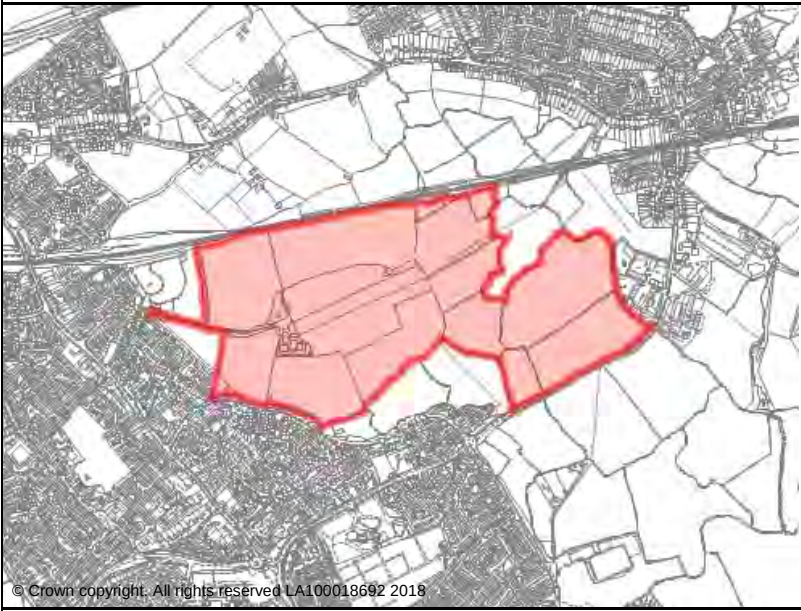
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 187/3280
	Settlement: Stone Cross
	Parish: Westham
	Address: Land off Peelings Lane, adjoining Pickens Wood
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 4.44 Site area (ha) Net: 2.5
Delivery Yr 1-5: 100 Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 100	

Reasons: The site comprises of a single field and woodland in the centre of Stone Cross between the settlement and the A27 to the north. The site is undulating with a trig-point on the highest point, and a plateau to the east. Long distance views are available from the higher ground across to the Downs, but development on the site should have limited impact on the wider landscape and should be seen against the urban edge of Stone Cross. Structural landscaping would be needed to reinforce planting at the boundaries and provide a strong landscape structure for any development. A transport assessment would be required to establish whether an acceptable access could be achieved, to provide a satisfactory vehicular access onto the adjoining B2104 highway, given the proximity to the nearby signalised junction and other junctions in the vicinity of the site. A landscape buffer and noise attenuation measures will be required along the northern boundary to help reduce noise levels from vehicles using the A27 and a buffer will be needed to protect the ancient woodland (Pickens Wood).

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

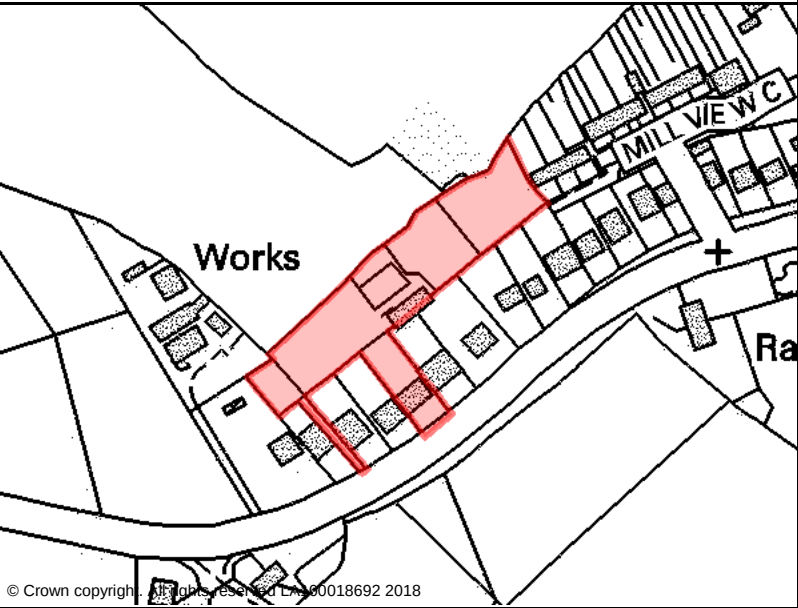
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 206/1620
	Settlement: Eastbourne
	Parish: Westham
	Address: Friday Street Farm, Oak Tree Lane, Friday Street
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 47 Site area (ha) Net: 6.05
Delivery Yr 1-5: 242	Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 242

Reasons: This is an extensive site comprising of several fields used for agricultural purposes with existing agricultural and industrial buildings located to the east of the site situated to the south east of Stone Cross. The Mountney Levels border the site to the east and a railway line borders the north of the site. The fields to the western part of the site are considered suitable for development as they are well connected to the existing built up area which borders the site in this location and are less sensitive in landscape terms being on the south facing edge of the ridge line which faces the built up area. Moving towards the east the site becomes encompassed within flood zone 3 therefore is unsuitable for development. The site becomes more exposed in visual terms and the relative visibility of the fields within the site to external views should be taken into account in designing the layout of the proposed development to ensure that the landscape and visual effects are mitigated. A full transport assessment would be necessary to measure the impacts of development on the highway network locally and to ensure connectivity with the town centre, and to support a genuinely sustainable town extension in this location. Development of the site will need to incorporate structural landscaping and help create a new boundary to the urban area, as well as ensuring that trees subject to a TPO are protected.

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

Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 575/3280		
 © Crown copyright. All rights reserved. Licence number 100018692 2018	Settlement: Stone Cross		
	Parish: Westham		
	Address: Land at Hazlebank, Rattle Road		
	Suitable for housing: Yes Suitable for employment: No 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: 15	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 15

Reasons: The site comprises of a house, garden and small paddock lies on the fringe of eastern Stone Cross. Development of the site could be well integrated with the existing settlement. Structural planting would be necessary to re-inforce the landscape structure of the site and ensure development can be accommodated in the wider landscape. This site has a restricted access to the highway network, however 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.

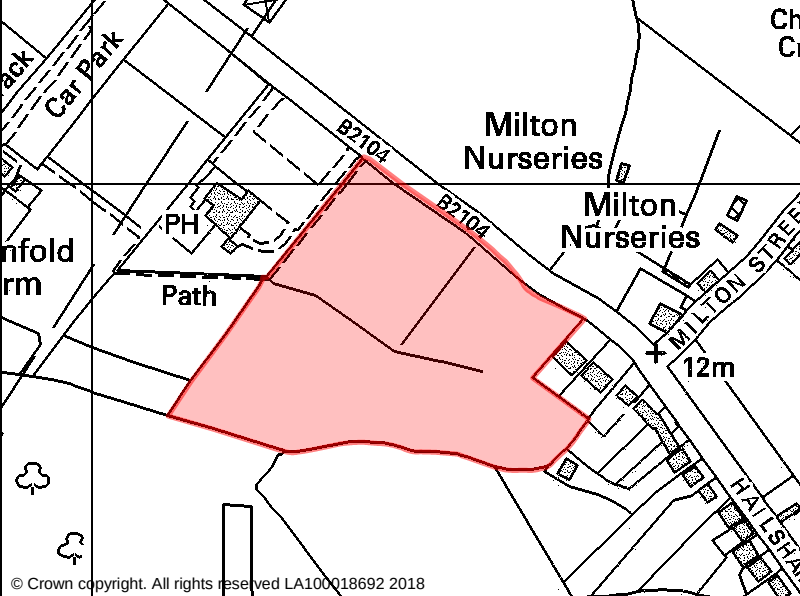
N.B. The SHELAA has been conducted in advance of decisions on the planning strategy in the WLP

Plan showing whole extent of submitted site	Site Reference: 712/3280		
	Settlement: Stone Cross		
	Parish: Westham		
	Address: Land north and south of Rattle Road		
	Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Deliverable		
	Site area (ha) Gross: 11.74 Site area (ha) Net: 9.1		
Delivery Yr 1-5: 318	Delivery Yr 6-10:	Delivery Yr 11+:	Total Capacity 318

Wealden SHELAA Potentially Suitable Sites Summary

Reasons: The site lies in open countryside between Stone Cross and Westham comprising of grass fields. The site can be viewed as two sites (one either side of Rattle Road to the north and south). The site to the north would extend the edge of the village of Stone Cross towards Westham and would require suitable planting and buffering along the eastern edge of the boundary to reinforce the gap and preserve the strong vegetation/ woodland along this edge of the site. The eastern edge of the site is within flood zone 2 and 3 therefore suitable mitigation will be required and residential development would not be suitable in this part of the site. The site to the south of Rattle Road is surrounded by site 342/3280 which has planning permission and is considered suitable for development. The eastern part of the site is located within flood zone 3 and cannot be considered for development. The site is exposed to long views to the south therefore any development would be required to provide suitable landscape buffering to mitigate any impact on 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: 745/2070	
		Settlement: Hankham	
		Parish: Westham	
		Address: Land to the West of Sharnfold Farm, Hailsham Road	
		Suitable for housing: Yes Suitable for employment: No Site available: Yes Site achievable: Site Conclusion: Deliverable	
		Site area (ha) Gross: 3.07 Site area (ha) Net: 1.24	
Delivery Yr 1-5: 10		Delivery Yr 6-10: Delivery Yr 11+: Total Capacity 10	

Reasons: The site comprises of an agricultural field along Hailsham Road between the public house and the existing linear residential properties to the south east of the site. Development of the whole site would be not be in keeping with the scale and rural character of the area and surrounding countryside. However small scale development along the frontage of Hailsham Road subject to a suitable vehicular and pedestrian access being established may be suitable. This would follow the existing built form along Hailsham Road.

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

Wealden SHELAA Potentially Suitable Sites Summary

	Plan showing whole extent of submitted site	Site Reference: 180/1510
		Settlement: Polegate
		Parish: Willingdon/Jevington
		Address: Hindsland Playing Fields, Eastbourne Road
		Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
		Site area (ha) Gross: 6.46 Site area (ha) Net: 4.23
Delivery Yr 1-5: 126 Delivery Yr 6-10:		Delivery Yr 11+: Total Capacity 126

Reasons: The site is close to the existing settlement and development should have a limited visual impact on the wider landscape, provided strong landscape structure and boundaries are provided. 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. Landscape buffers to the residential areas and multi-functional green networks which link to the existing fabric of Polegate would be important elements of any comprehensive housing scheme. The existing access to the A22 would need to be significantly upgraded in order to facilitate the level of vehicle movements generated, and there would be the need to provide for further off site works and public transport service improvements. The Wealden Local Plan Transport Study 2017 identifies issues with the A2270/Polegate High Street junction based on the cumulative impact development in this location. These would need to be the subject of full transport assessment and analysis. Development of this site would involve the loss of a playing field, 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

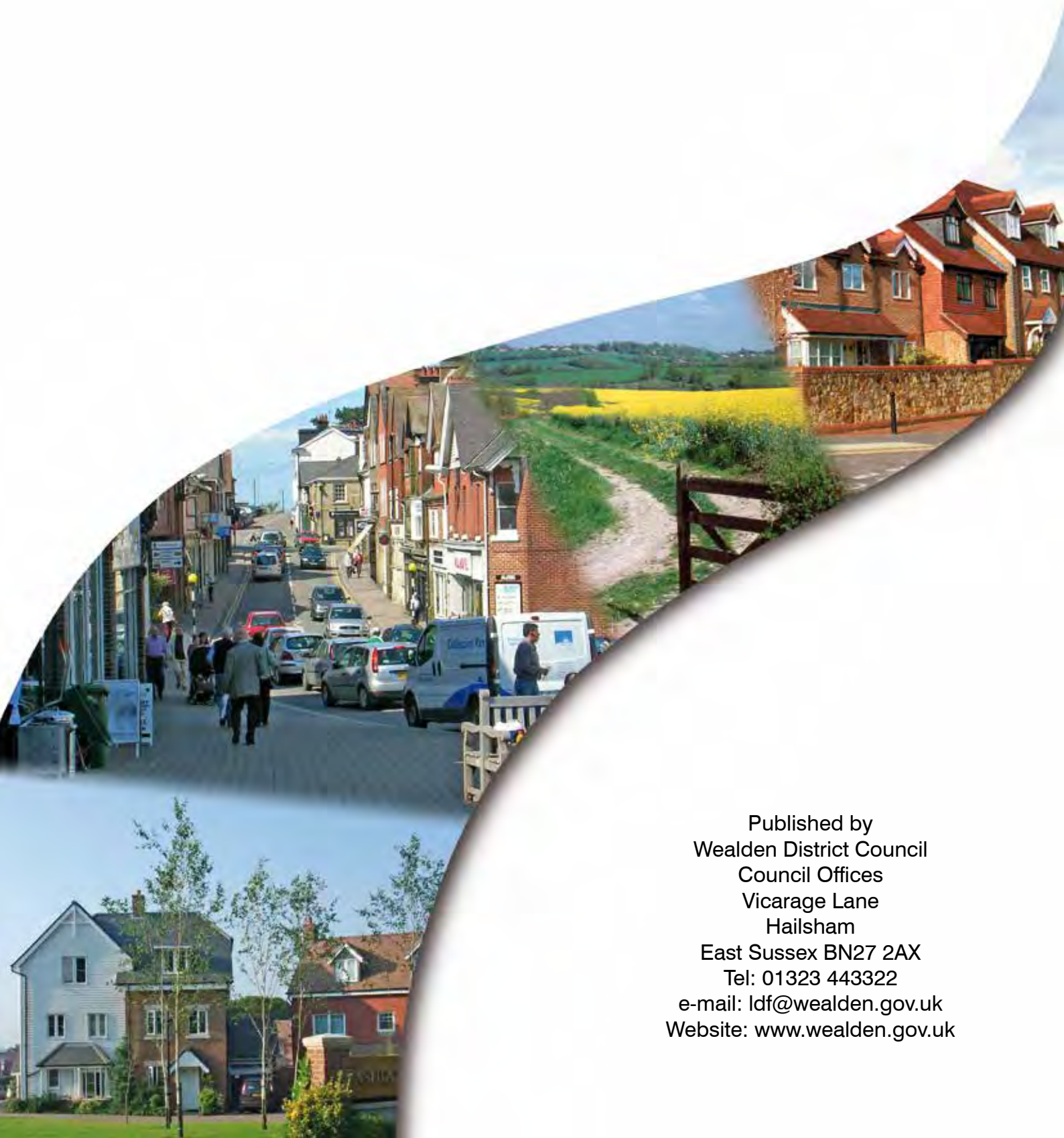
Wealden SHELAA Potentially Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 236/3370
	Settlement: Willingdon
	Parish: Willingdon/Jevington
	Address: Mornings Mill Farm, Eastbourne Road
	Suitable for housing: Yes Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
	Site area (ha) Gross: 62.34 Site area (ha) Net:
Delivery Yr 1-5: 500 Delivery Yr 6-10: 80 Delivery Yr 11+: Total Capacity 580	

Reasons: The site comprises farmhouses and farmland to the south east of Polegate, on the northern edge of Lower Willingdon. It is set within a curving band of undeveloped land (known as the Eastbourne Levels) which is almost entirely enclosed by the developed areas of Polegate, Willingdon, Langley and Eastbourne. The East Coastway railway line runs along the north eastern edge of the site. The Eastbourne Road A2270 and residential area lie to the south west of the site. Playing fields and recreation grounds border the site to the west with open farmland to the east. The site is crossed by two PRow including the 1066 Country Walk Recreational Trail. This is a very substantial site but one which is visually well integrated into the existing settlement of Polegate. However it is currently detached from the urban area of Polegate and in isolation, it would not be suitable. Other potential housing sites in the immediate vicinity have been identified as suitable in SHELAA and this land could be considered comprehensively with other sites which lie to the north west. Development should have limited impact on the wider landscape setting of the town as it will be read against surrounding urban form; however it may be perceived as contributing to closing a visual gap that currently exists between Polegate and North Willingdon. There is an existing vehicular access but this would need to be significantly improved, and access provided from a number of potential access points. In view of the potential scale of development, there is likely to be the need for further off-site works including junction improvements and capacity works on the local network. Full transport assessment and modelling will be required to evaluate these impacts fully, to assess the impact on the A27 trunk road, and to ensure good connectivity to the town centre. The Wealden Local Plan Transport Study 2017 identifies issues with the A2270/ Polegate High Street junction based on the cumulative impact development in this location. A small portion of the site is within flood zones 2 and 3 but this has been excluded from the developable area. Landscape protection and noise mitigation will need to be incorporated in the design of any scheme to minimise the noise impact of the adjacent railway and traffic using the A22.

Wealden SHELAA Potentially Suitable Sites Summary

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



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