

Wealden
District Council

Gypsy, Traveller and Travelling Showpeople Land Availability Assessment

September 2026

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1. Introduction

1.1. The Gypsy, Travellers and Travelling Showpeople Land Availability Assessment (GTTSP LAA) provides an inventory and assessment of land for the provision of Gypsy, Travellers and Travelling Showpeople accommodation within the plan making area of Wealden District.

1.2. The National Planning Policy Framework (NPPF) states that Development Plans should be informed by an assessment of the land available in their area to meet development needs[1]. Local authorities must assess and seek to meet the accommodation needs of all members of their communities, including Gypsies, Travellers and Travelling Showpeople. Local authorities are then required to identify a supply of deliverable and developable sites to meet these accommodation needs.

1.3. The GTTSP LAA is an important part of the evidence base which support the local plan making process, including local plans and neighbourhood plans. It provides a strategic overview of the suitability, availability and achievability of each site and will help inform plan-making and decision making in the preparation of the new local plan.

1.4. This LAA is specifically undertaken to consider sites submitted for Gypsy, Traveller and Travelling Showpeople (GTTSP) accommodation in Wealden District. Prior to 2026, sites submitted for that use have been assessed through the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA). However, noting the specific need for this type of accommodation in the district, there has been extensive work undertaken to assess such sites within the district. Some of this work has been undertaken alongside other East Sussex local planning authorities, including the creation of a joint methodology to assess sites proposed for GTTSP accommodation. The Council have therefore sought to specifically assess and publish the findings of that assessment as a separate document to strengthen and clarify the evidence base in support of the emerging Wealden Local Plan.

Role of the GTTSP LAA

1.5. The GTTSP LAA is a comprehensive evidence-gathering exercise which assesses the suitability, availability and achievability of land to meet the identified need for Gypsy, Traveller and Travelling Showpeople accommodation over the Plan period.

1.6. It is an evidence base document only to provide information on the range of sites to meet the Gypsy, Traveller and Travelling Showpeople accommodation needs of the district. It forms part of the Council's emerging Local Plan evidence base and will be used to inform judgements on the

[1] PM9 of NPPF (2026)

allocation of land for Gypsy, Traveller and Travelling Showpeople accommodation specifically.

1.7. This is not an allocations document and nor does it form or constitute Council policy. Rather, it provides a technical assessment of the potential sites for allocation for future land supply. This technical assessment is undertaken using an iterative process between the SHELAA and other parts of the evidence base and updates, including the Sustainability Appraisal (SA). The GTTSP LAA informs possible choices for the plan-making process, which is the appropriate mechanism to allocate land for development and develop policies to meet the district's Gypsy, Traveller and Travelling Showpeople accommodation needs.

1.8. It does not imply that planning permission would be granted should a planning application be submitted. The GTTSP LAA is only a high-level assessment, having regard to the information available at the point in time at which the assessment is undertaken. All planning applications will continue to be considered against the matters set out in the assessment of those applications, including the NPPF, Planning Practice Guidance (PPG), and appropriate policies within the statutory development plan, having regard to any other material considerations.

1.9. The findings of the GTTSP LAA do not pre-empt or prejudice any decision that the Council may make in the future on any particular site both in the planning application process or the allocation of sites in the Local Plan, nor does it alter any existing policies or land use designations as set out in an adopted Local Plan or 'made' Neighbourhood Plans. The inclusion and assessment of sites within the GTTSP LAA for Gypsy, Traveller and Travelling Showpeople accommodation does not preclude them from being considered for other uses upon the submission of planning applications for those alternative uses.

Purpose of the GTTSP LAA

1.10. The purpose of the GTTSP LAA is to:

- identify all possible sites with potential for Gypsy, Traveller and Travelling Showpeople accommodation;
- assess all possible sites for their development potential that meet the threshold for assessment; and
- assess their suitability for development and likelihood of development coming forward (i.e. availability and achievability).

1.11. Carrying out the GTTSP LAA will allow the Council to identify a potential supply of land that is suitable, available and achievable to meet identified Gypsy, Traveller and Travelling Showpeople accommodation needs over the plan period.

1.12. This GTTSP LAA will assess all sites submitted for GTTSP accommodation, using bespoke assessment criteria. This will include all sites proposed for GTTSP accommodation, whether exclusively for that use or alongside/as an alternative to other uses or development. In the case of submissions for multiple uses, these sites will also be assessed via the Council's separate SHELAA process.

Structure of the report

1.13. This document is structured as follows:

- Section 2 - Background
- Section 3 – Methodology
- Section 4 – Results and Analysis
- Section 5 – Next Steps

2. Background

Local Plan Review

2.1. The new Local Plan for Wealden District will guide future development in the district up to 2042, replacing the existing Wealden District Core Strategy Local Plan (February 2013), the 'saved' policies from the Wealden Local Plan (1998) and the Affordable Housing Delivery Local Plan (May 2016). To support and inform the preparation of the new Local Plan, the Council has developed a comprehensive and robust evidence base. This includes evidence to support new policies for housing, including for GTTSP needs, the local economy, retail, transport and the environment. The GTTSP LAA forms part of this evidence base.

Gypsy, Traveller and Travelling Showpeople Accommodation in Wealden

2.2. The Council have historically considered proposals for GTTSP accommodation via the SHELAA process. In Wealden, this process has been ongoing since 2008, when the first site was submitted for assessment purposes. Since that time, the Council have published the Strategic Housing Land Availability Assessment (SHLAA) in March 2010, with an update in 2012; the Strategic Housing and Employment Land Availability Assessment (SHELAA) (2014); the SHELAA (2019); the SHELAA (2024); and SHELAA (January 2026) Each of these assessments has added additional sites since the first assessment was undertaken. As a result, the Council has now received 1,294 sites, submitted as of 30th April 2026, and these are considered for various uses in the latest version of the SHELAA (September 2026).

2.3. Until January 2026, previous assessments have considered sites submitted for GTTSP accommodation but assessed these using the same methodology as applied to housing and employment sites. Whilst noteworthy, accommodation for GTTSP is a specific accommodation type, subject to specific national policies. In addition, the needs for GTTSP are assessed independently and separately to wider housing needs. This is evidenced in the Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (May 2022).

2.4. Given this separate work around GTTSP accommodation needs and separate application of policies, it was considered prudent to also separately assess sites submitted for GTTSP accommodation. As a result, this GTTSP LAA was first published in January 2026, to inform the 'Focused' Wealden Local Plan (2026).

2.5. Since this time, there has been a further 'Call for Sites' for GTTSP accommodation needs. This has resulted in additional site submissions and assessments since the availability assessment was last published. In addition, noting the shortfall in meeting GTTSP needs as detailed in the 'Focused' Wealden Local Plan, the Council has undertaken a review of all existing GTTSP sites in the District, to ascertain whether these are suitable for extension and/or intensification.

2.6. Engagement has also continued with local planning authorities in East Sussex through a Working Group established to work collaboratively on cross boundary strategic planning issues relating to the provision GTTSP sites. Local authorities involved in this joint work are Wealden District Council, Rother District Council, Lewes District Council, Eastbourne Borough Council, Hastings Borough Council and the South Downs National Park Authority (SDNPA).

2.7. The collaborative work undertaken by this group has included launching a joint County wide 'Call for Sites' in Summer 2025, specifically for GTTSP accommodation. Alongside this, a joint Site Assessment Methodology was created between all parties, to enable the assessment of a site's suitability, availability and achievability across East Sussex with as much consistency as possible (noting the various constraints across all administrative boundaries). The work undertaken by this group was detailed within the Planning for Gypsy, Traveller and Travelling Showpeople Background Paper (2026), produced as part of the evidence base for the 'Focused' Wealden Local Plan (2026). That engagement continues and the agreed site assessment methodology has been used in assessment of new sites since the GTTSP LAA was last published in January 2026.

3. Methodology

3.1. The joint Site Assessment Methodology formulated by local planning authorities in East Sussex is contained in Appendix 1. This sets out a full methodology for the identification and assessment of sites for GTTSP accommodation. The Council have assessed all sites that were proposed for GTTSP accommodation and which do not benefit from an extant planning permission for an alternative use. The Council have also assessed all sites currently in use for GTTSP accommodation, to consider whether these sites are suitable for extension and/or intensification.

3.2. This Wealden GTTSP LAA largely follows the joint Site Assessment Methodology set out at Appendix 1. The only differentiation is in terms of the ongoing work that is being progressed as part of the emerging Wealden Local Plan. This is focused on the ongoing sourcing and identification of sites, noting that additional sites may be submitted as part of the ongoing 'Call for Sites'.

3.3. At this stage, the assessment of sites has taken place on those sites actively submitted to the Council as part of the SHELAA or LAA process, and on those sites already in use for GTTSP accommodation in the district. These are the sites listed in the Site Assessments contained in Appendix 2.

3.4. The assessment of sites replicates the joint Site Assessment Methodology and scoring criteria identified in Appendix 1, shown in assessment Stages 1-3 of sites in Appendix 2. From this, additional site assessment has taken place through the Councils Sustainability Appraisal process, which is subject to separate assessment criteria as detailed in that appraisal. From this site assessment work, the following has been concluded.

4. Results and Analysis

Stage 1 – Assessment Area and Site Identification

4.1. A total of 30 sites have been assessed for GTTSP accommodation. Of these, 17 sites have been submitted via the SHELAA process and the targeted GTTSP 'Call for Sites' process, and another 13 are identified as existing GTTSP sites to be considered for extension and/or intensification.

4.2. Of those 30 sites, 6 were filtered out at Stage 1 of the assessment process as they were unable to accommodate provision for at least one pitch on site. This may be due to the configuration and layout of the site, the existence of an extent permission preventing development, or the intensification of existing development meaning one more pitch could not be satisfactorily accommodated within site boundaries.

4.3. A remaining total of 24 sites were considered for further assessment.

Stage 2 – Site Assessment

4.4. Of those 24 sites progressed, 3 sites were located wholly within an area of an exclusion designation that represents an absolute constraint to development. These sites were therefore discounted at Stage 2.

Stage 3 – Detailed Assessment

4.5. At this stage, 21 sites met criteria for further assessment, as detailed in Appendix 2 of the GTTSP LAA.

4.6. The Council has considered the suitability of these sites having regard to the methodology set out. In short, a site or broad location can be considered suitable if it provides an appropriate location for development, when considered against the relevant constraints and their potential to be mitigated. This is a high-level assumption. The PPG[2] states that when local planning authorities consider constraints, they may wish to consider the information collected as part of the initial site survey, as well as other relevant information such as:

- national policy;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas; and
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.

4.7. Of the 21 sites that proceeded to detail assessment at Stage 3, the sites were assessed against the criteria set out in the joint methodology of Appendix 1, using a RAG (Red/Amber/Green) scoring system to assess impact. Those sites that made it to Stage 3 were also subject to further detailed assessment through the Council's Sustainability Appraisal process, where assessment takes place against similar and further detailed objectives, having regard to the evidence base of the Council, such as the Landscape and Visual Appraisal (2026) or Heritage Impact Assessments (2026). This iterative process between the LAA and the SA enables site suitability to be assessed against national policy, and potential impacts, in a detailed and documented manner.

4.8. Using the assessment criteria identified, 6 sites were identified as unsuitable for GTTSP accommodation. These are identified as Red using the RAG

[2] Paragraph 018 Reference ID: 3-018-20190722, Housing and economic land availability assessment PPG

scoring system noted. This was largely due to the constraints identified, namely the isolated location of proposed brand new GTTSP sites that fail to relate to a settlement, or provide access to services, facilities and education as needed. Where similar constraints were identified on existing GTTSP sites, where intensification or extension may be proposed, these sites were deemed suitable noting the sites relation to an existing development/use; the ability for development to potentially meets needs of expanding families; and subject to a proportionate increase in accommodation only. The only new sites that were found potentially suitable were those located close to a higher order sustainable settlement, such as the larger towns of Hailsham and Heathfield, which are noted as Type 1 settlements in the Sustainable Settlement Strategy (2026). All other sites identified as Suitable were those existing GTTSP sites.

4.9. When considering the 'availability' of sites submitted for GTTSP accommodation, the Council has used the methodology as set out and summarised below.

4.10. It has been determined that sites submitted for GTTSP purposes specifically and/or solely via the GTTSP targeted 'Call for Sites' are available (shown as Green using the RAG scoring system identified). All sites identified for GTTSP accommodation through extension/intensification of existing sites, but not actively submitted on those sites, are identified as potentially available (Amber), as further liaison will be needed with the site owners/occupiers to ascertain preferred development options.

4.11. When considering 'achievability', the Council has again used the methodology as set out. This states that *'For traveller sites the achievability of the development is primarily linked to whether the cost and scope of works required to overcome any constraints to development on a site could reasonably be achieved over the plan period'.*

4.12. In this regard, sites submitted for GTTSP accommodation are deemed to have some level of viability as they have been submitted for this purpose. Those proposed as an extension to an existing GTTSP site are also deemed more likely to be achievable noting the existing use, services and development to connect and integrate with.

Conclusions

4.13. Overall, several sites are identified as 'suitable' following detailed assessment at Stage 3. Of the 21 sites that proceeded to this level of assessment, 15 are identified as suitable or suitable in part for GTTSP development.

4.14. Of these, 7 of the sites have been actively submitted for GTTSP development through the Council's SHELAA or Call for Sites process. Four of

these are new sites proposed, and three are existing GTTSP sites that have been submitted by site owners. These sites are therefore available and achievable, thus are identified as 'Deliverable' and likely to come forward in initial years of the Plan period.

4.15. The remaining 8 sites identified as suitable are all existing GTTSP sites in the District that are suitable for some level of extension and/or intensification of use, to accommodate more pitches or plots on the site. These sites are identified as Suitable, and the existing development makes the principle of development likely to be Achievable. However, the Availability of these sites for expansion or intensification is subject to further detailed discussion with landowners. The outcome of the assessment itself may facilitate that, but at this stage, the sites are identified as 'Developable' only and likely to be delivered later in the Plan period, pending these further discussions.

4.16. Noting the overall GTTSP accommodation needs in the District, and the previous shortfall in provision, all sites or parts of sites identified as 'Suitable' in this GTTSP LAA are taken forward as site allocations under Policy SS3 of the emerging Wealden Local Plan. These sites are deemed to have the capacity identified, on those parts of the site deemed suitable. Of those sites listed, 4 are new sites proposed and the remaining 11 are existing sites, either proposed or identified for expansion/intensification.

5. Next Steps

5.1. The Council will endeavour to provide these standard outputs as part of its GTTSP LAA assessment, including as part of any subsequent GTTSP update. The Council's Local Development Scheme (LDS) provides the timetable for the progression of the new Local Plan and the GTTSP LAA will be updated and will be publicly available at the relevant statutory stages (i.e. Regulation 18 and 19).

5.2. The GTTSP LAA is a live document. The Council intends to continue the ongoing 'Call for Sites' process to enable the public, developers, landowners, agents and Parish /Town Councils to provide updated information on existing sites within the process, or to submit new sites to the Council's GTTSP LAA.

5.3. Therefore, if any member of the public, developer, landowner, agent, Parish/Town Council and other relevant parties 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 GTTSP LAA, the relevant information should be sent to the Planning Policy Team at:

Email: shelaa@wealden.gov.uk

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

5.4. This information will then be considered and (where appropriate) will be included within the next review of the GTTSP LAA. The PPG states that the assessment once completed should be kept up to date (at least annually). Further information regarding the GTTSP LAA will be available on our website via the following link:

https://www.wealden.gov.uk/planning-and-building-control/planning-policy/strategic-housing-and-economic-land-availability-assessment-shelaa/

Appendix 1

East Sussex Joint Gypsy and Traveller Site Assessment Methodology

(January 2026)

Introduction

Local authorities must assess and seek to meet the accommodation needs of all members of their communities, including Gypsies, Travellers and Travelling Showpeople. Local authorities are then required to identify a supply of deliverable and developable sites to meet these accommodation needs in accordance with the requirements of Planning Policy for Traveller Sites (PPTS)[1] and the National Planning Policy Framework (NPPF)[2].

The need for sites for Gypsies, Travellers and Travelling Showpeople within East Sussex was established through the 2022 East Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA)[3]. This sets out the quantity and type of traveller accommodation that is required over the period 2021 to 2040 for the plan making authorities in East Sussex.

The need for Gypsy and Traveller accommodation in East Sussex is small in comparison with the need for traditional bricks and mortar housing but is still a significant element of housing need to be addressed. The GTAA found that approximately 103 pitches for Gypsies and Travellers will be needed over the study period in East Sussex in accordance with the 2024 Planning Policy for Traveller Sites Definition. A further 3 plots for Travelling Showpeople will also be needed. East Sussex is subject to significant development constraints including the presence of internationally, nationally and locally designated sites of value to biodiversity, nationally significant landscapes, areas subject to coastal change and land instability and areas of flood risk. The East Sussex planning authorities have therefore agreed to work together to identify sites across the county that could accommodate travellers that can then be progressed through their respective local plans.

This Methodology Consultation Paper sets out the proposed approach to the site assessments for traveller sites that all East Sussex authorities will use. It draws on a combination of the planning authority's approaches to site assessment for permanent bricks and mortar homes as set out in the authorities' respective Land Availability Assessments.

In this paper the term "sites" refers to all land that may accommodate Gypsies, Travellers or Travelling Showpeople. Where a site is assessed for Gypsy and Traveller accommodation needs, the number of pitches is referred to. A pitch is the area which a single household group would occupy and would be expected to include space for residential and touring caravans as well as an amenity block. Where a site is assessed for the accommodation

[1] Planning policy for traveller sites

[2] National Planning Policy Framework Paragraph 63 and Paragraph 72

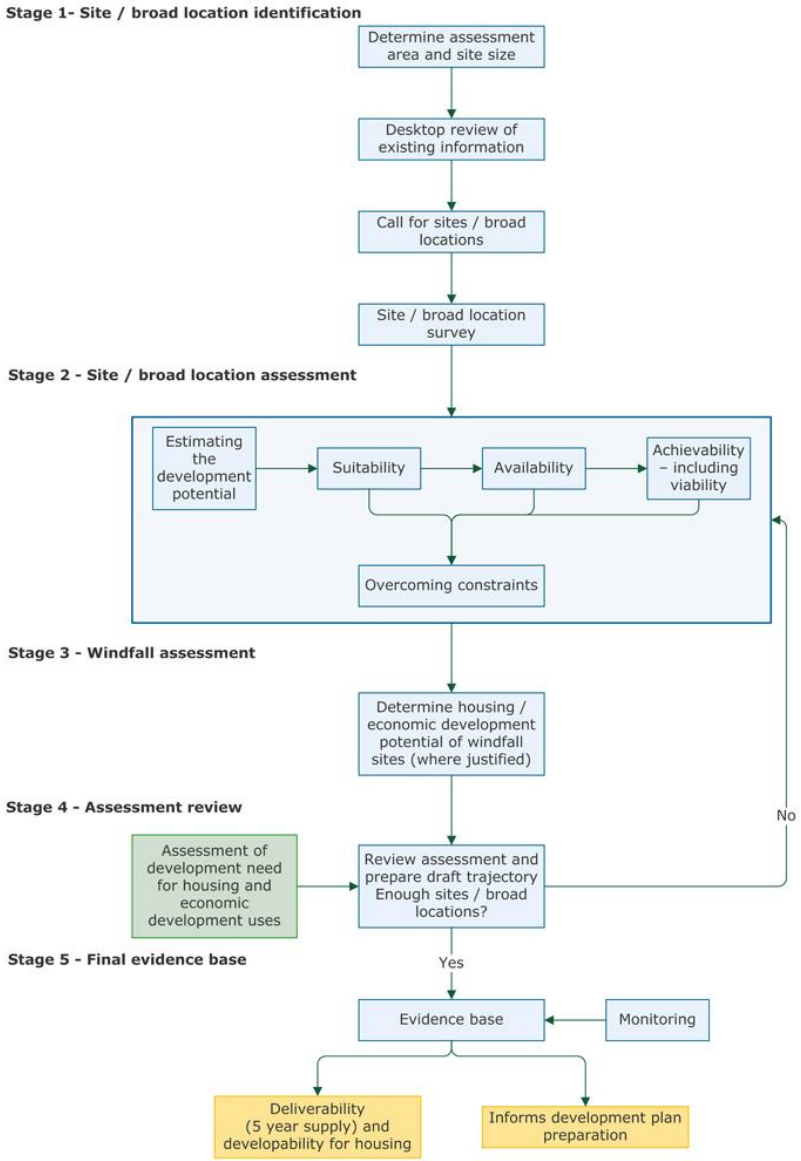
[3] East Sussex Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment

needs of Travelling Showpeople, the number of plots which the site could accommodate is referred to. Sites which accommodate plots for Travelling Showpeople are commonly referred to as yards and a yard would usually need to include space for the storage and maintenance of the residents' show equipment and vehicles.

Methodology

The approach to site appraisal draws on the approach to Housing and Economic Land Assessment set out in the National Planning Practice Guidance (PPG)[4] as shown in Figure 1.

Figure 1: PPG approach to Housing and Economic Land Assessment



[4] Paragraph: 005 Reference ID: 3-005-20190722

Stage 1 – Assessment Area and Site Identification

The PPG[5] identifies that the area selected for the assessment should be the plan making area. The area covered by the assessment is the administrative boundaries of East Sussex. The assessment will be carried out by each of the local plan making authorities within East Sussex independently. The following sources of sites will be identified:

- Existing sites including unauthorised sites and those subject to temporary planning permission
- Existing yards, including those subject to temporary planning permission
- Potential for expansion of existing authorised sites
- Potential for expansion of existing authorised yards
- Land within public ownership including East Sussex County Council owned land and land identified through the Strategic Property Asset Collaboration in East Sussex (SPACES) partnership in the area
- Land owned by infrastructure providers
- Land on the Brownfield Land Register within the respective local authorities.
- Land identified through an East Sussex wide public 'call for sites'

In view of the pressing need for sites for Gypsies and Travellers in the south east of England, any sites which are submitted to the assessment that are outside of East Sussex will be returned to the landowner, with details of the planning area in which in falls, suggesting resubmission to that authority for assessment.

Proposed Site Size Gypsy and Traveller Sites

Gypsy and Traveller pitches need to be able to accommodate more than just a residential caravan. The GTAA advises that a pitch size of at least 325 square metres is necessary and that a pitch size of 500 square metres (0.05ha) would comfortably accommodate the following:

- Hard standing for a touring caravan of up to 8m length with adequate space for manoeuvres
- Hard standing for a static caravan
- A minimum of 2 car parking spaces meeting the East Sussex required size of 5x2.5m
- 1 amenity block
- Hard standing for storage shed and drying
- Garden/amenity area
- Minimum 3m firebreak from pitch boundary and between amenity block, touring caravan standing and static standing.

Where more than one pitch is anticipated on a site, there may be opportunities for shared facilities between households which could allow larger sites to accommodate more pitches than a multiplier would indicate. The now withdrawn 2008 ODPM Good Practice Guidance[6] notes that a maximum of fifteen pitches should be considered appropriate unless there is clear evidence to suggest that a larger site is preferred by members of the local Gypsy and Traveller Community. Within East Sussex a maximum of ten pitches is usually considered

[5] Paragraph: 006 Reference ID: 3-006-20190722

[6] https://assets.publishing.service.gov.uk/media/5a79e68040f0b670a8026416/designinggypsysites.pdf

appropriate, while the GTAA advises that sites able to accommodate 5 pitches with potential for expansion to 10 pitches should be sought.

In order to ensure the greatest range of sites are assessed, it is proposed that sites of a minimum of 0.05 hectares are accepted for assessment for the delivery of Gypsy and Traveller pitches. Where a site exceeds 0.75 Ha the assessment will focus on the potential of an appropriately sized area within the land parcel to accommodate 10 pitches, rather than excluding the site from consideration.

Proposed Site Size Travelling Showpeople Sites

Travelling Showpeople sites need to accommodate a range of vehicles including cars, vans, lorries, trailers, mobile homes, and caravans. Access is required both into the site as a whole and into individual plots. In 2010, the Showmen's Guild of Great Britain prepared "Travelling Showpeople's sites: a planning focus – model standard package". The document was intended to provide guidelines to Travelling Showpeople and local planning authorities when considering the needs of Travelling Showpeople. The document recommended that a minimum plot size of 0.5 ha is sought and that space for both residential accommodation and equipment storage is needed. All sites should be able to accommodate the following:

- Hard standing for a touring caravan of up to 8m length with adequate space for manoeuvres
- Hard standing for a static caravan
- A minimum of 2 car parking spaces meeting the East Sussex required size of 5x2.5m
- 4 bays to accommodate lorries and/or trailers.
- Hard standing for storage shed and drying
- Garden/amenity area
- Minimum 3m firebreak from pitch boundary and between touring caravan standing and static standing

However, a plot size of a minimum of 0.2 Hectares has been considered to be sufficient to accommodate the needs of Travelling Showpeople in other areas[7]. In view of the need for sites, sites between 0.2 and 0.5 hectares will be scoped to ensure that they can adequately accommodate the necessary onsite accommodation as set out above.

[7] Meeting-the-needs-of-our-Gypsy-Traveller-and-Travelling-Showpeople-communities.pdf

Stage 2 – Site Assessment

Initial Assessment

There are some constraints which mean that land is unsuitable for residential development. For the purposes of this study these are termed “exclusion designations”. Where a site is wholly within an exclusion designation listed below, the site will be excluded from further consideration. Where a site is partially within the exclusion designation, the part of the site affected will be excluded from further consideration. Where the remainder of the site is insufficient to accommodate a pitch of 0.05 hectares then the site will be wholly excluded from further consideration. Many of the exclusion designations mean that the area surrounding the designated area is also sensitive to development. These buffers are listed alongside the relevant designation and will need to be considered alongside the further assessment of the site.

Figure 1: Exclusion Designation

Exclusion Designation	**Buffer**
Special Areas of Conservation (SAC)	To be assessed on site by site basis, but note Impact Risk Zone (IRZ) as per Natural England advice
Special Protection Area (SPA)	To be assessed on site by site basis, but note IRZ as per Natural England advice
Ashdown Forest Special Protection Area (SPA) and associated 400m Exclusion Zone	Buffer between 400m and 7km, requiring site specific Habitat Regulations Assessment and mitigation if necessary
Ramsar	To be assessed on site by site basis, but note IRZ as per Natural England advice
Site of Special Scientific Interest (SSSI)	To be assessed on site by site basis, but note IRZ as per Natural England advice
National Nature Reserves	To be assessed on site by site basis, but note IRZ as per Natural England advice
Ancient Woodland and minimum statutory buffer zone	Minimum 15m buffer, as per Natural England standing advice
Scheduled Ancient Monument (SAM)	Setting of SAM
Historic Battlefields	Setting of the Historic Battlefield
Registered Park and Gardens	Setting of Registered Parks and Gardens
Grade I and II* Listed Buildings	Setting of Grade I and II* Listed Buildings

Flood Zone 3a plus Climate Allowance	None
Flood Zone 3b	None
High Risk of Surface Water Flooding	None
CCMA	

Detailed Assessment

Suitability Assessment

The suitability of a site will be assessed in accordance with constraints to development as guided by the NPPF as set out in Figure 3. Suitability will be determined using a Red Amber Green RAG rating approach as set out in Figure 2.

Figure 2: RAG Approach for Suitability Assessment

Suitability Assessment	
Suitable	The site offers a suitable location for the identified type of development and there are no known constraints at the time of the assessment
Potentially suitable	The site offers a potentially suitable location for development however further information, investigation or work is required. Potential constraints should be highlighted in the assessment for clarity.
Not suitable	The site is not a suitable location for development

Figure 3: Detailed Site Assessment Criterion

Number	Criterion	Site meets criterion - Green	Criterion not satisfied but may be addressed – Amber	Criterion not satisfied – Red
1	Flood Risk	The site is entirely within Flood Zone 1 and is at a low risk of flooding from all sources.	Part of the site is at risk of flooding but the developable area is sufficient to accommodate the intended use.	The site is within an area of flood risk and a sequential and subsequent exception test is required,
2	Land Stability	The site is free from known instability or landslip risks.	The site is at risk of landslip or instability where works to establish stability is likely to be secured as part of the development.	The site is at risk of landslip or instability where works to establish stability are unlikely to be secured as part of the development.
3	Topography	The site is level.	The site has level areas sufficient to accommodate the intended use or groundworks are likely to be proportionate to the scale of development.	The site is steeply sloping and significant groundworks would be required to accommodate the intended use.

Number	Criterion	Site meets criterion - Green	Criterion not satisfied but may be addressed – Amber	Criterion not satisfied – Red
4	Contaminated Land	The site is free from known contamination.	The site is known, or suspected to be subject to contamination and the approach to remediation is likely to be proportionate to the scale of development.	The site is known or suspected to be subject to contamination for which remediation is unlikely to be proportionate to the scale of development and/or completed prior to commencement of development within the plan period.
5	Light Pollution	The site is not a receptor for known sources of light pollution.	The site is a receptor for known sources of light pollution but exposure of the occupants to light pollution can be reduced or mitigated.	The site is a receptor for known sources of light pollution and exposure reduction measures are unlikely to be successful.
6	Air Pollution	The site is not within an area of known poor air quality.	The site is within an area of poor air quality or area at risk of air pollution but exposure of the occupants to air pollution can potentially be reduced or mitigated.	The site is within an area of poor air quality and exposure reduction measures are unlikely to be successful.
7	Noise Pollution	The site is not a receptor for known noise pollution.	The site is a receptor for known or potential sources of noise pollution but exposure of the occupants to noise pollution can potentially be reduced or mitigated.	The site is a receptor for known sources of noise pollution and exposure reduction measures are unlikely to be successful.

Number	Criterion	Site meets criterion - Green	Criterion not satisfied but may be addressed – Amber	Criterion not satisfied – Red
8	Odour Pollution	The site is not a receptor for known odour pollution.	The site is a receptor for known or potential odour pollution but exposure of the occupants to odour pollution can potentially be reduced or mitigated.	The site is a receptor for known sources of odour pollution exposure reduction measures are unlikely to be successful.
9	Highways Access	The site has an existing access suitable to the operational and residential needs of the occupants that ensures highway safety.	The site access can be improved, or a new access provided to meet the operational and residential needs of the occupants and ensure highway safety.	A safe and secure access to the site is unlikely to be provided.
10	Utility Provision	Connections to the grid are readily available on or adjacent to the site.	The site can be provided with safe drinking water, power and sewage treatment through decentralised provision or a mix of grid and decentralised provision.	Provision of safe drinking water, power and sewage treatment cannot be secured for the site.
11	Service Access	The site is within or closely related to a sustainable settlement and/or a settlement with some primary services*.	The site is within reasonable proximity of a settlement with some primary services.	The site is not within reasonable proximity of a settlement with some services or is in an isolated rural area.

Number	Criterion	Site meets criterion - Green	Criterion not satisfied but may be addressed – Amber	Criterion not satisfied – Red
12	Landscape	The site is not within a National Park or Landscape or the setting of a National Park or Landscape.	The site is within a National Park or Landscape or is within the setting of a National Park or Landscape but can be designed to avoid landscape harm.	The site is within a National Park or Landscape or the setting of a National Park or Landscape and development of the site is likely to lead to landscape harm.
13	Biodiversity	The site does not impact on Priority Habitats, Habitat Banks and/or Protected Species, National (SSSI) or International Ecological Sites (Ramsar, SAC or SPA).	The site is within or adjacent to Priority Habitats, Habitat Banks and/or likely supports Protected Species, National (SSSI) or International Ecological Sites (Ramsar, SAC or SPA) but can potentially be designed to avoid or mitigate harm.	The site is within or adjacent to Priority Habitats, Habitat Banks and/or Protected Species, National (SSSI) or International Ecological Sites (Ramsar, SAC or SPA) where harm is unlikely to be mitigated.
14	Heritage	The site does not include a Grade I or II* Listed Building, SAM, Registered Park or Garden or Historic Battlefield and is not within the setting of a Grade I or II* Listed Building, SAM, Registered Park or Garden.	The site is within the setting of a Grade I or II* Listed Building, SAM, Registered Park or Garden but can be designed to ensure less than substantial harm to the significance of the heritage asset.	The site includes a Grade I or II* Listed Building, SAM, Registered Park or Garden or Historic Battlefield or is within the setting of a Grade I or II* Listed Building, SAM, Registered Park or Garden and development of the site is likely to lead to substantial harm to the significance of the heritage asset.

Number	Criterion	Site meets criterion - Green	Criterion not satisfied but may be addressed – Amber	Criterion not satisfied – Red
15	Public Transport	The site is within walking distance*** of bus stops with a bus service that operates at least five days a week daytime or other public mass transit option.	The site is within walking distance of bus stops with a bus service that operates less than five days a week or other public mass transit option.	The site is not within walking distance of bus stops or other public mass transit option.

*Primary services include food shops, primary schools and health services.

**Walking distance is defined as 800m

Availability Assessment

A site can be considered to be available for development when, on the best information available, there is confidence that there are no legal or ownership impediments to development. Land controlled by a landowner who has expressed an intention to develop may be considered available.

When sites are submitted for consideration details of the ownership of the site are requested. There may be complexities with some sites, such as multiple owners or existing tenancies which means the site will be considered as potentially available. Further information and/or assessment may be sought if sites are considered to be suitable. Where the ownership of the site is unknown, the councils may carry out land registry searches in an effort to identify the landowner and make contact with them to ascertain the availability of the site. Where no indication of availability is forthcoming from the landowner, the site will be considered unavailable.

The availability of the site will be assessed using a Red Amber Green RAG rating approach as set out in Figure 4.

Figure 4: RAG Approach for Availability

Availability Assessment	
Available	Landowner or Agent confirms availability and that there are no known legal or ownership issues
Potentially Available	▪ The land is in multiple ownerships and may have assembly issues. ▪ The land accommodates an existing use which would require relocation, for which arrangements are not in place. ▪ The land is subject to legal issues, preventing the site being available in the short term.
Not Available	Landowner(s) have expressed an intention to not develop the site, or efforts to contact the landowner have been unsuccessful.

Achievability Assessment

A site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time. For bricks and mortar housing this is essentially a judgement about the economic viability of a site and may be lined to whole plan viability assessment and market conditions. For traveller sites the achievability of the development is primarily linked to whether the cost and scope of works required to overcome any constraints to development on a site could reasonably be achieved over the plan period.

The achievability of the site will be assessed using a Red Amber Green RAG rating approach as set out in Figure 5.

Figure 4: RAG Approach for Achievability

Achievability Assessment	
Achievable	The site has a realistic prospect of being achieved within five years.
Potentially Achievable	The site is potentially achievable within ten years.
Unlikely to be Achievable	The site does not have a realistic prospect of being achieved within ten years.

Stage 3: Windfall Assessment

Windfall development is development that comes forward on sites that are not allocated in a local plan. Planning applications for traveller sites are sporadic across East Sussex and as such it is difficult to establish a trend based approach to calculating the level of development that could come forward through the development management process across this area. The councils will review all permissions granted for traveller accommodation over a period of ten years, and the context of these, to understand if this could potentially be a source of supply in the future.

Stage 4: Assessment Review

The councils will review the suitability, availability and achievability for each site to make an assessment of the deliverability of the site. Sites will be considered to be deliverable where there is a reasonable prospect that the site could come forward within five years. Sites will be considered to be developable where there is a reasonable prospect the site could come forward within ten years.

The councils will review the number of sites that are considered to be deliverable and developable. The number of plots and pitches that can be anticipated from these sites will be assessed. Where there are, or are likely to be, insufficient sites to meet the accommodation needs, the local authorities will contact relevant landowners of sites submitted to their respective Land Availability Assessments as part of their ongoing work to update those studies, to understand whether any further land for Gypsy, Traveller or Travelling Showperson accommodation can be identified from those sources.

Stage 5: Outcome of Site Selection Work

The findings of the site assessment work will be collated for the individual local authorities and reviewed against the overall need identified for East Sussex.

Appendix 2 – GTTSP Site Assessments

Summary of all sites submitted for GTTSP accommodation

Site reference	Address	Settlement	Stage reached	Outcome
077/1630	Laurel Tree Farm, Boars Head, East Sussex	Boars Head	Assessment at Stage 3	Not deliverable or developable
467/1310	Development Land at Station Road	Hailsham	Assessment at Stage 3	Deliverable
835/1510	Land at Polly Arch, Lynholm Road, Polegate	Polegate	Assessment at Stage 3	Not deliverable or developable
878/3300	Robins Nursery, Coldharbour Road, Upper Dicker	Upper Dicker	Assessment at Stage 3	Not deliverable or developable
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker	Lower Dicker	Assessment at Stage 3	Deliverable
959/1210	Little Rose, Meres Lane, Cross in Hand, Heathfield	Heathfield	Assessment at Stage 3	Deliverable
1035/1310	Site Access Station Road Industrial Site	Hailsham	Filtered at Stage 1 – too small to provide one pitch	Not deliverable or developable
1069/1510	Polegate West	Polegate	Assessment at Stage 3	Not deliverable or developable
1187/3280	Land North of Crossways/St Michaels Close, Stone Cross, Pevensey	Stone Cross	Filtered at Stage 1 Extant PP so can no longer accommodate GTTSP development	Not deliverable or developable - site has Planning Permission for 5 dwellings
1204/1110	Hoadleys Stables, Hoadleys Lane, Crowborough	Crowborough	Filtered at Stage 2 – Exclusion Designation	Not deliverable or developable
1217/1310	Land west of Station Road, Hailsham	Hailsham	Assessment at Stage 3	Not deliverable or developable
1218/2010	Cedar Lodge, Ashdown Place, Forest Row	Forest Row	Filtered at Stage 2 – Exclusion Designation	Not deliverable or developable
1230/1210	Monkhurst Field, Sandy Cross Lane	Heathfield	Assessment at Stage 3	Deliverable
1261/1610	The Stables, Hawkenbury Road, Bells Yew Green	Bells Yew Green	Assessment at Stage 3	Deliverable
1262/1980	Five Badgers and Little Robins, Stonehurst Lane, Mayfield	Five Ashes	Assessment at Stage 3	Deliverable

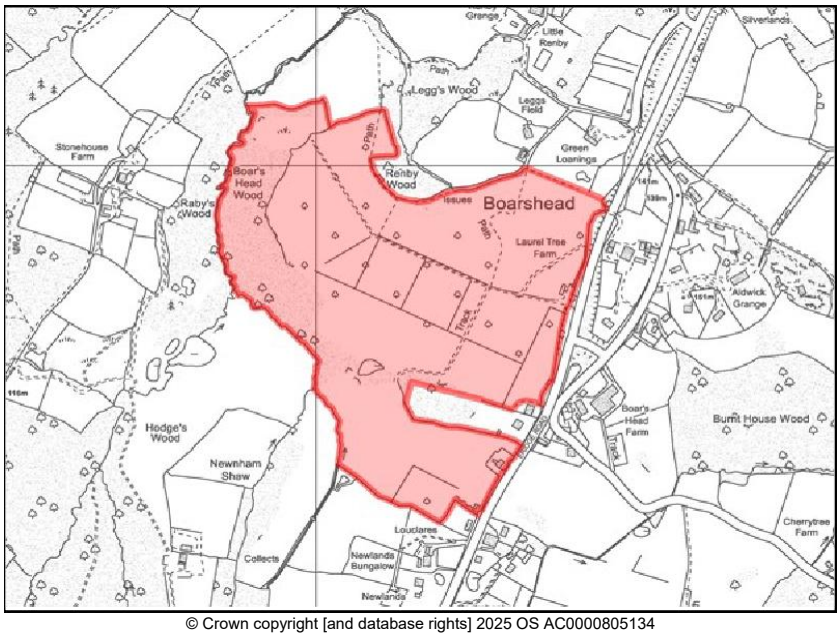
1280/1920	Granary, New Pond Hill, Cross in Hand, Heathfield	Cross in Hand	Assessment at Stage 3	Not deliverable or developable
1281/1630	Green Hedges Nursery, Mark Cross, Crowborough	Mark Cross	Assessment at Stage 3	Deliverable

Summary of existing sites scoped for extension/intensification for GTTSP accommodation

Site reference	Address	Settlement	Stage reached	Outcome
	Swan Barn Caravan Site, Station Road, Hailsham	Hailsham	Filtered at Stage 1 – No extra capacity available. Site unable to accommodate minimum one extra pitch	Not deliverable or developable
	Milton Field, Milton Gate, Wilmington, Polegate	Polegate	Assessment at Stage 3	Developable
	Emmerdale, Hackhurst Lane, Hellingly	Lower Dicker	Filtered at Stage 2 – Absolute Constraint	Not deliverable or developable
	Land at Randalls Farm, Whitesmith, Chiddingly	Whitesmith	Assessment at Stage 3	Developable
	Fir Tree View, Easons Green, Halland	Halland	Assessment at Stage 3	Developable
	Batts Bridge Caravan Site, A272, Maresfield, Uckfield	Maresfield	Filtered at Stage 1 – No extra capacity available. Site unable to accommodate minimum one extra pitch	Not deliverable or developable
	Water Treatment Works, Station Road, Buxted	Buxted	Assessment at Stage 3	Developable
	The Triangle, Palesgate Lane, Crowborough	Crowborough	Filtered at Stage 1 – No extra capacity available. Site unable to accommodate minimum one extra pitch	Not deliverable or developable
	The Chalet, Colestock Corner, Cowden	-	Assessment at Stage 3	Developable
	Little Oaks, Argos Hill, Mayfield	-	Assessment at Stage 3	Developable
	The Plot, Horleigh Green Road, Mayfield	-	Assessment at Stage 3	Developable
	Graceland Hackhurst Lane (TSP)	Lower Dicker	Assessment at Stage 3	Developable

	Polly Arch Caravan Site, Lynholm Road, Polegate	Polegate	Filtered at Stage 1 – No extra capacity available. Site unable to accommodate minimum one extra pitch. However, adjacent Site Ref 835/1510 submitted via SHELAA – see table 1 for assessment.	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 077/1630
Site Address: Laurel Tree Farm, Boars Head
Settlement: Boars Head
Parish: Rotherfield
Site Area (ha) Gross: 28.58

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	NO	NO	PART	NO	NO	NO	YES	NO	NO	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

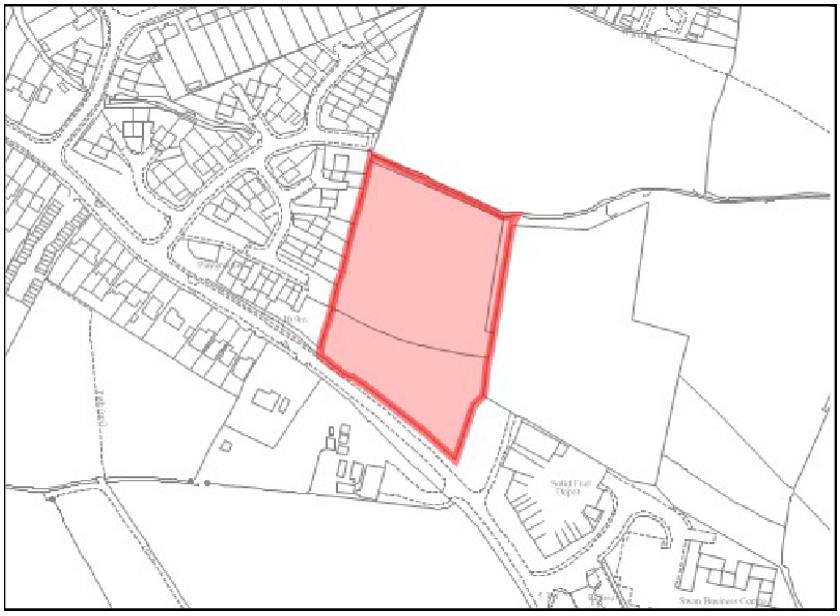
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 467/1310
Site Address: Development Land at Station Road
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.3032

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

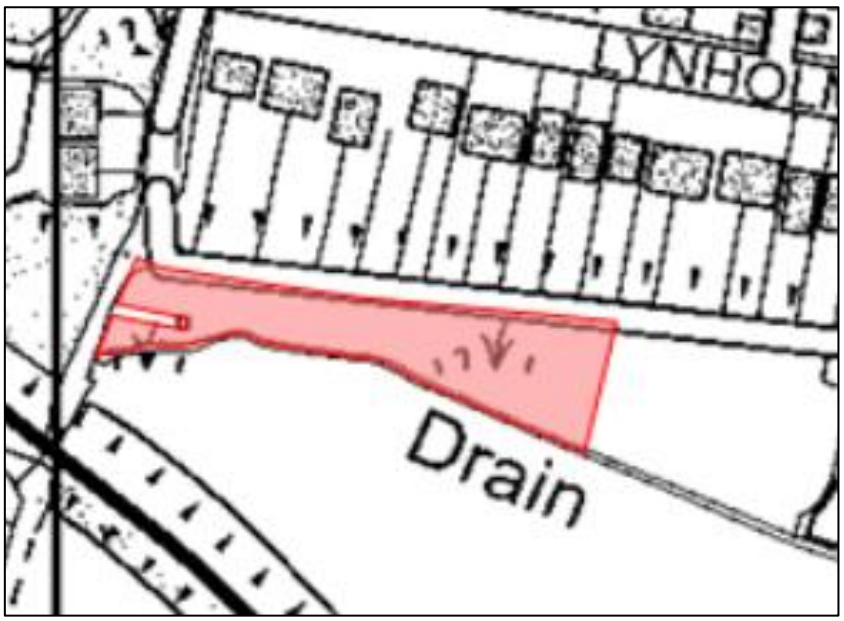
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Deliverable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 835/1510
Site Address: Land at Polly Arch, Lynholm Road
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 0.1799

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	Part

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

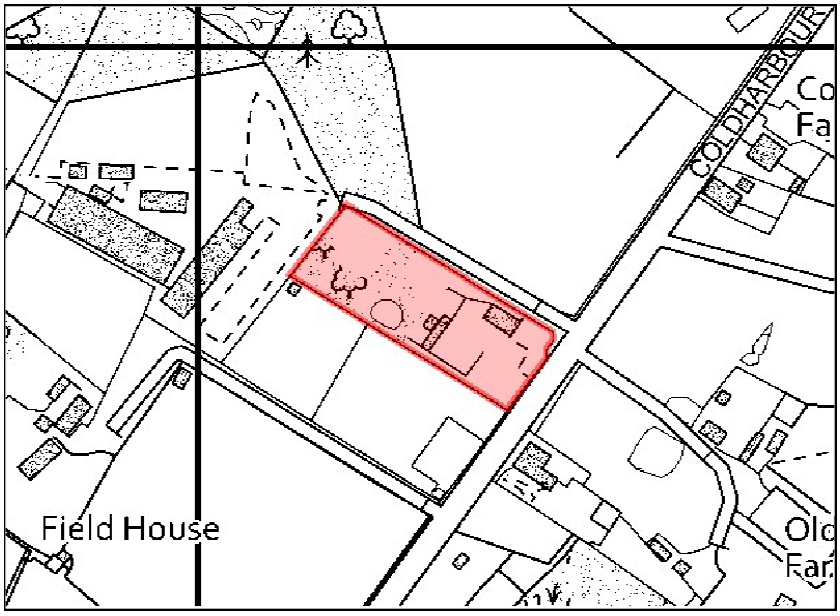
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 878/3300
Site Address: Robins Nursery, Coldharbour Road
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 0.5

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

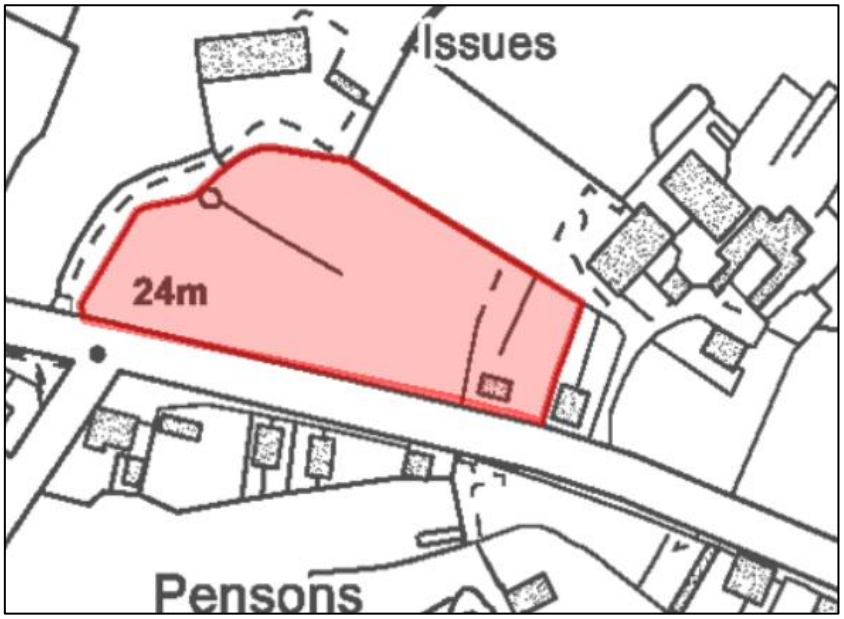
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 940/3090
Site Address: Land adjoining Laurel Cottage, The Dicker, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.01

Can it provide at least one pitch?

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

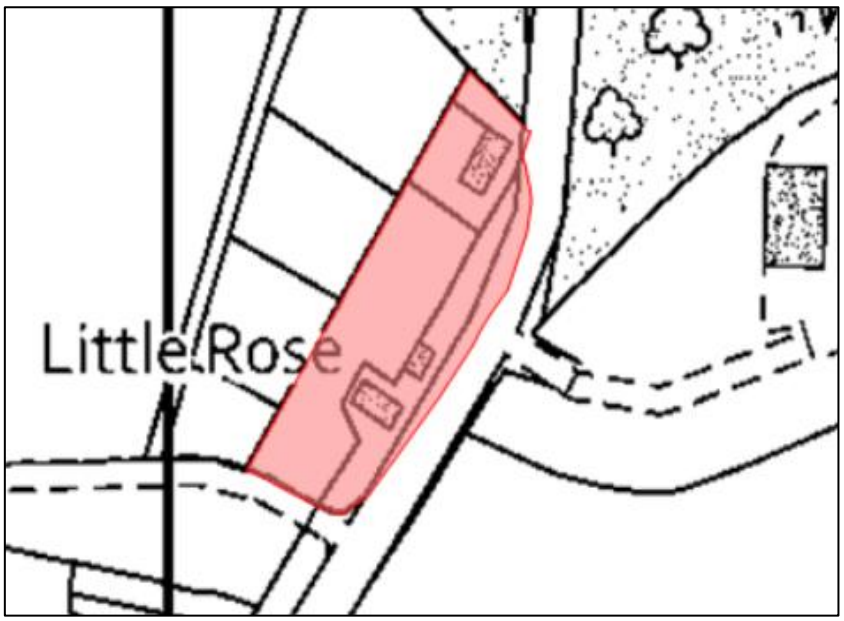
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Deliverable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 959/1210
Site Address: Little Rose, Meres Lane
Settlement: Heathfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	Adj	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1035/1310
Site Address: Site Access Station Road Industrial Estate
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.0628

Can it provide at least one pitch?
No

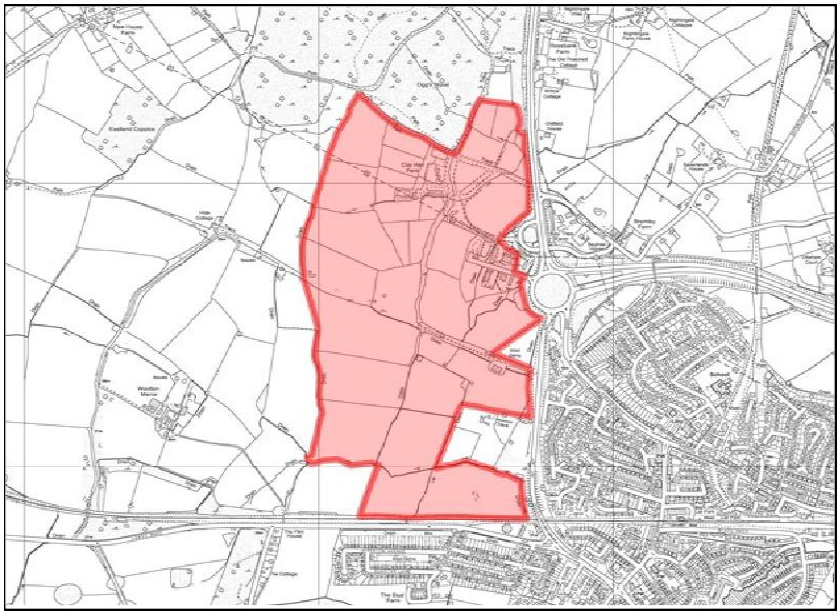
Proceed to Stage 2?
No

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1069/1510
Site Address: Polegate West
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 86

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	NO	NO	ADJ	NO	ADJ	ADJ	NO	PART	PART	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

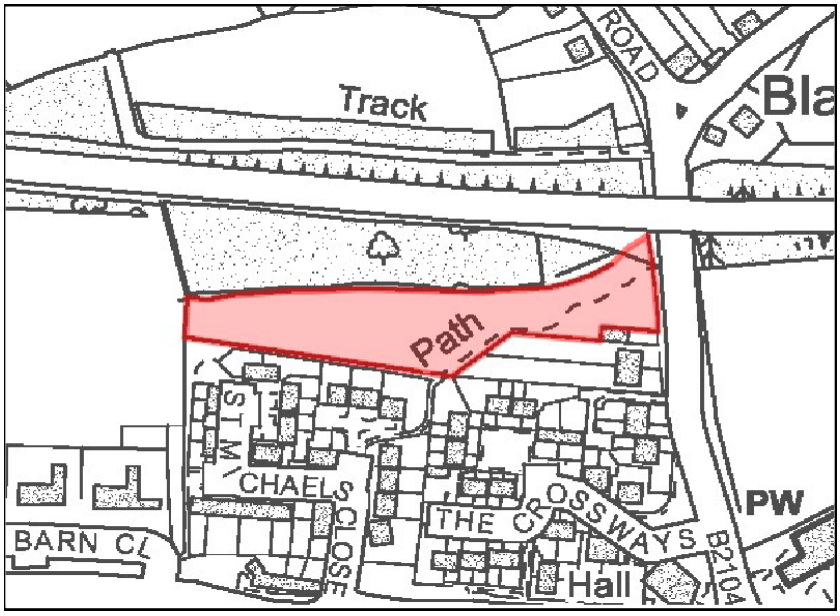
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1187/3280
Site Address: Land North of Crossways/St Michaels Close
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 0.66

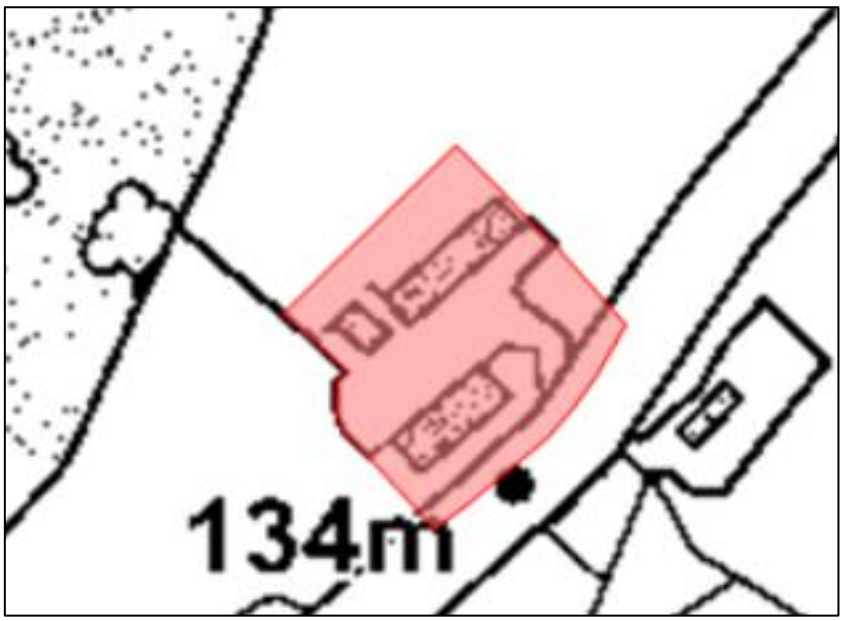
Can it provide at least one pitch?
No, planning permission for alternative use/development.

Proceed to Stage 2?
No

Conclusion

Suitability	Availability	Achievability	Not Deliverable or Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1204/1110
Site Address: Hoadleys Stables, Hoadleys Lane
Settlement: Crowborough
Parish: Withyham
Site Area (ha) Gross: 1.3032

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	Yes	No	No	No	No	No	No	No	No	No	No	No

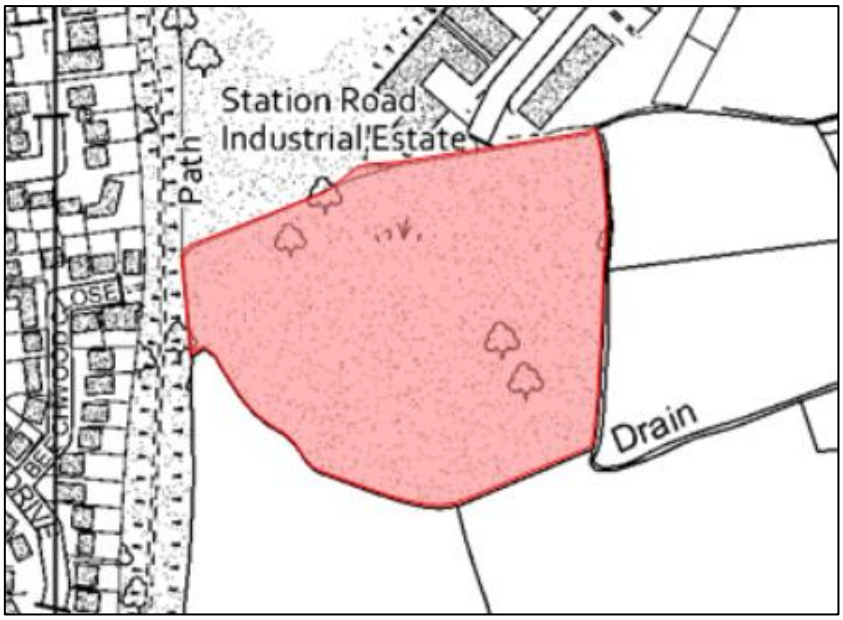
Proceed to Stage 3?
No

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1217/1310
Site Address: Land west of Station Road
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 2.69

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

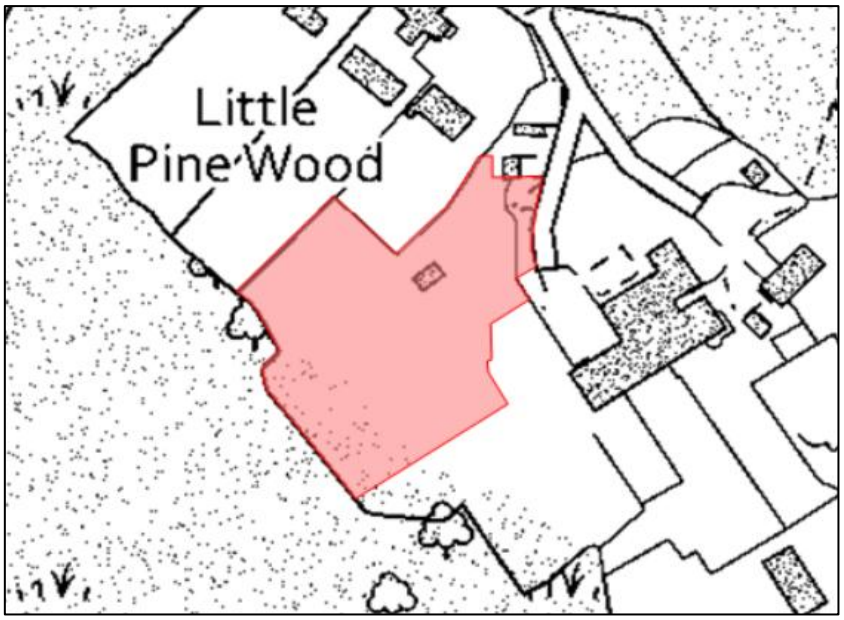
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	Not developable or deliverable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1218/2010
Site Address: Cedar Lodge, Ashdown Place
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 0.405

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
ADJ	YES	NO	ADJ	NO	NO	NO	NO	NO	NO	NO	NO	NO

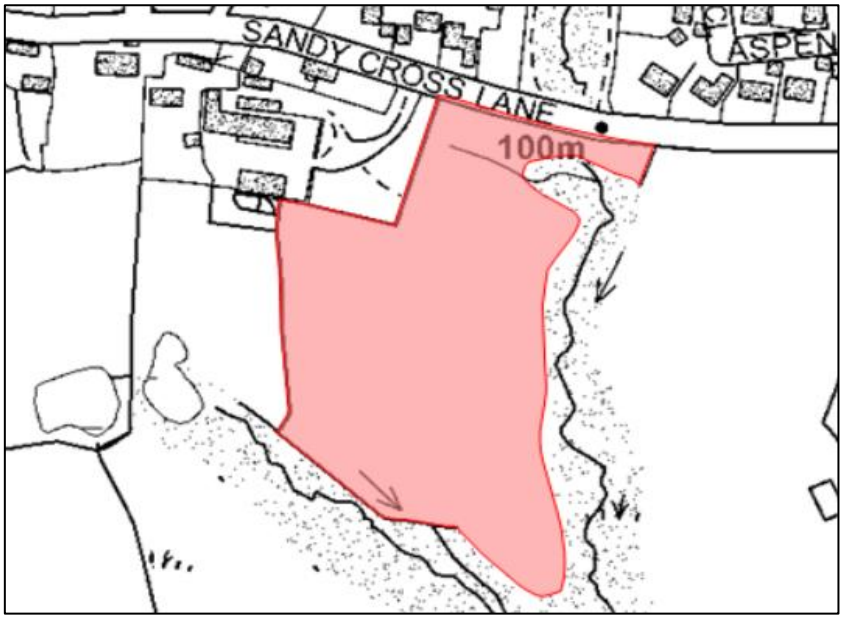
Proceed to Stage 3?
No

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1230/1210
Site Address: Monkhurst Field, Sandy Cross Lane
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	NO	NO	ADJ	NO	NO	NO	NO	NO	NO	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

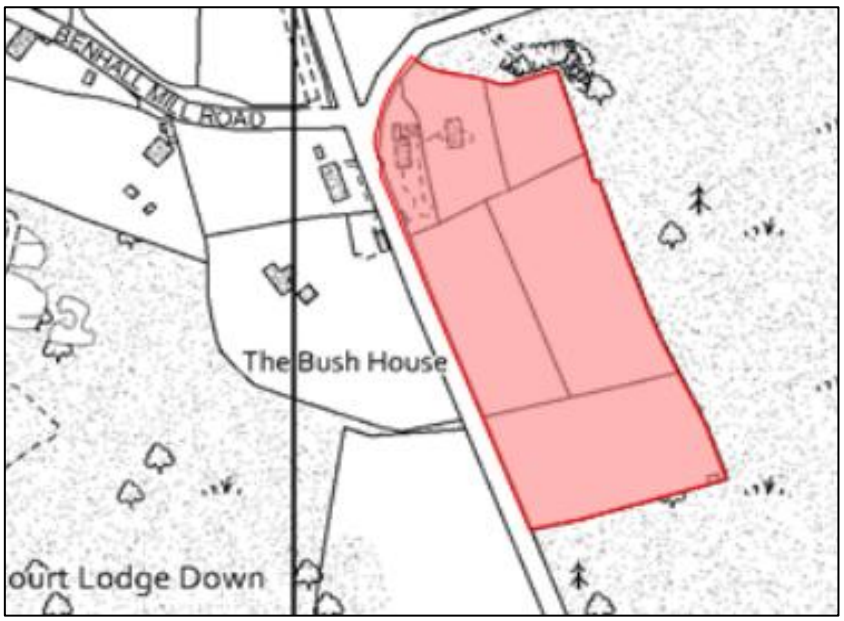
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Deliverable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1261/1610
Site Address: The Stables, Hawkenbury Road
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 3.23

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	NO	NO	ADJ	NO	NO	NO	NO	NO	NO	PART

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

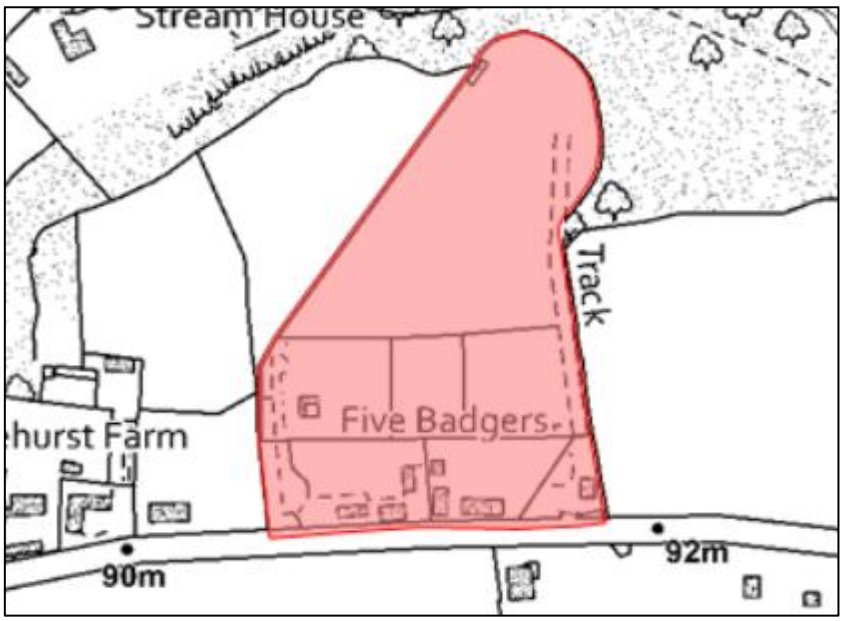
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?
(In Part)

Conclusion

Suitability	Availability	Achievability	Deliverable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1262/1980
Site Address: Five Badgers and Little Robins, Stonehurst Lane
Settlement: Five Ashes
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 3.072

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	Adj	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

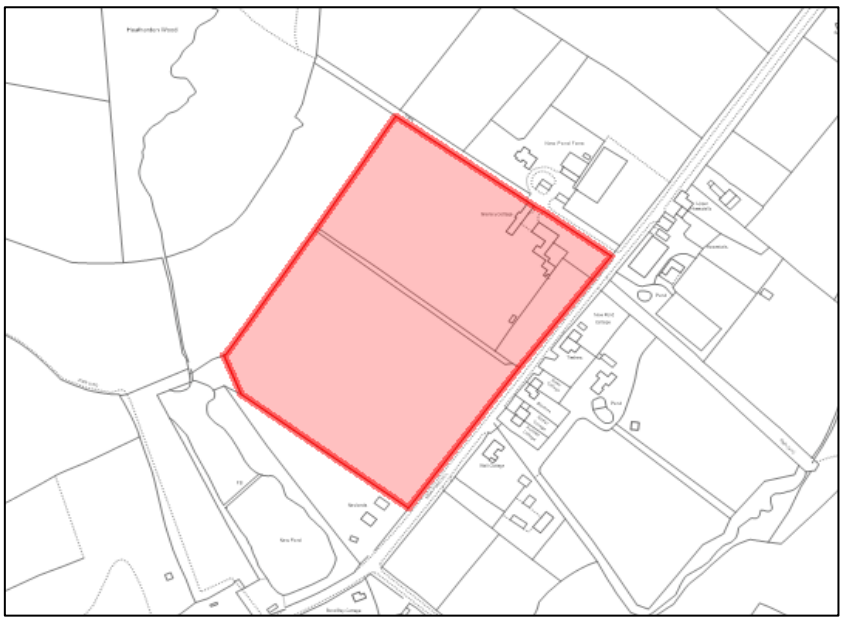
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?
(In part)

Conclusion

Suitability	Availability	Achievability	Deliverable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1280/1920
Site Address: Granary, New Pond Hill, Cross in Hand, Heathfield
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	Adj	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

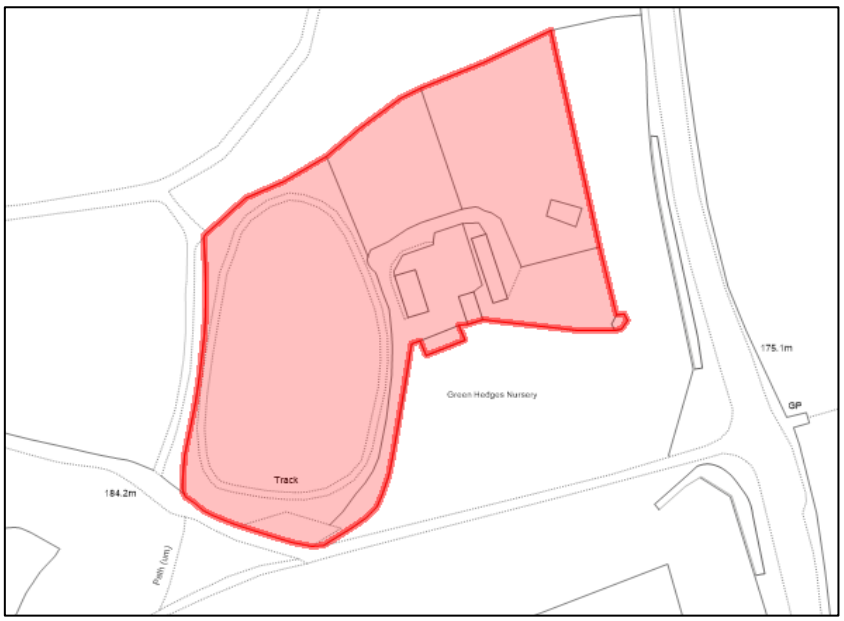
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference: 1281/1630
Site Address: Green Hedges Nursery, Mark Cross, Crowborough
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
NO	NO	NO	ADJ	NO	ADJ	ADJ	ADJ	ADJ	ADJ	NO	NO	NO

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?
(In part)

Conclusion

Suitability	Availability	Achievability	
			Deliverable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Swan Barn Caravan Site, Station Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross:

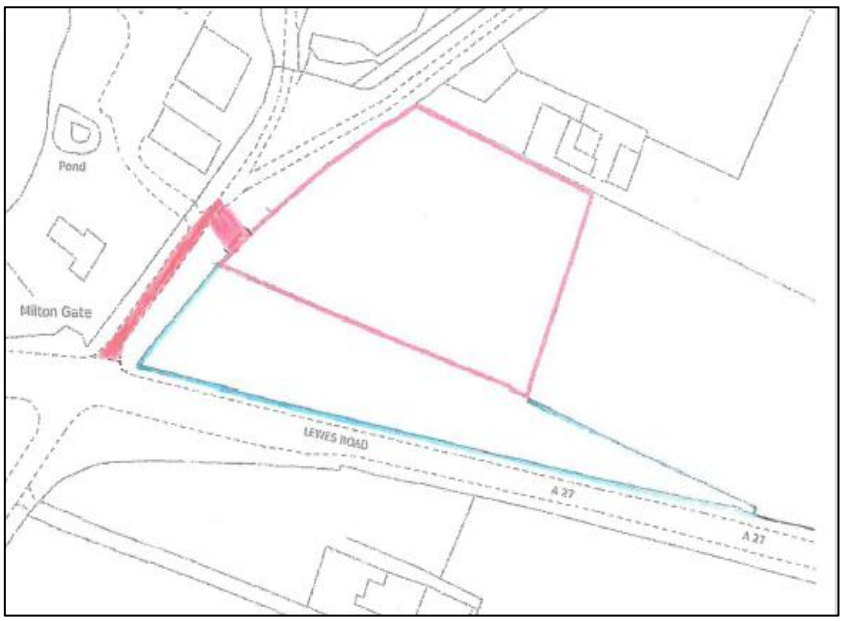
Can it provide at least one pitch?
No – Site is fully developed

Proceed to Stage 2?
No

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Milton Field, Milton Gate, Wilmington, Polegate
Settlement: Polegate
Parish: Long Man
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

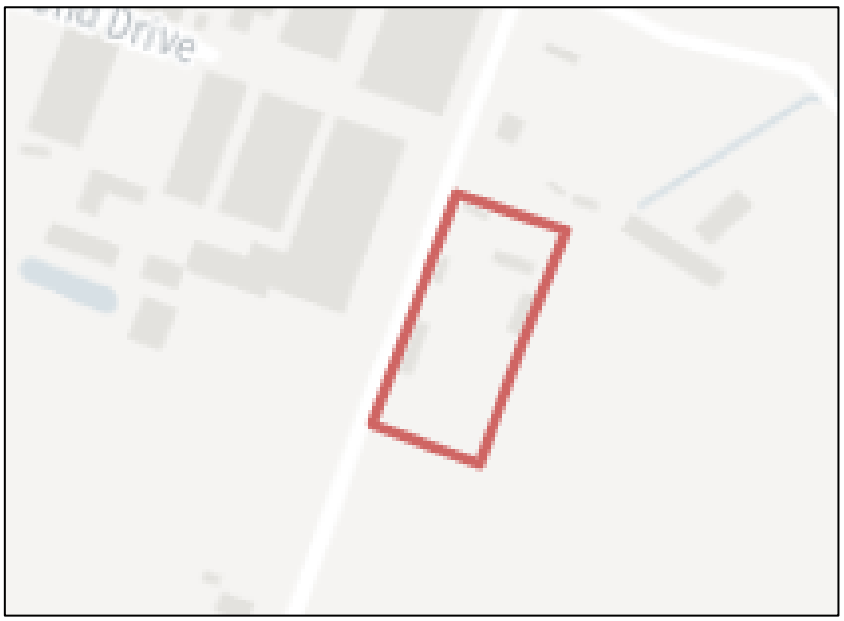
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Emmerdale, Hackhurst Lane, Hellingly
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

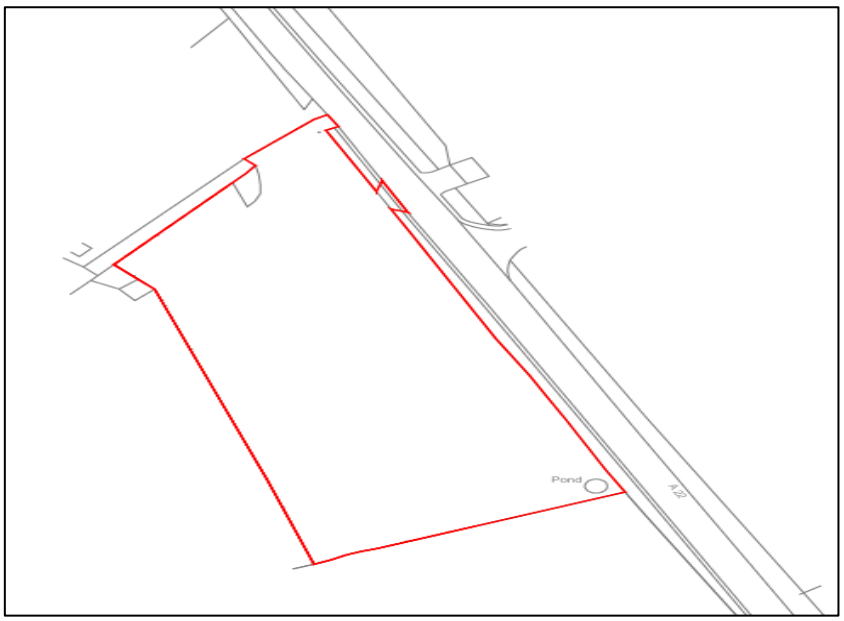
Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	Yes

Proceed to Stage 3?
No

Conclusion

Suitability	Availability	Achievability	Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Land at Randalls Farm, Whitesmith, Chiddingly
Settlement: Whitesmith
Parish: Chiddingly
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

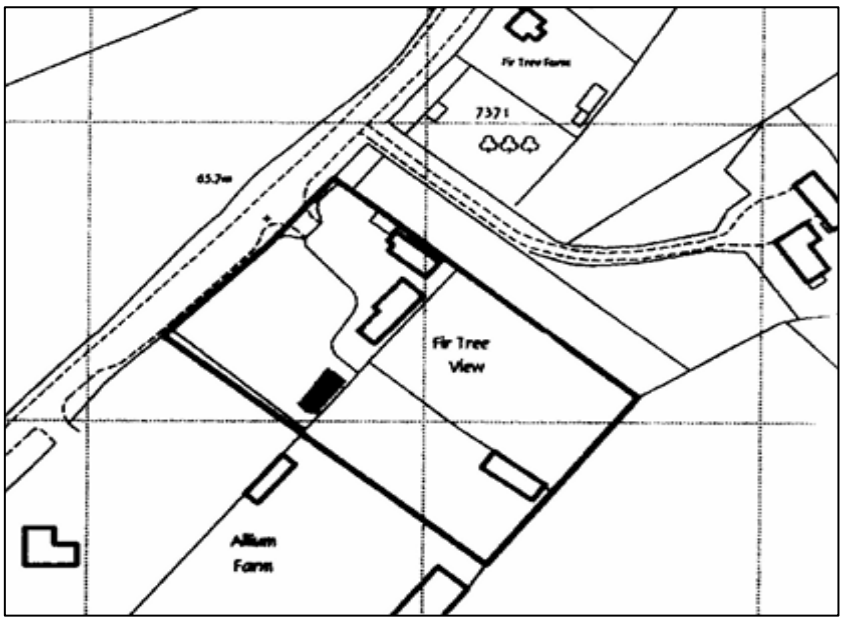
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Fir Tree View, Easons Green, Halland
Settlement: Halland
Parish: Framfield
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Batts Bridge Caravan Site, A272, Maresfield, Uckfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross:

Can it provide at least one pitch?
No

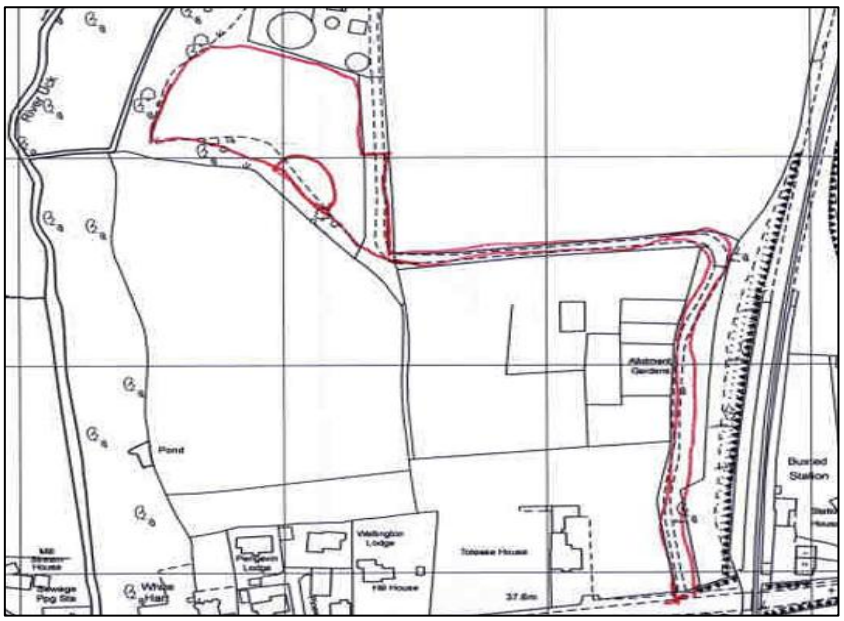
Proceed to Stage 2?
No

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Not deliverable or developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Water Treatment Works, Station Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	ADJ	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

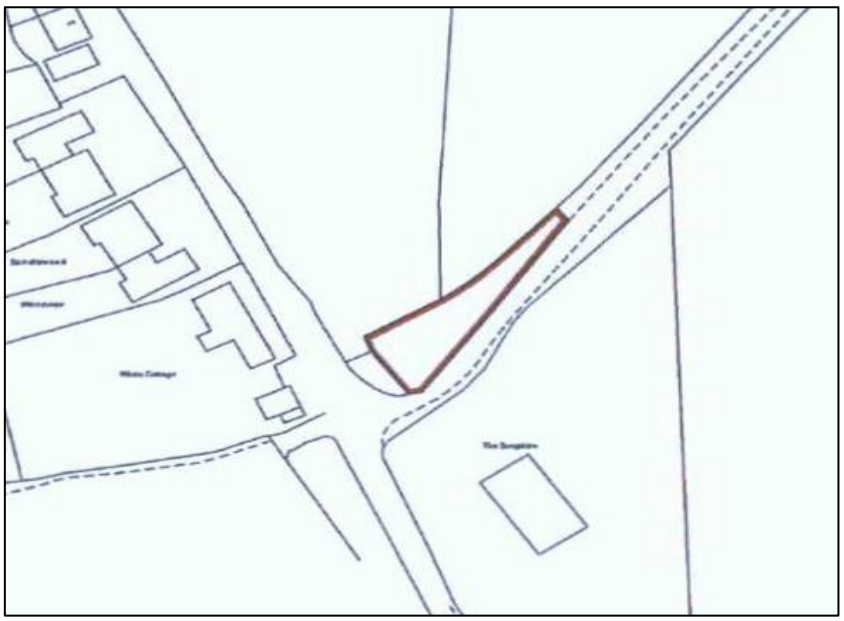
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: The Triangle, Palesgate Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross:

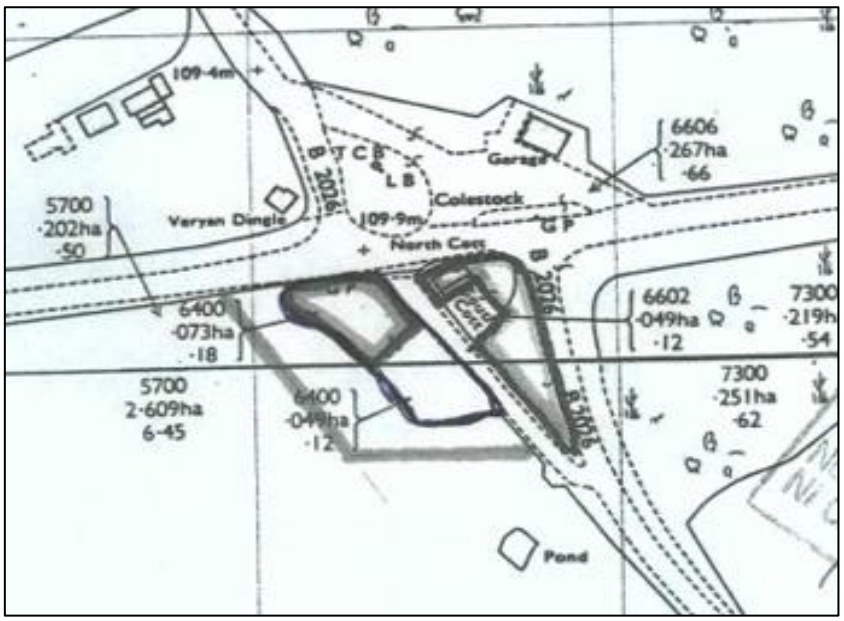
Can it provide at least one pitch?
No

Proceed to Stage 2?
No

Conclusion

Suitability	Availability	Achievability	Not Deliverable or Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: The Chalet, Colestock Corner, Cowden
Settlement: -
Parish: Hartfield
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

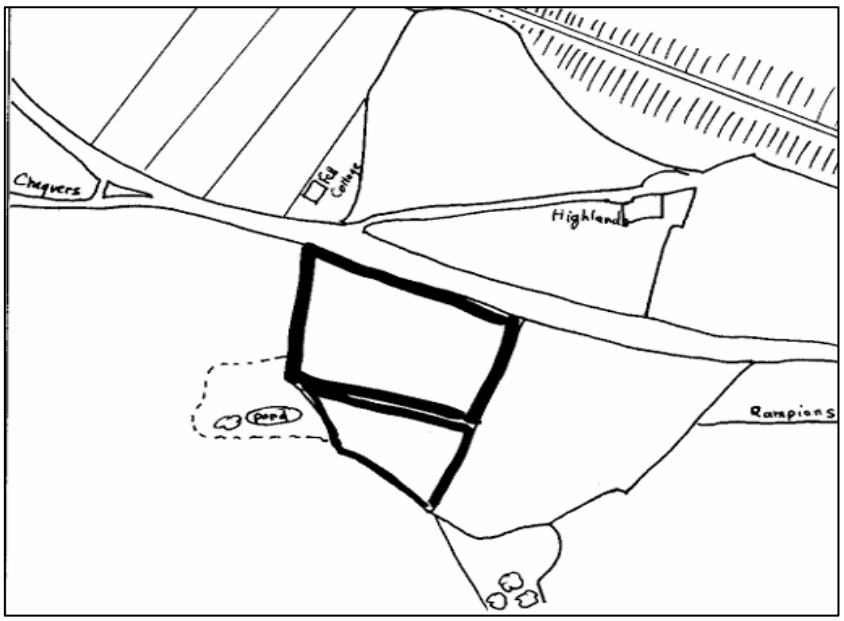
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Little Oaks, Argos Hill, Mayfield
Settlement:
Parish: Mayfield and Five Ashes
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

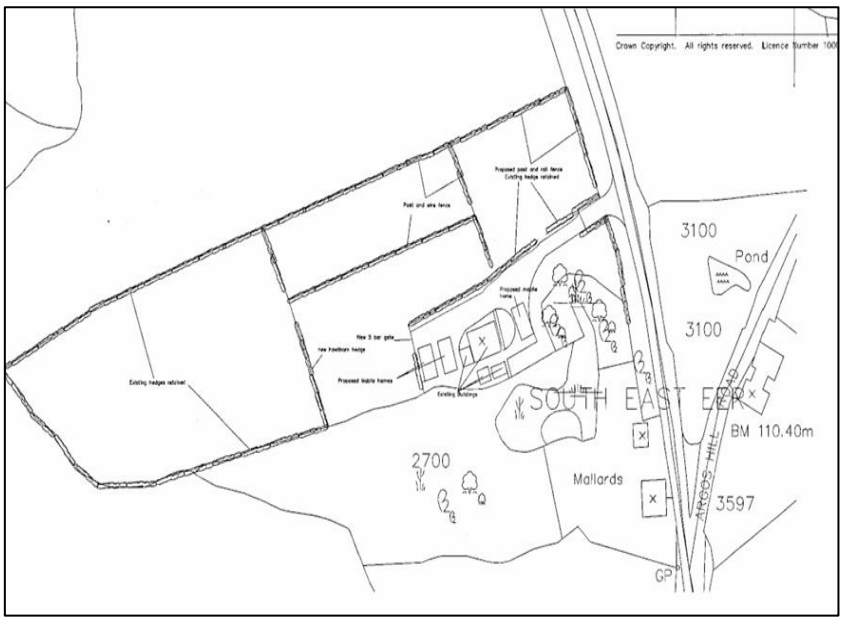
Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?
(In part)

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: The Plot, Five Ashes Road, Mayfield
Settlement:
Parish: Mayfield and Five Ashes
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	Adj	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?
(In part)

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Gracelands, Hackhurst Lane
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross:

Can it provide at least one pitch?
Yes

Proceed to Stage 2?
Yes

Stage 2 – Site Assessment

Special Areas of Conservation (SAC)	Special Protection Area (SPA) – incl Ashdown Forest SPA and Buffer Zone	Ramsar	Site of Special Scientific Interest (SSSI)	National Nature Reserve	Ancient Woodland	Scheduled Ancient Monument	Historic Battlefields	Registered Park and Garden	Grade I and II Listed Buildings	Flood Zone 3a plus Climate Allowance	Flood Zone 3b	High Risk of Surface Water Flooding
No	No	No	No	No	No	No	No	No	No	No	No	No

Proceed to Stage 3?
Yes

Stage 3 – Detailed Assessment

Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport

Suitability?

Conclusion

Suitability	Availability	Achievability	
			Developable

Stage 1 – Assessment Area and Site Identification



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Site Reference:
Site Address: Polly Arch Caravan Site, Lynholm Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross:

Can it provide at least one pitch?
No

Proceed to Stage 2?
No

Conclusion

Suitability	Availability	Achievability	Not developable or deliverable

Stage 3 Comparison Table on Site Suitability

Site Reference	Site Name	Flood Risk	Land Stability	Topography	Contaminated Land	Light Pollution	Air Pollution	Noise Pollution	Odour Pollution	Highways Access	Utility Provision	Service Access	Landscape	Biodiversity	Heritage	Public Transport	**Conclusion – Suitability**
077/1630	Laurel Tree Farm, Boars Head, East Sussex																
467/1310	Development Land at Station Road																
835/1510	Land at Polly Arch, Lynholm Road, Polegate																
878/3300	Robins Nursery, Coldharbour Road, Upper Dicker																
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker																
959/1210	Little Rose, Meres Lane, Cross in Hand, Heathfield*																
1069/1510	Polegate West																
1217/1310	Land west of Station Road, Hailsham																
1230/1210	Monkhurst Field, Sandy Cross Lane																
1261/1610	The Stables, Hawkenbury Road, Bells Yew Green*																
1262/1980	Five Badgers and Little Robins, Stonehurst Lane, Mayfield																
1280/1920	Granary, New Pond Hill, Cross in Hand, Heathfield																
1281/1630	Green Hedges Nursery, Mark Cross, Crowborouh																

	Milton Field, Milton Gate, Wilmington, Polegate																
	Land at Randalls Farm, Whitesmith, Chiddingly																
	Fir Tree View, Easons Green, Halland																
	Water Treatment Works, Station Road, Buxted																
	The Chalet, Colestock Corner, Cowden																
	Little Oaks, Argos Hill, Mayfield																
	The Plot, Five Ashes Road, Mayfield																
	Gracelands, Hackhurst Lane, Lower Dicker																