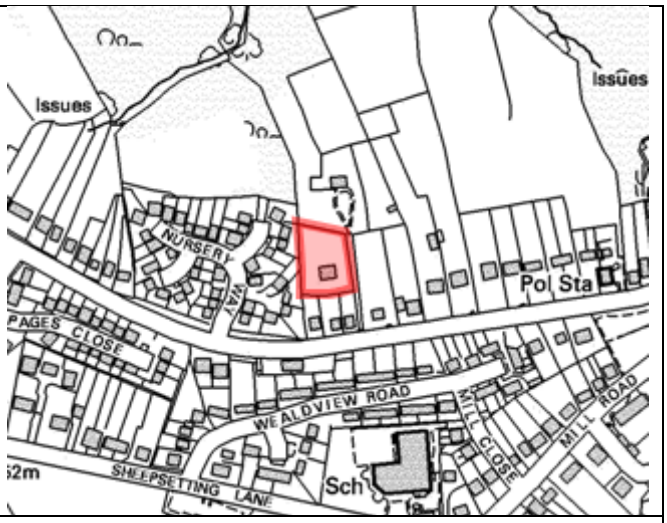
Interim Strategic Housing Land Availability Assessment (SHLAA) Statement (January 2012)

Introduction

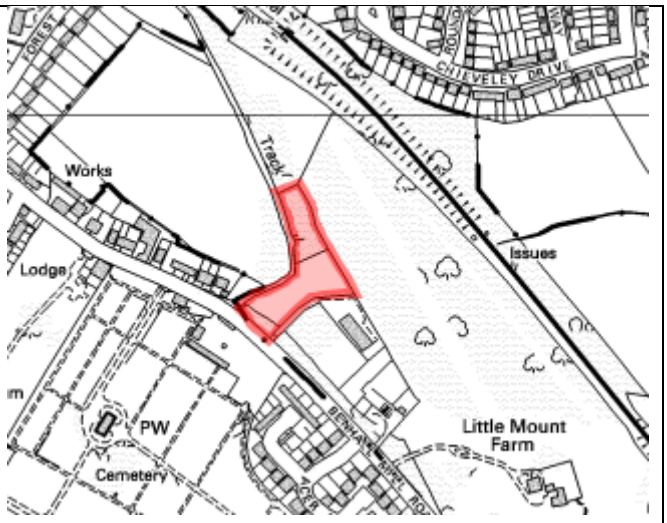
This statement provides a partial update for the Wealden SHLAA. It relates to sites where an update is considered necessary to support the choice of options for the Strategic Sites Issues and Options Consultation Paper. The Statement includes a small number of factual updates where further information has become available since the last SHLAA update (October 2010) and a small number of changes to the suitability and/or achievability assessments of existing sites within the SHLAA. In a limited number of cases, amendments have been made to site areas. In addition, the statement also includes some new sites which have come forward since the last SHLAA update and which are located within the broad location area identified in the Submission Core Strategy.

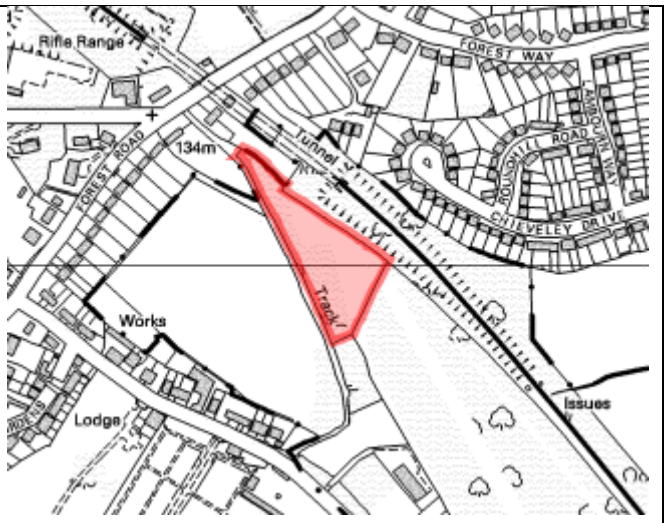
Additional SHLAA Submissions:

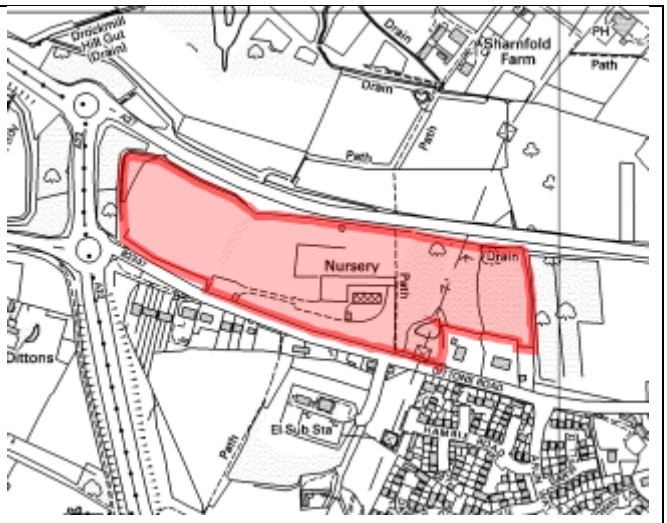
Address	Rutherford, Cross in Hand	
Site reference	To be assigned	
Settlement	Heathfield	
Parish	Heathfield and Waldron	
Current use	Residential	
Site area	0.26 ha	
SHLAA Assessment	Suitable, available and achievable	
Reason for assessment	The site has been submitted for the Council's consideration for the purpose of the SHLAA. The site falls within the broad location for Heathfield (SD 11) as identified in Wealden District Council's Submission Core Strategy. The site is considered to be suitable, available and achievable.	
Interim SHLAA Summary	The site is well located in relation to Heathfield Town centre, its services and facilities and also public transport. The site is not located within the AONB. The present access to the site is suitable for pedestrian / cycle use only, however, vehicular access opportunities could exist through adjacent potential housing sites to the north and east as part of a comprehensive development. The site is controlled by a single landowner and considered to be available for potential development. Site preparation costs will need to take account of redevelopment costs (existing dwelling house), however, the site is still considered to be economically viable.	

Address	Tilsmore Lodge, Cross in Hand	
Site reference	To be assigned	
Settlement	Heathfield	
Parish	Heathfield and Waldron	
Current use	Residential	
Site area	0.1 ha	
SHLAA Assessment	Suitable, available and achievable	

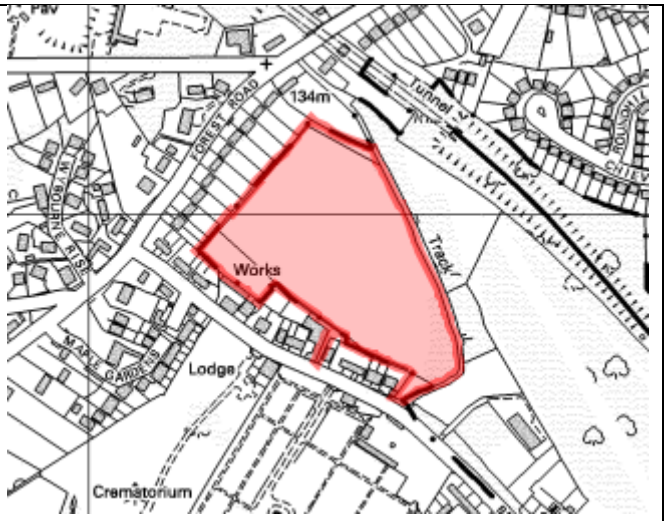
Reason for interim assessment	The site has been submitted for the Council's consideration for the purpose of the SHLAA. The site falls below the 0.2 ha threshold stipulated in the Wealden SHLAA Methodology, however, the site falls within the broad location for Heathfield (SD 11), as identified in Wealden District Council's Submission Core Strategy, and is directly adjacent to a larger site (Tilsmore Lodge (111/1210)) which is considered to be a potentially deliverable site. The site is considered to be suitable, available and achievable.
Interim SHLAA Summary	The site is generally well located in relation to existing services and local facilities, and also to public transport. It is considered that vehicular access could be achieved. The site is located outside the AONB. The site is in dual ownership and considered to be available for potential development. Site preparation costs will need to take account of redevelopment costs (existing dwelling house), however, the site is still considered to be economically viable.

Address	Land north-east of Benhall Mill Road, Benhall Mill Road	
Site reference	To be assigned	
Settlement	Tunbridge Wells	
Parish	Frant	
Current use	Greenfield	
Site area	0.7 ha	
SHLAA Assessment	Suitable, available and achievable	
Reason for interim assessment	The site has been submitted for the Council's consideration for the purpose of the SHLAA. The site falls within the broad location for land adjacent to Tunbridge Wells, in the Parish of Frant (SD 12) as identified in Wealden District Council's Submission Core Strategy.	
Interim SHLAA Summary	The site is located north-east of Benhall Mill Road. There is no current vehicular access to the site, however, vehicular access to the site could be achieved with the removal of a section of woodland belt. Development of the site would have limited landscape impact if considered in conjunction with development on adjacent land within the SDA. The site is controlled by a single landowner and considered to be available for potential development. The site is still considered to be economically viable and achievable.	

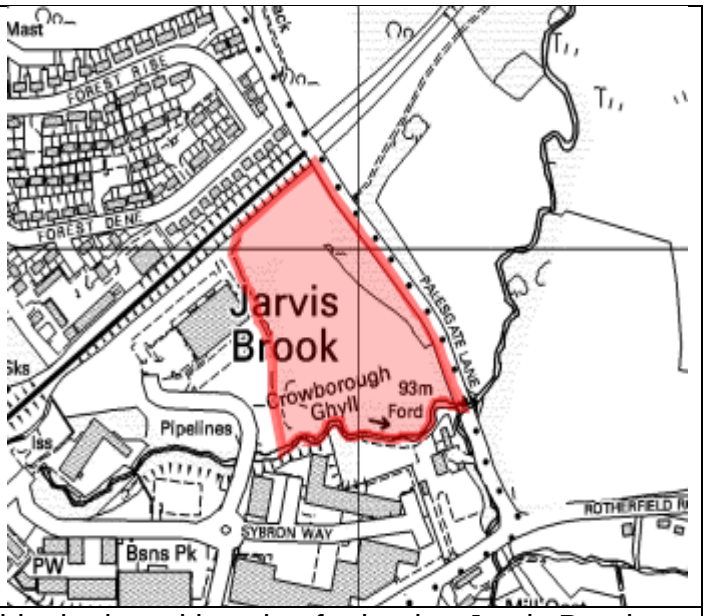
Address	Land between Forest Road and Benhall Mill Road	
Site reference	To be assigned	
Settlement	Tunbridge Wells	
Parish	Frant	
Current use	Greenfield / woodland	
Site area	1.09 ha	
SHLAA Assessment	Suitable, available and achievable	
Reason for interim assessment	The site has been submitted for the Council's consideration for the purpose of the SHLAA. The site falls within the broad location for land adjacent to Tunbridge Wells, in the Parish of Frant (SD 12) as identified in Wealden District Council's Submission Core Strategy.	
Interim SHLAA Summary	The site is located south of the railway line, sloping eastwards towards the railway embankment. There is no existing vehicular access to the site. However, vehicular access opportunities could exist via adjacent potential housing sites to the south / south-east as part of a comprehensive development. The site is designated as an SNCI, therefore, a policy restriction exists and further ecological assessments and potential compensation may be required. The site is controlled by a single landowner and considered to be available for potential development. The railway line bordering the north-eastern boundary of the site would have a negative impact upon market price and demand. Notwithstanding this, the site is assessed as economically viable given that site preparation costs are judged to be low and market price and demand for housing in this area is still anticipated to be good.	

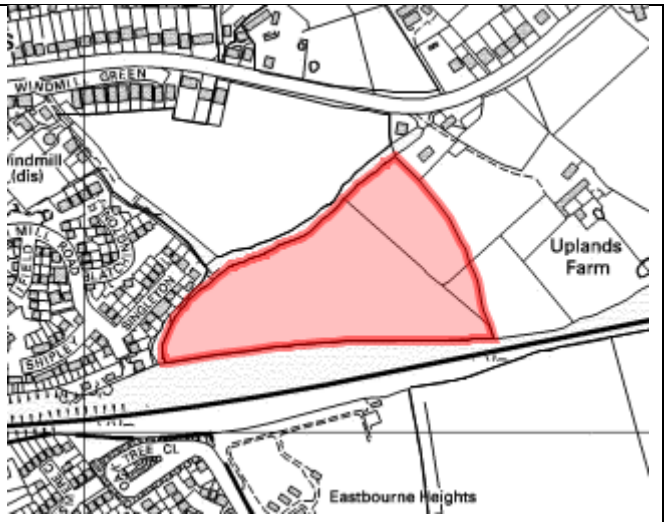
Address	Dittons Nursery, Dittons Road	
Site reference	To be assigned	
Settlement	Westham	
Parish	Westham	
Current use	Part greenfield and part nursery	
Site area	7.76 ha	
SHLAA Assessment	Suitable, available and achievable	
Reason for assessment	The site has been submitted for the Council's consideration for the purpose of the SHLAA. The site falls within the broad location for land at North Stone Cross (SD 7) as identified in Wealden District Council's Submission Core Strategy.	
Interim SHLAA Summary	This site contains a garden centre and nursery with parts of the site used as a small golf training course. The site is situated in a prominent location between the A27 trunk road to the north, the A22 to the west and Dittons Road to the south. A suitable access to the site could potentially be achieved from Dittons Road. The site is considered to be available for potential development. Site preparation costs will need to take account of redevelopment costs (existing business), however, the site is still considered to be economically viable.	

Re-assessment of SHLAA suitability:

Address	Land at Benhall Mill Road	
Site reference	063/1610	
Settlement	Tunbridge Wells	
Parish	Frant	
Current use	Greenfield	
Site area	4.08 ha	
Previous SHLAA	Unsuitable	
Revised SHLAA	Suitable, available and achievable	
Reason for amended assessment	The site falls within the broad location for land adjacent to Tunbridge Wells, in the Parish of Frant (SD 12) as identified in Wealden District Council's Submission Core Strategy. The site was previously assessed as being unsuitable based on a combination of the sites SNCI designation, required compensatory measures, vehicular access and off-site highway requirements. SNCI status is considered to be a policy restriction and not a reason to exclude the site based on the Wealden SHLAA Methodology (October 2008). Further information and land has now come forward which provides a basis to re-consider the sites suitability for the purpose of the Wealden SHLAA.	
Interim SHLAA Summary	This is an urban fringe site surrounded by existing residential development to the north-west and south-west with some business units also to the south. A Public Right of Way (PROW) borders the site to the north-east and a wooded area and the railway line is located further to the nort-east beyond the PROW, with residential development beyond. The site is designated as an SNCI, and is therefore restricted by policy, however, recent ecological assessments have identified that the site has become degraded due to a lack of management. However, there is potential for its restoration. Compensatory works are likely to be required for the loss of any part of the SNCI as well as protected species mitigation. Further ecological surveys would be required to inform this.	

	There is no current vehicular access into the site, however, vehicular access opportunities could be provided from Benhall Mill Road or via an adjacent potential suitable site. In addition, off-site highway improvements are likely to be required should the site be developed for housing. The site is controlled by a single landowner and considered to be available for potential development. The site is assessed as economically viable given that site preparation costs are judged to be low and market price and demand for housing in this area is anticipated to be good.

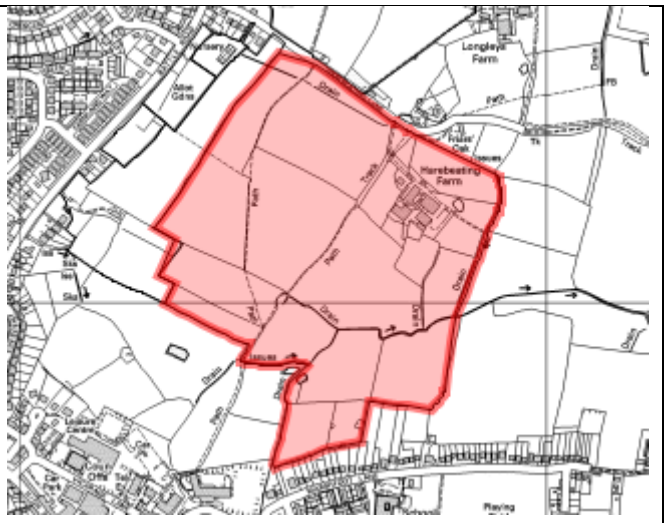
Address	Land west of Palesgate Lane, Jarvis Brook, Crowborough	
Site ref	064/1110	
Settlement	Crowborough	
Parish	Crowborough	
Current use	Agricultural land/woodland	
Site area	3.23 ha	
Previous SHLAA	Unsuitable	
Revised SHLAA	Suitable, available and achievable	
Reason for amended assessment	The site falls within the broad location for land at Jarvis Brook, Crowborough (SD 9) as identified in Wealden District Council's Submission Core Strategy. The Wealden SHLAA Addendum Report (October 2010) identified this site to be unsuitable for housing development for a number of factors relating to the provision of vehicular access to the site. Further information has now been submitted to demonstrate that vehicular access could potentially be achieved via a spur from the access road that serves the Servomex building. In view of this further information and subject to detailed Highway Authority comments the site is now considered to be suitable.	
Interim SHLAA Summary	Please refer to the Potentially Suitable Site Summary in Wealden SHLAA (March 2010, page 225) for a full Summary.	

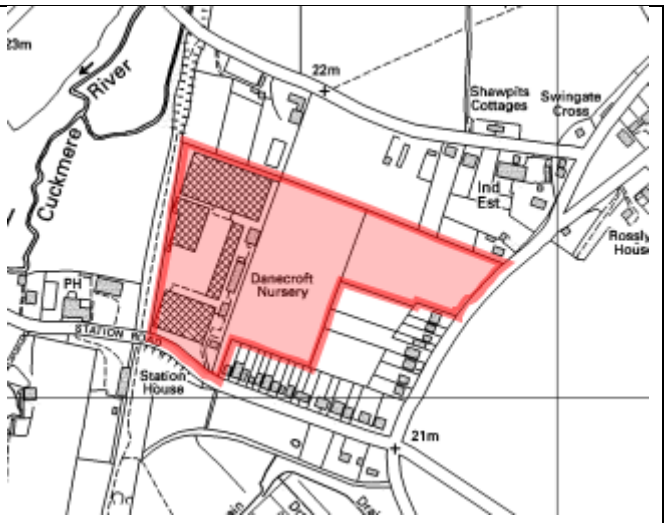
Address	Uplands Farm (part of), Rattle Road, Stone Cross	
Site reference	342/3280	
Settlement	Stone Cross	
Parish	Westham	
Current use	Agricultural	
Site area	3.72 ha	
Previous SHLAA	Unsuitable	
Revised SHLAA	Part of site is suitable	
Reason for assessment	The site has been submitted for the Council's consideration for the purpose of the SHLAA. The site falls within the broad location for Stone Cross (SD 7) as identified in Wealden District Council's Submission Core Strategy. Part of the land which forms the original site submission is considered to be suitable, available and achievable. The Wealden SHLAA (March 2010) identified the whole site to be unsuitable for housing development for a number of factors including landscape impacts, the sites overall unsustainable location, and concern in relation to the merging of settlements. However, in considering that part of the site falls within the SD 7 broad location part of this larger site submission (as identified in the map above) is considered to be a potentially suitable site.	
Interim SHLAA Summary	The site is well located in relation to Stone Cross neighbourhood centre, its services and facilities and also public transport. The present access to the site is not suitable for vehicular access, however, opportunities could be created along Rattle Road in conjunction with potential development of an adjacent potentially suitable site which forms the site's northern boundary. The site is available for potential development. Site preparation costs will need to take account of the cost of creating vehicular access, as well as the sloping nature of parts of the site. However, the site is still considered to be economically viable.	

Address	Coldrums and Land Rear of Field - Bus and Tyre Depot, London Road, Crowborough	
Site reference	055/1110	
Settlement	Crowborough	
Parish	Crowborough	
Current use	Residential/ parking area at rear of depot/garage	
Site area	0.39 ha	
Previous SHLAA	Suitable, available and achievable	
Revised SHLAA	Unsuitable	
Reason for amended assessment	Further information from East Sussex County Council Highway Authority has stated that the existing road access does not provide suitable vehicular access for significant new development.	

Amendment to Site Area:

Address	Rothershaw, Cross in Hand	
Site reference	525/1210	
Settlement	Heathfield	
Parish	Heathfield and Waldron	
Current use	Residential/ private field	
Previous site area	1.2 ha	
Revised Site area	1.8 ha	
SHLAA Assessment	Suitable, available and achievable	
Reason for assessment	Land to the rear of Rothershaw has been considered and assessed as a deliverable site as part of the SHLAA Addendum Report (October 2010). Additional land has now been submitted to form part of this submission which includes the residential property of Rothershaw.	
Interim SHLAA Summary	The site is constrained by the sloping topography and Ancient Woodland within the northern part of the site. However, the central and southern parts of the site are considered suitable for housing. Apart from the existing residential curtilage the site is located within the AONB. The present access to the site is suitable for pedestrian/cycle use only. However, vehicular access opportunities could exist through adjacent potential housing sites to the east and/or west as part of a comprehensive development. The site is controlled by a single landowner and considered to be available for potential development. Site preparation costs will need to take account of redevelopment costs (existing dwelling house), however, the site is still considered to be economically viable.	

Address	Land at Harebeating Farm, south of Harebeating Lane	
Site reference	197/1310	
Settlement	Hailsham	
Parish	Hailsham	
Current use	Agricultural land	
Previous site area	41 ha	
Revised Site area	30.1 ha	
SHLAA Assessment	Suitable, available and achievable	
Reason for assessment	Land east of Battle Road, to the rear of the Council Offices has been considered and assessed as a deliverable site as part of the Wealden SHLAA (March 2010 report and updated by the Addendum Report, October 2010). Since this time the area of land at Friars Oak, Harebeating Lane has been removed from the original submission. In addition, Land at Battle Road has planning permission (WD/2009/1780) and is now a commitment site in the SHLAA process.	
Interim SHLAA Summary	Please see the SHLAA Addendum Report (October 2010) for information relating to this site.	

Address	Danecroft Nurseries	
Site reference	301/3000	
Settlement	Hellingly	
Parish	Hellingly	
Current use	Former nursery	
Previous Site area	5.09 ha	
Revised site area	6.70 ha	
Previous SHLAA	Unsuitable	
Revised SHLAA	Unsuitable	
Reason for amended assessment	The site falls within the broad location for land at East Hailsham (SD 3) as identified in Wealden District Council's Submission Core Strategy. Additional land has now been submitted as part of this site and in combination with adjacent potentially suitable sites would provide the potential for this site to relate to any future development boundary. It also enables potential access to the site from Park Road.	
Interim SHLAA Summary	This former nursery site is located in a semi-rural location to the west of Park Road. The site is bounded by a section of linear development on its northern, southern and eastern boundary and the Cuckoo Trail on its western boundary. The additional submitted land provides vehicular access opportunities from Park Road. However, the site remains to be considered unsuitable for housing development due to its relatively isolated location in respect to local services and facilities. However, the site is potentially suitable for business development.	