



**Proof of Evidence of Paul Warren
BA (Hons) DIPLA CMLI**

Landscape Matters

LAND SOUTH OF THE A271 AND
EAST OF THE A22, LOWER
HORSEBRIDGE, HAILSHAM

Appendix D

**Extracts from SHELAA Knights Farm
Sites (Full document CD 6.8)**

Appellant: Hertfordshire Holdings
Ltd.

Planning Inspectorate No. Appeal:
APP/C1435/W/23/3335625

Wealden District Council

Application No. WD/2022/3222/MAO
March 2024

Wealden District Council

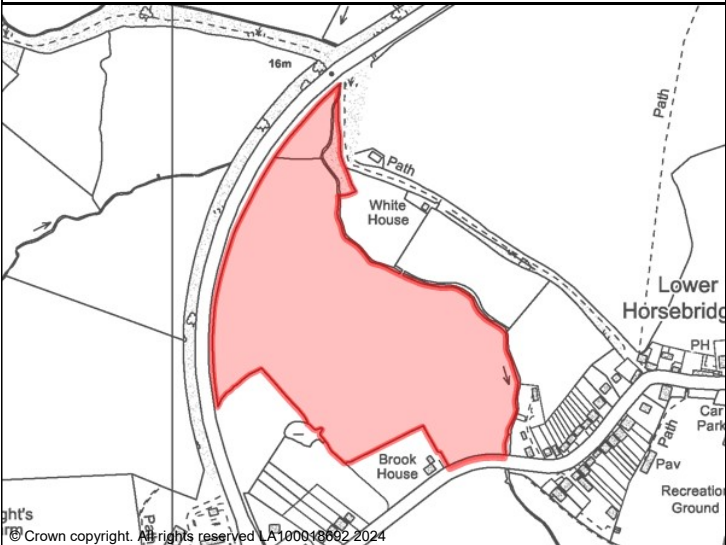
SHELAA

Appendix 4

Parish Summaries

February 2024

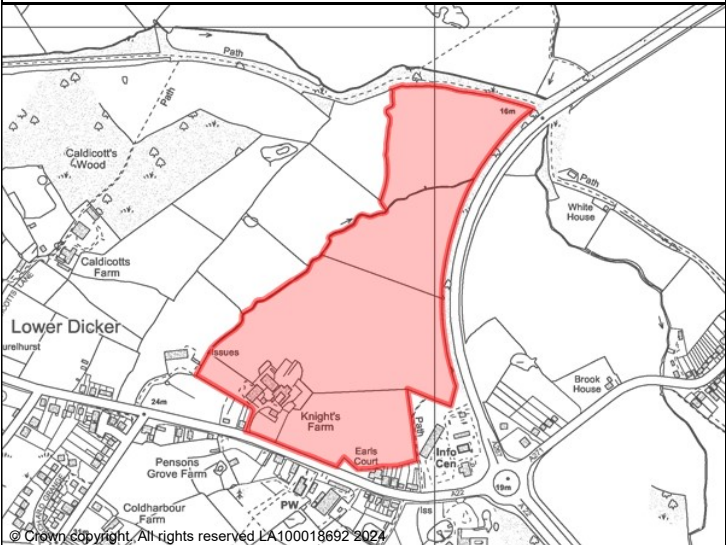
Wealden SHELAA Unsuitable Sites Summary

	Site Reference: 1155/3000
	Settlement: Lower Horsebridge
	Parish: Hellingly
	Address: Knights Farm East, east of A267, Horsebridge
	Suitable for housing?: No Suitable for employment: No Site available: Yes Site achievable: Yes Site Conclusion: Not suitable
	Site area (ha) Gross: 8.33 Site area (ha) Net: 7.5

Reasons: This site sits to the west of Lower Horsebridge, to the north of the A271 and to the east of the A267, in a semi-rural location that generally lies to the northwest of Hailsham. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development as it is open along the boundary with the A267 to the north and west. The site comprises agricultural fields for grazing with the main potential vehicular access to the site sitting between Brook House (a Grade II listed building) and detached and semi-detached properties to the east. The site has significant flood risk issues along its eastern boundary from the A271 to the A267 at the northern most part of the site. This includes areas with both Flood Risk Zones 2 and 3, in addition to surface water flood risk and this would preclude residential development in these portions of the site. The site is largely flat and is well contained by mature trees along its eastern boundary, albeit this is more limited where the site shares a boundary with the A267 to the north and west. Given the above, the site is not considered suitable for residential development or employment development. However, the site also has a planning application to be considered for community / leisure use. It is considered that this use could be suitable in considering its proximity to Hailsham and other settlements and could deliver a positive public / community use, subject to securing a suitable vehicular access. The impact of such uses on the historic setting of Brook House would need to be considered. The site is subject to an ongoing full district council planning application for a new sports hub facility under planning reference WD/2023/2100/DC.

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

Wealden SHELAA Suitable Sites Summary

Plan showing whole extent of submitted site	Site Reference: 1039/1310
	Settlement: Hailsham
	Parish: Hellingly
	Address:
	Land at Knights Farm, The Dicker, Hailsham
	Suitable for housing: No Suitable for employment: Yes Site available: Yes Site achievable: Yes Site Conclusion: Deliverable
© Crown Copyright. All rights reserved. LA100018692 2024	Site area (ha) Gross: 17.34 Site area (ha) Net: 13.2

Reasons: This site is located to the north of the A22 and to the west of the Boship Roundabout (that adjoins the A22, A271 and A267) and sits between Lower Dicker and Lower Horsebridge to the northwest of Hailsham. To the southeast of the site is a service station (that includes a hotel, cafes, petrol filling station and shop) and to the south of the site lies linear residential dwellings and employment uses along the A22. The site itself comprises agricultural fields and a cluster of agricultural buildings, storage and a farmhouse known collectively as Knights Farm which is located in the southern part of the site. The eastern boundary of the site is bounded by the A267. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to modern field amalgamation, a flat landform and adjacent uses (including proximity to the A22 and A267). The agricultural fields are relatively flat and well contained within existing mature tree belts and boundaries that would limit the impact upon the wider landscape in terms of longer views. The site would require a new vehicular access, but the site does front onto the A22 between the Boship Roundabout and Coldharbour Road, so an opportunity exists to create this. A transport assessment would need to be undertaken to ensure that the local/strategic highway network is not severely harmed. The collection of buildings at Knights Farm are agricultural in nature and the land would likely require remediation given the former uses on site. In addition, given the residential dwelling that sits along the A22 at this juncture, the amenity of such residential occupiers will need to be considered as part of the design of any scheme, including compatible uses.

There are public rights of way that head through the collection of buildings at Knights Farm and alongside the eastern boundary of the site to the west of the existing hotel facility that heads northwards towards the northern boundary of the site. These would need to be retained or diverted appropriately as part of any new development scheme.

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