

Wealden
District Council

Strategic Housing and Employment Land Availability Assessment (SHELAA) Main Report

September 2026

How To Contact Us

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

01892 602008
planningpolicy@wealden.gov.uk
www.wealden.gov.uk

If you, or somebody you know, would like the information contained in this document in large print or in another language please contact Wealden District Council via phone Planning Policy on 01892 602008 or 01323 443322, or email planningpolicy@wealden.gov.uk or info@wealden.gov.uk, or at the above address.

Index

Parish	Page Number
Arlington	2
Berwick	47
Buxted	55
Chalvington and Ripe	91
Chiddingly	100
Crowborough	123
Danehill	177
East Hoathly & Halland	186
Fletching	217
Forest Row	227
Framfield	241
Frant	272
Hadlow Down	325
Hailsham	331
Hartfield	403
Heathfield and Waldron	416
Hellingly	497
Herstmonceux	546
Hooe	561
Horam	564
Isfield	606
Laughton	638
Little Horsted	648
Long Man	655
Maresfield	659
Mayfield & Five Ashes	692
Ninfield	716
Pevensey	740
Polegate	748
Rotherfield	780
Selmeston	811
Uckfield	818
Wadhurst	836
Warbleton	866
Wartling	877
Westham	884
Willingdon & Jevington	929
Withyham	934

Arlington

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
015/3300	Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker	Upper Dicker	Not deliverable or developable
044/1310	Arlington Stadium, Arlington Road West, Hailsham	-	Not deliverable or developable
224/3300	Mayfields Farm, Coldharbour Road	Upper Dicker	Not deliverable or developable
237/1310	Chicheley Farm, Hempstead Lane, Hailsham	Hailsham	Not deliverable or developable
405/3300	Brickfields, Coldharbour Road, Upper Dicker	Upper Dicker	Not deliverable or developable
531/3300	Land at Old Waye, Michelham Priory Road, Upper Dicker	Upper Dicker	Not deliverable or developable
542/3300	Land at Camberlot Road, Upper Dicker	Upper Dicker	Not deliverable or developable
543/3300	Land off Coldharbour Road, Upper Dicker	Upper Dicker	Site below the size threshold
558/3300	Land north of St Bede's Sports Centre, Michelham Priory Road, Upper Dicker	Upper Dicker	Not deliverable or developable
594/3300	Ravenscroft, Coldharbour Road, Upper Dicker	Upper Dicker	Site below the size threshold
602/3300	Land at The Ceders, Camberlot Road, Upper Dicker	Upper Dicker	Site below the size threshold
603/3300	Land off Michelham Priory Road, Upper Dicker	Upper Dicker	Not deliverable or developable
668/1730	Land adjoining Three Oaks Cottages, Wilbees Road, Arlington	-	Not deliverable or developable
680/3300	Land adjacent to Camberlot Hall, Camberlot Road, Upper Dicker	Upper Dicker	Not deliverable or developable
692/1310	Land west of the A22, Hailsham	Hailsham	Not deliverable or developable
751/1310	Land at Hempstead Lane, A22, Hailsham	Hailsham	Not deliverable or developable
754/1310	Land at Old Barn Farm, Michelham Priory Road, Hailsham	-	Not deliverable or developable
775/1310	Land at Paulalyn, Hempstead Lane, Hailsham	Hailsham	Not deliverable or developable
792/3300	Land at Coldharbour Road, Upper Dicker	Upper Dicker	Site below the size threshold
805/1310	Land north west of Hempstead Lane, Hailsham	Hailsham	Not deliverable or developable
806/1310	Land at Starnash Farm, Coldharbour Road, Hailsham	Hailsham	Not deliverable or developable
825/1310	Land to the north west of Hempstead Lane, Hailsham	Hailsham	Not deliverable or developable
836/3300	Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker	Upper Dicker	Not deliverable or developable
839/1310	Highlands Farm, Arlington Road West, Hailsham	-	Not deliverable or developable
842/1310	Land at Candleford, Arlington Road West, Hailsham	Hailsham	Not deliverable or developable

843/1310	Plot 4 Knockhatch Wood, Arlington Road West, Hailsham	-	Not deliverable or developable
844/1310	Highlands Farm Cottage, Arlington Road West	-	Not deliverable or developable
857/1310	Stables adjacent to Bushfield, Arlington Road West, Hailsham	-	Not deliverable or developable
859/1310	2 Highlands Farm Cottages, Arlington Road West, Hailsham	-	Not deliverable or developable
860/1310	Land to the north of Arlington Road West, Hailsham	-	Not deliverable or developable
861/3300	Old Pottery Farm, Coldharbour Road, Upper Dicker	Upper Dicker	Not deliverable or developable
862/1310	Land west of Hempstead Lane, Hailsham	-	Not deliverable or developable
866/1310	Arlington Cattery, Little Highlands Farm, Arlington Road, Hailsham	-	Not deliverable or developable
867/3300	Land at Coldharbour Road, Upper Dicker	Upper Dicker	Site below the size threshold
868/1310	Knockhatch Wood Smallholding, Arlington Road West, Hailsham	-	Not deliverable or developable
873/1310	Bushy Wood Farm, A22, Hailsham	Hailsham	Not deliverable or developable
878/3300	Robins Nursery, Coldharbour Road, Upper Dicker	Upper Dicker	Not deliverable or developable
881/3090	Little Mount, Mansers Lane, Lower Dicker	Lower Dicker	Site below the size threshold
887/1310	Knockhatch Farm Cottage, Hempstead Lane, Hailsham	Hailsham	Not deliverable or developable
906/1780	Land to the north of Arlington Reservoir, Station Road, Berwick Station	-	Not deliverable or developable
927/1310	Old Barn, Hempstead Lane, Hailsham	-	Not deliverable or developable
928/1310	Grain Cottage, Hempstead Lane, Hailsham	-	Not deliverable or developable
929/1310	Land at Hempstead Farmhouse, Hempstead Lane, Hailsham	-	Not deliverable or developable
930/1310	Land at Woodlands, Hempstead Lane, Hailsham	-	Not deliverable or developable
1041/1310	Robin Post House, Robin Post Lane, Hailsham	Hailsham	Site below the size threshold
1042/1310	Land to east of Robin Post Lane, Hailsham	Hailsham	Site with extant planning permission
1229/1730	Land at Yew Tree Farm	Arlington	Not deliverable or developable
1263/1310	Woodland Farm, Lower Dicker	Lower Dicker	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
543/3300	Land off Coldharbour Road, Upper Dicker	Upper Dicker	0.16	The site is too small to yield the minimum number of units required for the assessment.
594/3300	Ravenscroft, Coldharbour Road, Upper Dicker	Upper Dicker	0.19	The site is too small to yield the minimum number of units required for the assessment.
602/3300	Land at The Ceders, Camberlot Road, Upper Dicker	Upper Dicker	0.16	The site is too small to yield the minimum number of units required for the assessment.
792/3300	Land at Coldharbour Road, Upper Dicker	Upper Dicker	0.23	The site is too small to yield the minimum number of units required for the assessment.
867/3300	Land at Coldharbour Road, Upper Dicker	Upper Dicker	0.27	The site is too small to yield the minimum number of units required for the assessment.
881/3090	Little Mount, Mansers Lane, Lower Dicker	Lower Dicker	0.22	The site is too small to yield the minimum number of units required for the assessment.
1041/1310	Robin Post House, Robin Post Lane, Hailsham	Hailsham	0.52	The site is too small to yield the minimum number of units required for the assessment.

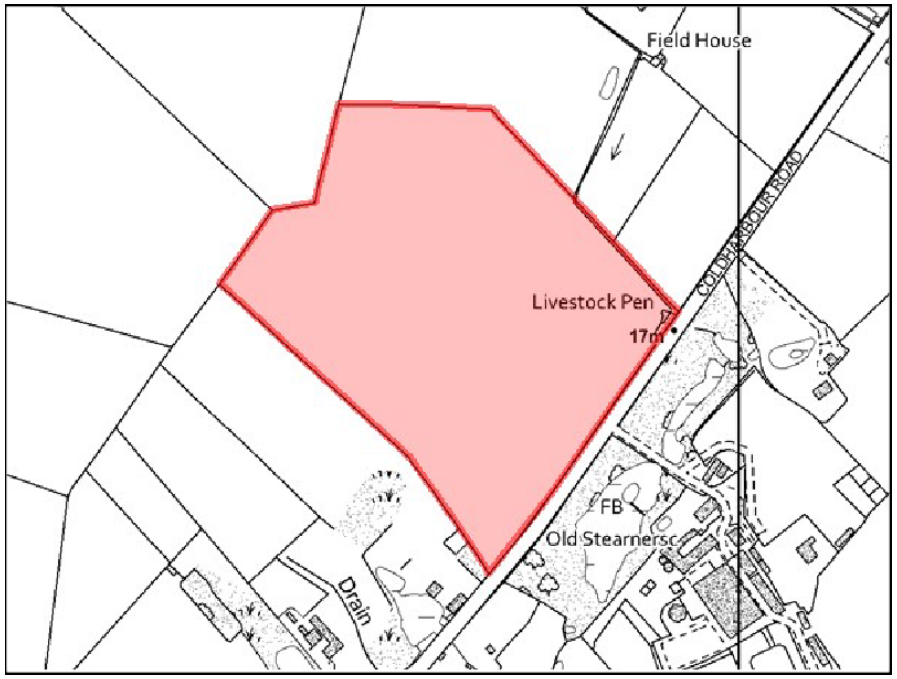
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
1042/1310	Land to east of Robin Post Lane, Hailsham	Hailsham	WD/2022/0498/RM – 5 dwellings

Sites wholly or mainly within an area of absolute constraint

None

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 015/3300
Site Address: Field between Adams Cottage and Field House, Coldharbour Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 7.22

The site is an agricultural field surrounded by open farmland and scattered houses and farmsteads alongside Coldharbour Road. The site is isolated and detached from any identified settlement or local facilities and amenities. Residential development would be unsuitable in this semi-rural location, on this more rural western side of Coldharbour Road, and would be out of character with the surrounding area. The 2023 Landscape Sensitivity Assessment states that the site has moderate sensitivity to development in part due to mature hedgerow vegetation at the boundaries, and moreover, glimpsed longer distance views towards the South Downs National Park, which increases landscape sensitivity.

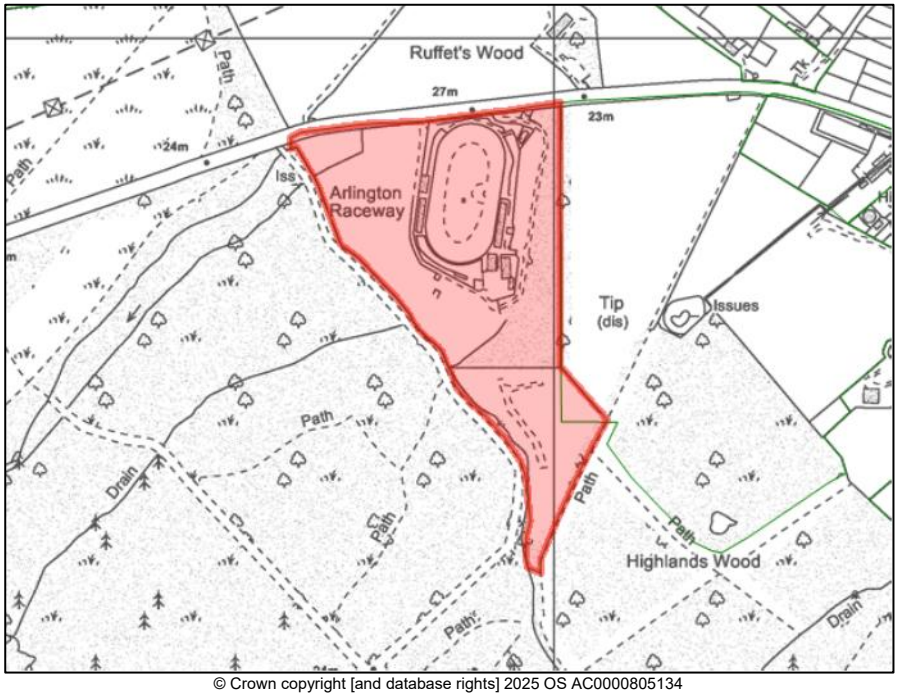
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 044/1310
Site Address: Arlington Stadium, Arlington Road West, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 7.42

The site comprises of a racetrack, warehouse, associated buildings and car park and is located to the west of the A22 on Arlington Road West. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate landscape sensitivity, as the site is surrounded by ancient woodland on all sides and some trees that are subject to a group Tree Protection Order (TPO) located on the site. The site is severed from Hailsham by the A22 and is rural in nature. The site is isolated and remote from local services and facilities and lacks access options to the town via any sustainable mode of transport including public transport. As a result, this site is unsuitable for both residential and employment development.

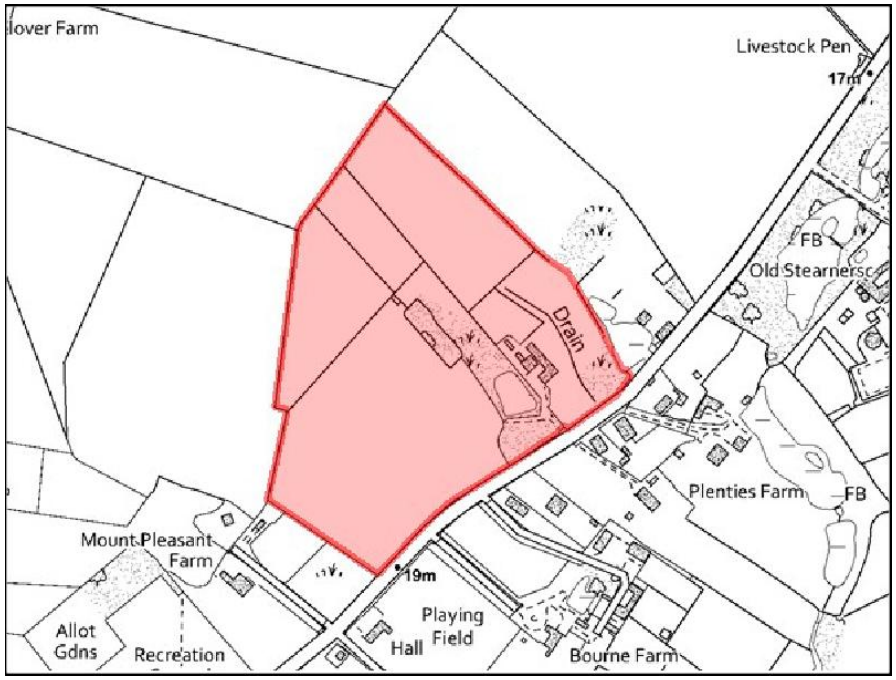
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 224/3300
Site Address: Mayfields Farm, Coldharbour Road
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 6.85

The site comprises of a group of fields used for grazing surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road. A public right of way runs east to west across the site's northern boundary. A large area of the site, including around the access frontage, is affected by surface water flood risk and this would impact on the developable area. The site is detached from Upper Dicker village and is remote from local amenities and facilities. The 2023 Landscape Sensitivity Assessment has also indicated that the site is of moderate landscape sensitivity due to the mature wooded boundaries that increase sensitivity in the north of the site and therefore, large-scale residential development would be unsuitable in this semi-rural location and be out of character with the surrounding area.

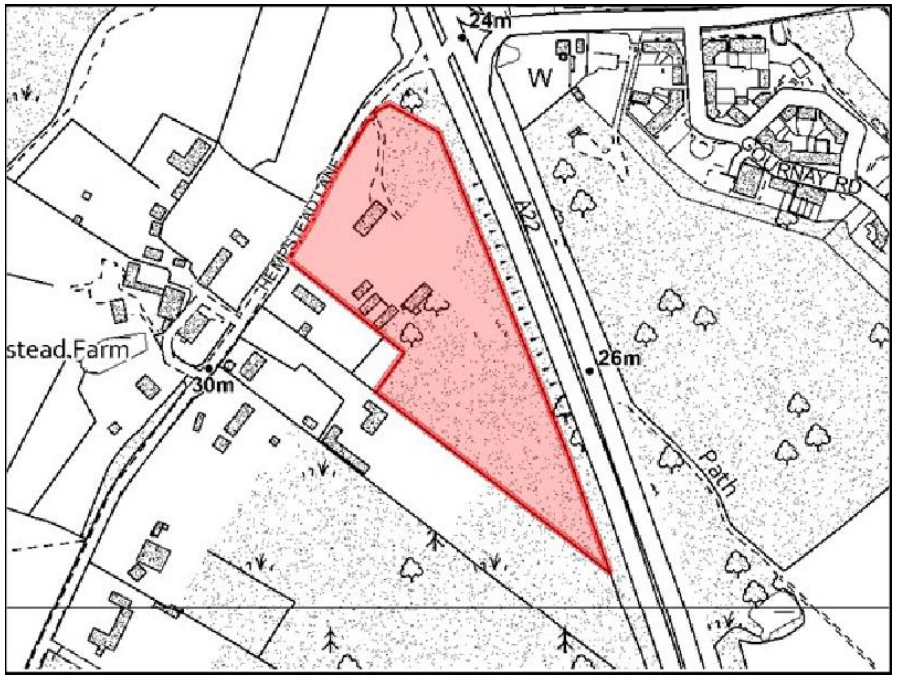
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 237/1310
Site Address: Chicheley Farm, Hempstead Lane, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 2.25

The site comprises a house, garden and large area of ancient woodland, which covers over 50% of the site and greater when accounting for necessary buffer areas to that ancient woodland. The 2023 Landscape Sensitivity Assessment states that the site is of high landscape sensitivity, due to its elevated position and the inclusion of a significant amount of ancient woodland. The dwelling, Hempstead, is a grade II listed building and located to the west of the site. The suitability of development would need to be considered in the context of the setting of this listed building. The site is severed from Hailsham by the A22, which bounds the sites eastern boundary. Despite the close proximity to the A22, the site is rural in nature and is isolated, being remote from local services, facilities and public transport. Owing to its location, this site is considered unsuitable for residential development, with site constraints limiting development potential further.

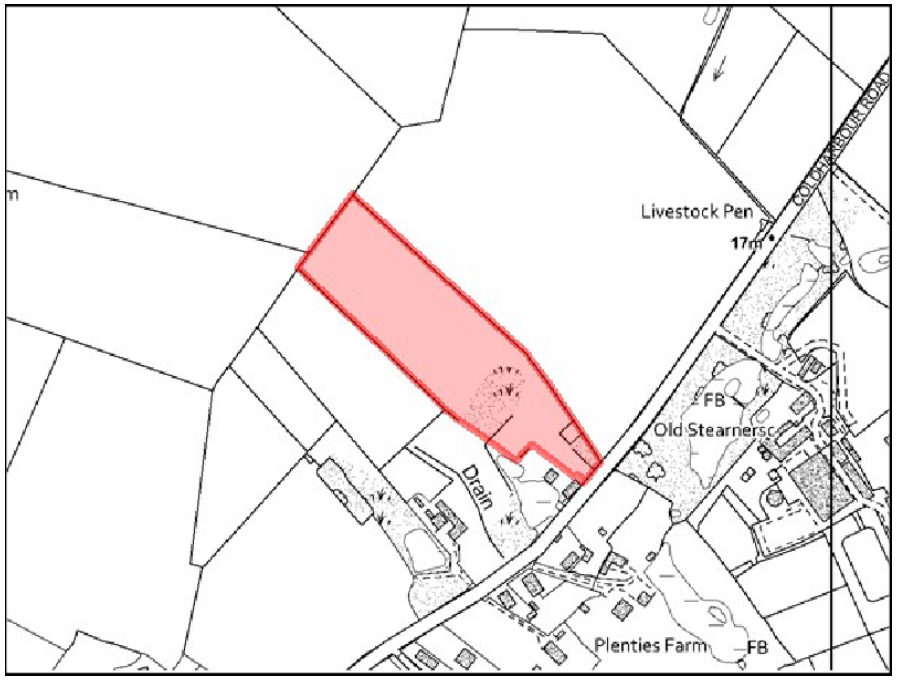
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 405/3300
Site Address: Brickfields, Coldharbour Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 2.19

The site comprises of a single field surrounded by open farmland and scattered houses and farmsteads along Coldharbour Road. The western part of the site is subject to surface water flood risk which will affect the developable area. The site is detached from Upper Dicker village and is remote from local amenities and facilities. Therefore, residential development would be unsuitable in this semi-rural location and be out of character with the surrounding area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development in part due to mature hedgerow vegetation at the boundaries, and moreover, glimpsed longer distance views towards the South Downs National Park , which increases landscape sensitivity.

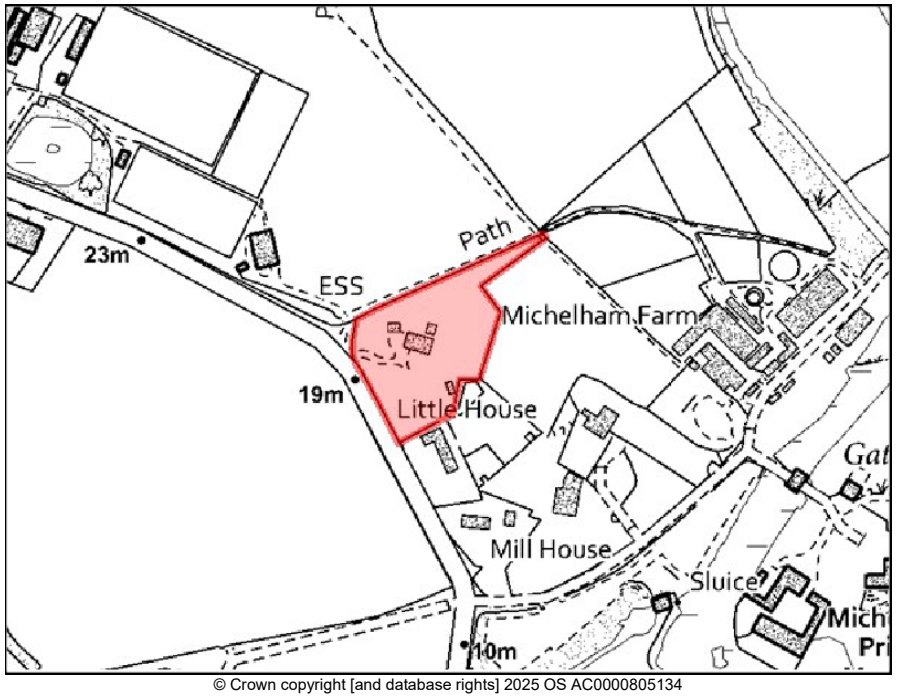
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 531/3300
Site Address: Land at Old Waye, Michelham Priory Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 0.63

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

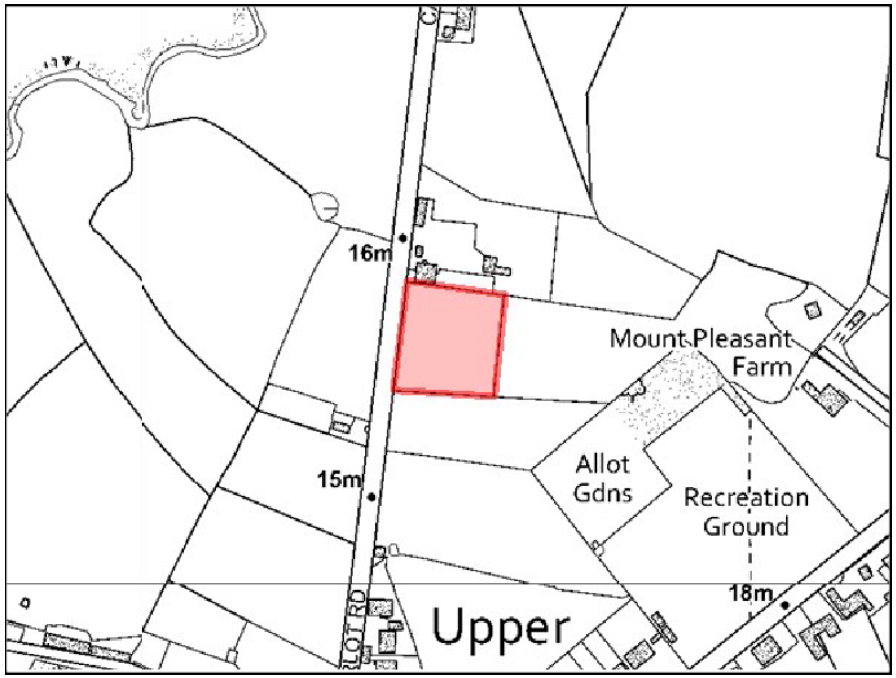
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 542/3300
Site Address: Land at Camberlot Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 0.39

The site comprises of a single field surrounded by open farmland, scattered houses and farmsteads along Camberlot Road. The site is detached from Upper Dicker village and is remote from local amenities and facilities, with no footpath link between these and the site. In addition, the 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate landscape sensitivity due to its tree/hedgerow enclosures that are key landscape features. The site also forms part of the rural setting to Lower Dicker that increases sensitivity, exacerbated by the site's location outside of the 30mph approach into the village, where built form and residential character begin. Therefore, residential development would be unsuitable in this semi-rural and more detached location.

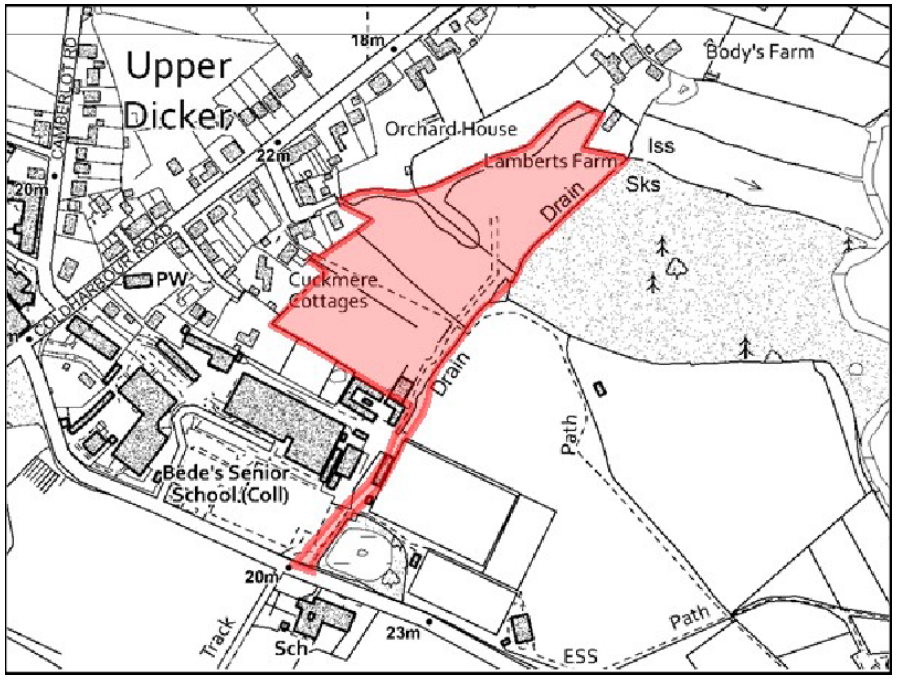
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 558/3300
Site Address: Land north of St Bede's Sports Centre, Michelham Priory Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 2.96

The site is comprised of a number of grass fields located to the north of Michelham Priory Road and Bedes School, as well as behind existing linear development to the east of Coldharbour Road in Upper Dicker. A public right of way crosses through the centre of the site from east to west. The eastern boundary and a small area in the southern part of the site is affected by surface water flood risk which may impact the developable area. The site gained planning permission for a change of use to provide four sports pitches for outdoor sport for use by the Bede's School Trust (Sussex) under planning reference WD/2015/0418/F, but the development of those sports pitches has not come to fruition. The site is located near to the centre of the existing built-up area of Upper Dicker. The site benefits from close proximity to associated existing services and local facilities that Upper Dicker provides, albeit these are limited. If development was to be brought on this site, it would form a type of backland development that would not resemble the existing built form of the village that is predominantly linear development along both Coldharbour Road and Camberlot Road. The scale of the site is also substantial for a village with limited facilities and services, and it is concluded that residential development is not suitable in this location. The site, as submitted, has a poor existing vehicular access via an unmade, long and narrow track, which is currently unsuitable to serve any further significant residential development without significant upgrading. A Grade II listed building (Upper Dicker Post Office) lies adjacent the sites western boundary and residential development, particularly to west of the site will likely be detrimental to setting of that heritage asset, without significant mitigation.

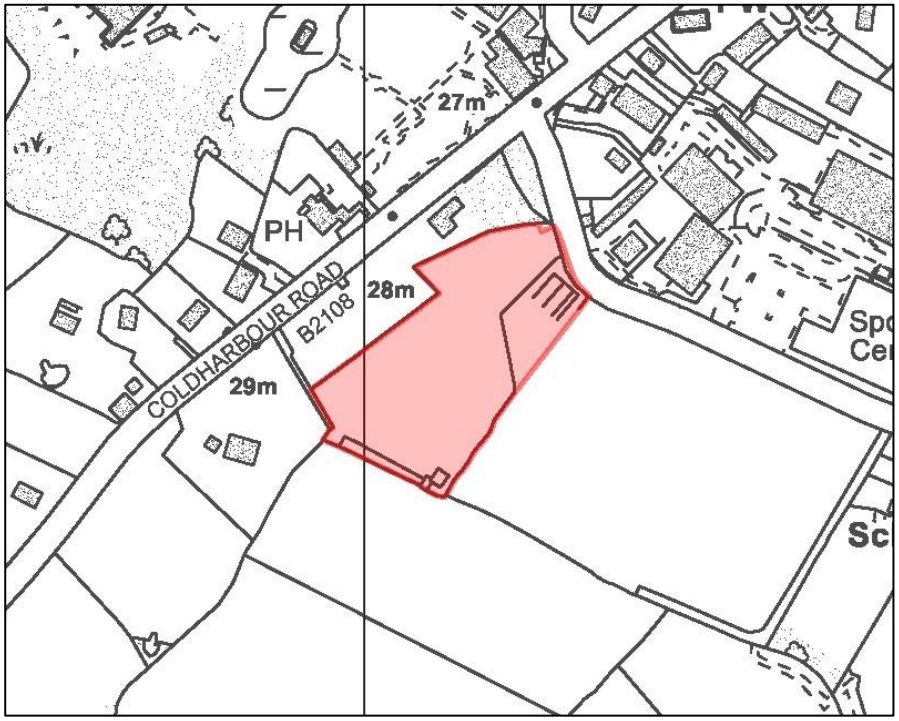
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 603/3300
Site Address: Land off Michelham Priory Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 1.27

The site comprises of private, informal recreation land previously used as cricket nets for Bedes School (now relocated within the school grounds) located in the centre of the existing built-up area of Upper Dicker. The site benefits from close proximity to associated existing services and local facilities that Upper Dicker provides, albeit these are limited. The site previously achieved full planning permission for 14 dwellings under planning reference WD/2016/1780/MAJ, albeit that this planning permission has now lapsed. A resubmission of the approved application under planning reference WD/2020/1174/MAJ, had a resolution to grant planning permission and was subsequently withdrawn. However, Upper Dicker is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

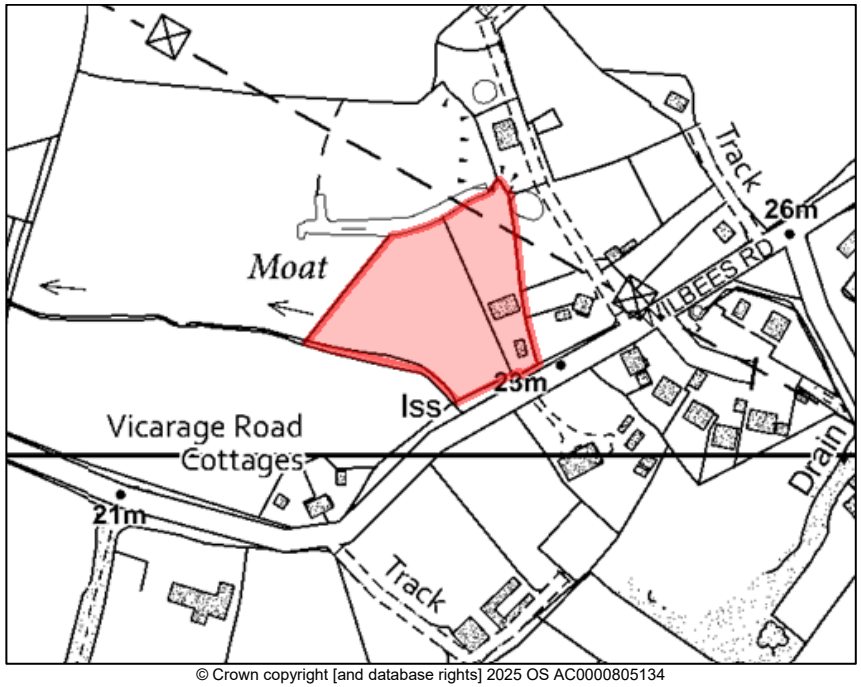
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 668/1730
Site Address: Land adjoining Three Oaks Cottages, Wilbees Road, Arlington
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 0.53

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

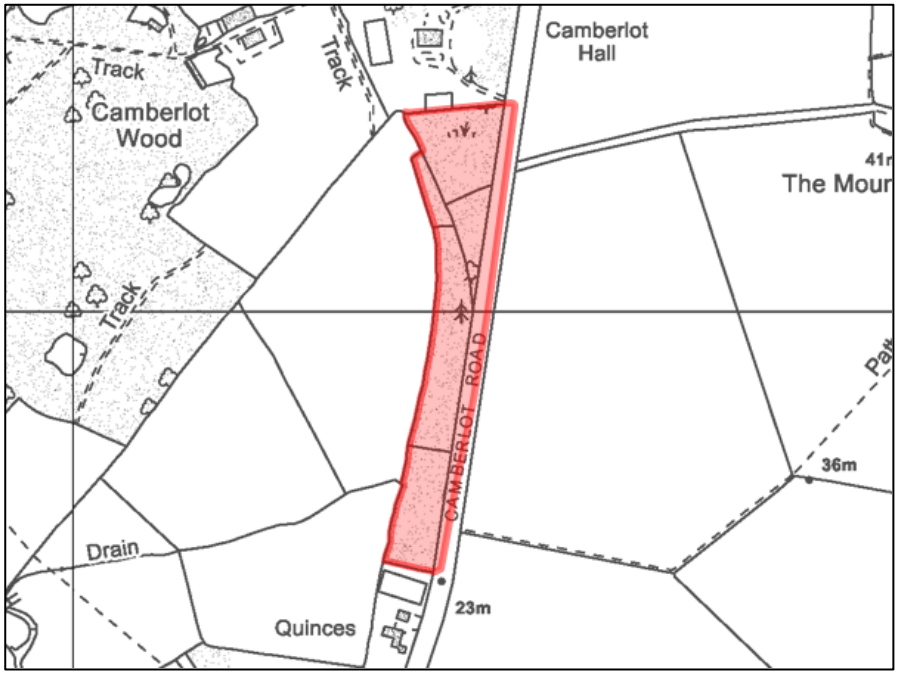
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 680/3300
Site Address: Land adjacent to Camberlot Hall, Camberlot Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 1.72

This narrow site is comprised of woodland located adjacent to Camberlot Road. There is a group TPO running along the eastern boundary, which could restrict any potential development of the site. Two public rights of way cross through the site towards the northwestern corner. The site is detached from any settlement and is remote from local services and facilities. The 2023 Landscape Sensitivity Assessment states that this site is moderate to higher sensitivity to residential development in part due to the site being bound by mature hedgerows, shaws and areas of woodland. Housing development would be unsuitable owing to the woodland habitat, the size of site, the isolation from local services and the impact upon rural character and appearance of the countryside.

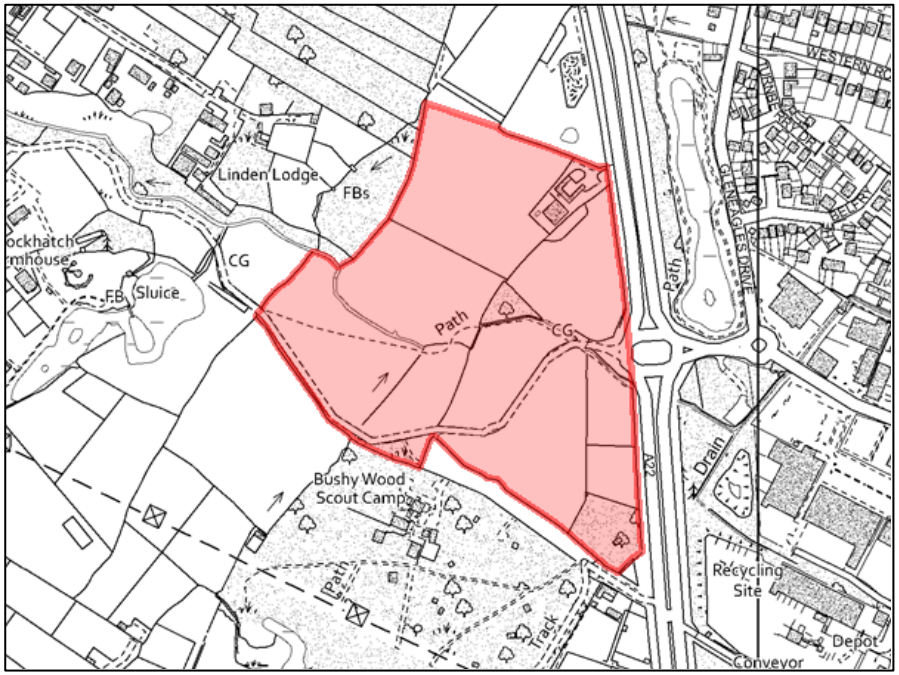
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 692/1310
Site Address: Land west of the A22, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 9.41

The site comprises of several fields and a poultry farm adjacent to the A22, which runs along the eastern boundary of the site. The site is detached from Hailsham by the A22 and is therefore isolated from local services, facilities and public transport. There is no access to sustainable transport, including pedestrian links and cycle infrastructure, and the site may create a car dependant development. Owing to its isolation, the site is considered unsuitable for residential development. The 2023 Landscape Sensitivity Assessment states that the site has moderate landscape sensitivity. If development was to be brought forward, it must take into consideration and reinforce the existing mature screening on site, to ensure that the impact on the wider landscape is minimised. This includes the retention of existing landscape buffers on the site's boundaries and the retention of the tree and hedgerow belts that separate the fields on siteEnhanced buffering will also be required to protect the amenity of Bushy Wood Activity Centre to the south and Knockhatch Adventure Park to the southwest. Ancient woodland bounds the site on a small portion of the southern and larger portion of the northwestern boundaries. A small parcel of ancient woodland is located within the centre of the site. A suitable buffer to these parcels of ancient woodland would be required as part of any scheme. The central portion of the site and site access are subject to Flood Risk Zones 2 and 3 and pluvial flood risk, which would require the application of the sequential test and may preclude development in this specific area, subject to further assessment. Suitable mitigation measures would be required to reduce the impact of noise from the A22. The eastern part of the site was subject to an outline planning application for the relocation of the Hailsham Cattle Market (that includes offices, a livestock building and parking) under planning reference WD/2022/2878/MAO, but this was withdrawn in December 2023. The combination of issues and lack of connectivity across the A22 make the site unsuitable both for residential and employment development in this location.

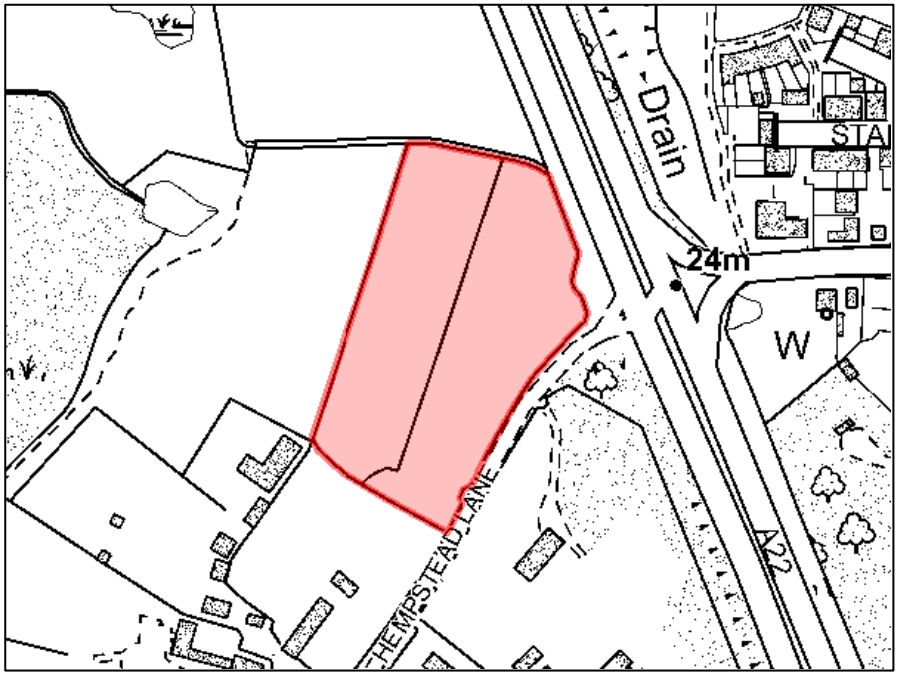
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 751/1310
Site Address: Land at Hempstead Lane, A22, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 1.21

The site consists of a small field used for grazing to the north of Hempstead Lane, which is a rural lane with no footpaths. The 2023 Landscape Sensitivity Assessment states that the site is of a moderate landscape sensitivity. A dwelling, Hempstead Farm, is Grade II listed and is located to the south of the site. The suitability of development would need to be considered in the context of the setting of this listed building. A public right of way runs along the northern boundary of the site and would need to be retained.

The site is severed from Hailsham by the A22, which runs to the east of the site. Despite the close proximity to the A22, the site is rural in nature and is isolated, being remote from local services, facilities and public transport. Owing to its isolated location, this site is considered unsuitable for residential development in isolation. However, if a Local Plan proposes large-scale redevelopment of this area and the site was to come forward as part of a comprehensive redevelopment of the land connected to the A22 and SHELAA sites 806/1310 and 825/1310, it may be considered suitable for development with associated infrastructure and amenities. If development were to be brought forward, suitable mitigation measures would be required to reduce the impact of noise from the A22.

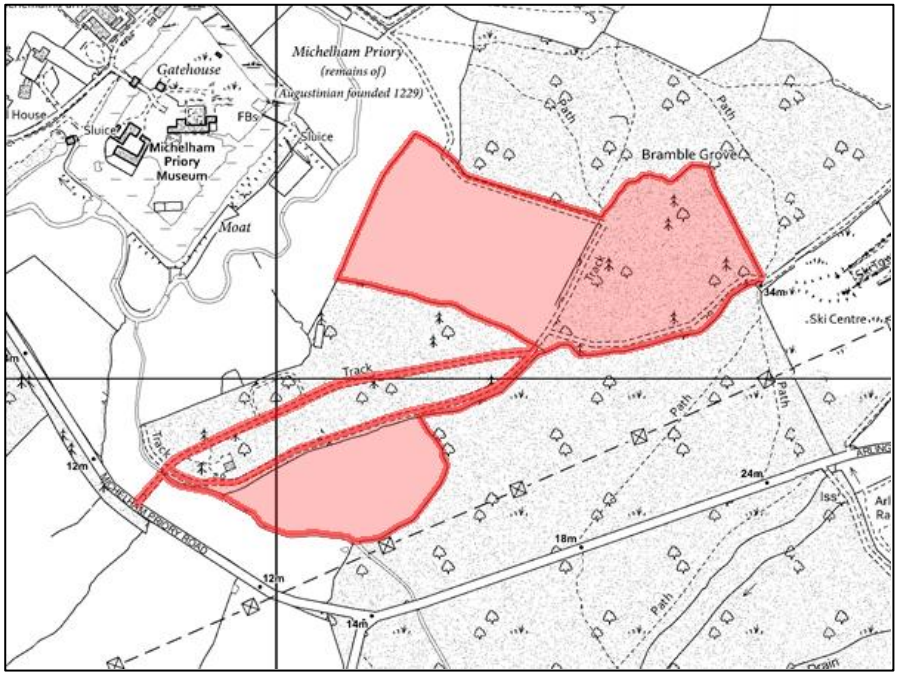
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 754/1310
Site Address: Land at Old Barn Farm, Michelham Priory Road, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 12.52

This is a large site comprising of fields used for agriculture and includes an agricultural barn. The site is visually and functionally separated from any nearby development and is therefore isolated from local services and facilities. Housing development would be unsuitable in this location and would have a detrimental impact on the character of the surrounding landscape. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to residential development in part due to woodland in the south of the site which forms part of a prominent wooded skyline at Wilmington Wood and forms part of the setting of Michelham Priory Scheduled Monument, which increase its landscape sensitivity. The site is located to the south and east of Michelham Priory, which is a Grade I listed building and a scheduled ancient monument. There are many other Grade II listed buildings located within the vicinity. Development of this site would have a detrimental impact on the setting of these designated heritage assets and mitigation is unlikely to be possible. A small portion of the site's western boundary is located within Flood Risk Zones 2 and 3, which precludes residential development in this location. Ancient woodland (Bramble Grove) bounds the site's southern boundary.

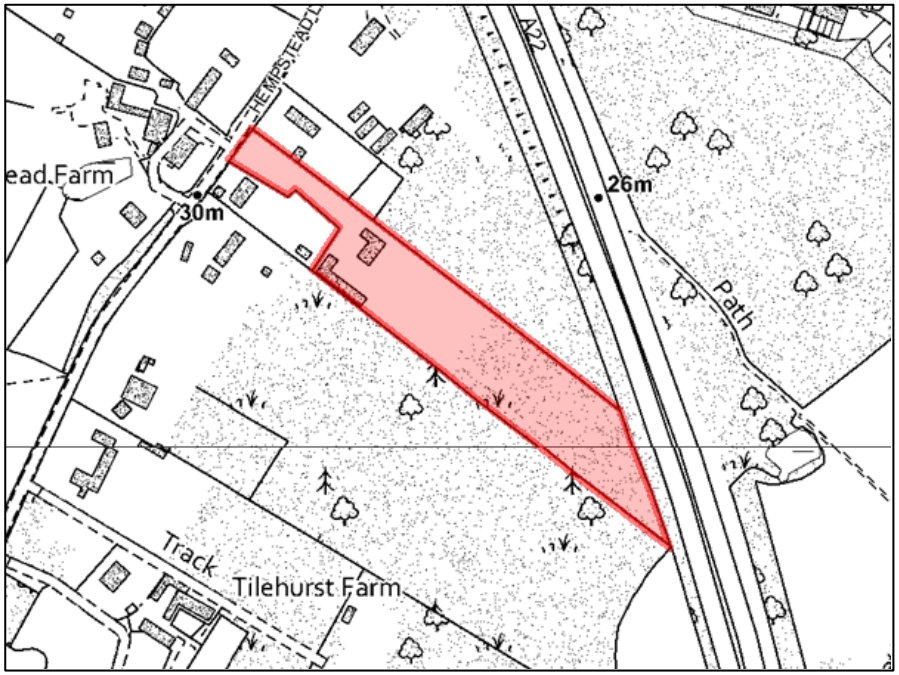
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 775/1310
Site Address: Land at Paulalyn, Hempstead Lane, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 1.3

The site comprises land used for sheep grazing and is located on Hempstead Lane, which is a rural road with no footpaths. Ancient woodland covers approximately half of the site and would significantly reduce any developable area. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity, due to the site's elevated position and substantial proportion of Ancient Woodland on site. A dwelling, Hempstead, is a grade II listed building and located to the west of the site. The site is severed from Hailsham by the A22 and is generally rural in nature and is remote from local services, facilities and public transport. Despite close proximity to the A22, the site is rural in nature and is isolated, being remote from local services, facilities and public transport. Owing to its isolated location, this site is considered unsuitable for residential development.

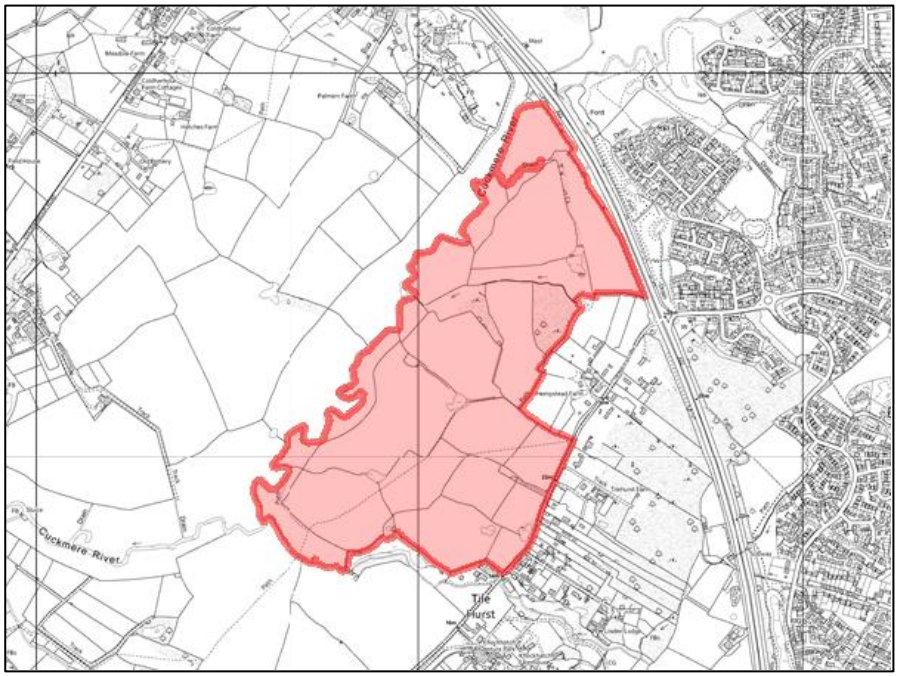
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 805/1310
Site Address: Land north west of Hempstead Lane, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 56.6

This is a large site comprising agricultural farmland situated to the west of Hailsham. The site is severed from Hailsham by the A22, which forms a proportion of its frontage, with the majority of the site situated to the west of Hempstead Lane and the tributaries of the River Cuckmere. Notwithstanding the presence of the A22, the site is relatively rural in nature. Two parcels of ancient woodland (Hempstead Farm Shaw) are located within the centre of the site. The Cuckmere River forms the sites western and southern boundaries and therefore parts of the site are located within Flood Zones 2 and 3 and at risk from pluvial flooding, precluding residential development on these parts of the site. The Weald Way long distance footpath passes through the site from the south to the northeast. The topography is gently undulating and within the wider landscape, local views towards the site are mainly contained by the substantial blocks of vegetation to the south and along the A22 frontage. However, there are long distance views into the site from high points in the South Downs, approximately 6-7km to the south of the site. There are also intermittent local views towards the site from the surrounding roads; A22, Hempstead Lane and Coldharbour Road. The site as currently presented is isolated and detached from Hailsham and its local facilities and amenities due to severance caused by the A22 and lack of connectivity. The Transport Modelling 2026 shows the impacts on the highway network and traffic would be greatest on the A22, particularly the section of single carriageway north of Hailsham, the dual carriageway section to the south of Hailsham and the Boship roundabout, one of the busiest junctions in the District, which is already at capacity, and detailed information to address this matter has not been presented to the satisfaction of the highway authority. Significant infrastructure will be needed to support this level of growth, which will take time to deliver and is not proposed until the second phase of the proposals. There is a lack of information to identify the cost, viability and timing of the proposed transport infrastructure, to ensure that such measures are deliverable and that early phases of the development are not established without suitable sustainable transport measures and connectivity to services and facilities. In addition, the first phase of the development is proposed on the most sensitive part of the site for landscape and would not be supported by the proposed new transport infrastructure or the ambition for a new 20 minute neighbourhood. There is therefore a significant risk that an isolated development could be created if phase 2 is not realised, which will result in an isolated, car dependant development with a lack of facilities and services and would be unsustainable.

In isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area, unless suitably mitigated and designed, and noting the site constraints, the quantum of development is unlikely to attract appropriate infrastructure to make the principle of development acceptable in this location. Connectivity with Hailsham and bringing forward associated travel and transport options, and integration of built form, would all need to be considered to make the site acceptable in planning terms. If a Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site may be suitable for development. The site is also assessed as part of SHELAA site 825/1310.

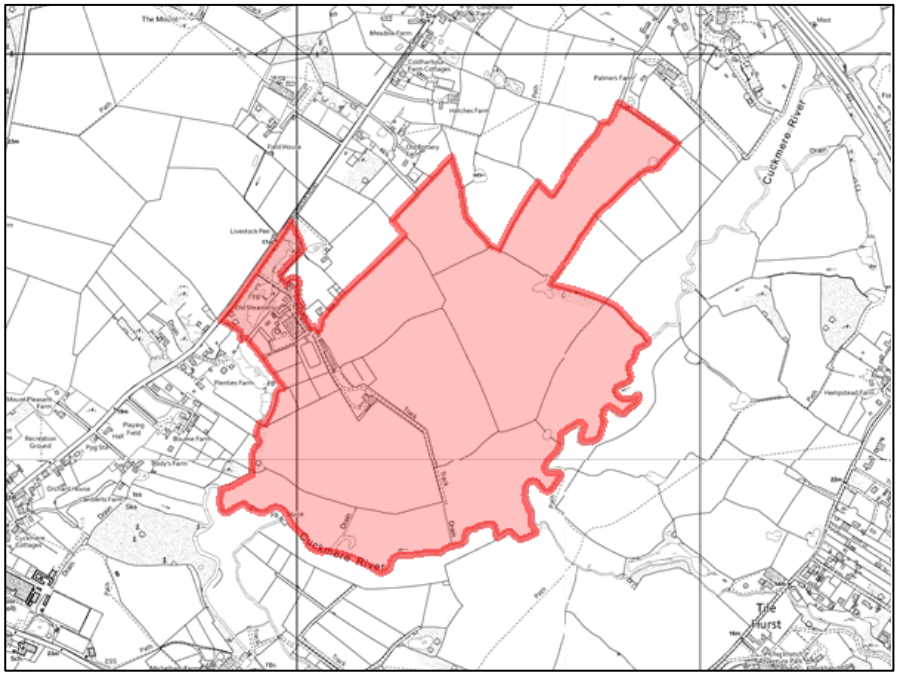
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 806/1310
Site Address: Land at Starnash Farm, Coldharbour Road, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 66.13

This is a large site comprising of agricultural farmland, associated farm buildings, commercial caravan storage and a dwelling situated to the west of Hailsham and to the northeast of Upper Dicker (Coldharbour Road). The site is mainly in agricultural use and is bounded by the Cuckmere River to the south and east and therefore large parts of the site are covered by Flood Risk Zones 2 and 3, which precludes residential development on this part of the site. To the southwest of the site is Michelham Priory, a Scheduled Ancient Monument and Grade I listed building. Starnash Farm Cottage is Grade II listed and lies within the western part of the site. The topography is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of mature woodland, particularly to the south of the site. However, there are long distance views into the site from high points in the South Downs National Park, that lies approximately 6-7km to the south of the site. The site is isolated and detached from any identified settlement or local facilities and amenities, being located in open countryside, largely away from any main road frontage, and located in closer proximity to unsustainable villages with limited or no services rather than a more sustainable settlement. Additionally considering the site constraints, the development is unlikely to provide sufficient quantum to warrant the provision of appropriate infrastructure to make development at this location sustainable. Therefore, in isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. However, if a Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then parts of the site may be suitable for development pending assessment of landscape impact, connectivity with Hailsham and other considerations. The site is also assessed as part of SHELAA site 825/1310.

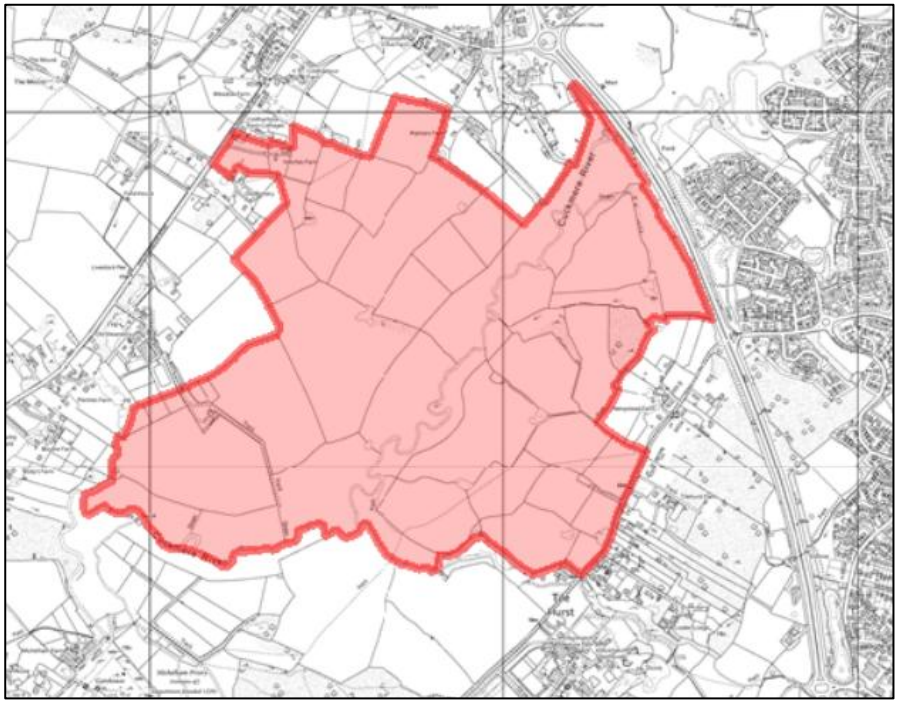
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 825/1310
Site Address: Land to the north west of Hempstead Lane, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 148.24

This is a large site situated to the west of Hailsham. The site is severed from Hailsham by the A22, which only forms a small proportion of the site frontage, with the majority of the site situated towards the rural areas of Upper and Lower Dicker to the west. The site is mainly in agricultural use and is bisected by the Cuckmere River and associated floodplain and flood zones. Notwithstanding the presence of the A22, the site is rural in nature. To the southwest of the site is Michelham Priory, a Scheduled Ancient Monument and Grade I listed building. Due to the site's size and location adjacent to a number of designated assets there are many heritage sensitivities with this site and the 2026 Heritage Imapct Assessment considers that development has the potential to cause a significant degree of harm to the setting of Michelham Priory (as well as its ancillary Grade I and II listed assets), Hatches Farmhouse and to a lesser degree, the other adjacent heritage assets. This is because all assets identified (except Bourne Farmhouse and Brook House) sit within a well-preserved rural setting, with the character of most of the assets being the rural Cuckmere valley. Mitigation measures include reducing the scale of the site (away from Michelham Priory), preserving the rural character of the Cuckmere River and reducing the quantity and density of development within closer proximity to Michelham Priory and its associated buildings. Alongside this, harm could be further mitigated through design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site. To the south and east of the site are two large areas of Ancient Woodland, Bramble Grove and Tile Hurst. Internal boundaries are typically formed by mature hedgerows and watercourses and there are a number of field ponds within the area and remnant oxbow features. The Weald Way, a long-distance footpath, passes through the site from the south to the northeast and several other public rights of way bisect the site. The topography is gently undulating and within the wider landscape local views towards the site are mainly contained by the substantial blocks of mature woodland – Tile Hurst Wood to the east, Bramble Grove to the south and mature vegetation around Michelham Priory. However, there are long distance views into the site from high points in the South Downs,approximately 6-7km to the south of the site. There are also intermittent local views towards the site from the surrounding roads; A22, Hempstead Lane and Coldharbour Road.

The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity given that it is located along the tranquil River Cuckmere valley that has a rural character (particularly away from the A22). It is noted that the south of the site is more sensitive due to the presence of medium scale assarts with mature internal hedgerows, small pockets of ancient woodland and the Weald Way long-distance footpath. Development of this site would require careful consideration in relation to impacts on highway capacity on the A22, the Boship roundabout and the B2124 at Golden Cross. In this regard, the site would need to demonstrate that suitable opportunities to create safe and legible access across the A22 can be achieved so that the residents have suitable access to Hailsham and surrounding areas with facilities, especially via sustainable travel options. In addition to this, the site would need to be carefully masterplanned to allow for a mixture of uses and connectivity across the site, whilst ensuring that flood zones and the River Cuckmere are respected; the retention of the Weald Way and its intrinsically rural features; the retention of landscape features; and providing necessary mitigation measures to the South Downs National Park and Michelham Priory. The Transport Modelling 2026 shows the impacts on the highway network and traffic would be greatest on the A22, particularly the section of single carriageway north of Hailsham, the dual carriageway section to

the south of Hailsham and the Boship roundabout, one of the busiest junctions in the District, which is already at capacity, and detailed information to address this matter has not been presented to the satisfaction of the highway authority. Significant off site and onsite infrastructure will be required and subject to all necessary studies, including the need to consider adeqaute wastewater provision and assessment of mixed use and education facilities, noting connectivity issues of the site. A 20 minute neighbourhood is proposed and new/enhanced walking/cycling infrastructure including 3 new bridges to cross the Cuckmere River and new vehicular access junction along A22. These will take time to deliver and some are not proposed until the second phase of the proposals. There is a lack of information to identify the cost, viability and timing of the proposed transport infrastructure, to ensure that such measures are deliverable and that early phases of the development are not established without suitable sustainable transport measures and connectivity to services and facilities. The first phase of the development is proposed on the most sensitive part of the site for landscape and would not be supported by the proposed new transport infrastructure or the ambition for a new 20 minute neighbourhood. There is therefore a significant risk that an isolated development could be created if phase 2 is not realised, which will result in an isolated, car dependant development with a lack of facilities and services and would not be sustainable. Phase 2 of the development is proposed on the areas of the site which are most sensitive for heritage. The constraints of the site in relation to landscape, flood risk and heritage further reduce the area of land that is suitable for development. There remains a large amount of uncertainty on whether such a proposal could be delivered. The site is currently detached from the local facilities and amenities of Hailsham by the A22 dual carriageway and is therefore not in conformity with the proposed spatial strategy of the Proposed Submission Regulation 19 Wealden Local Plan.

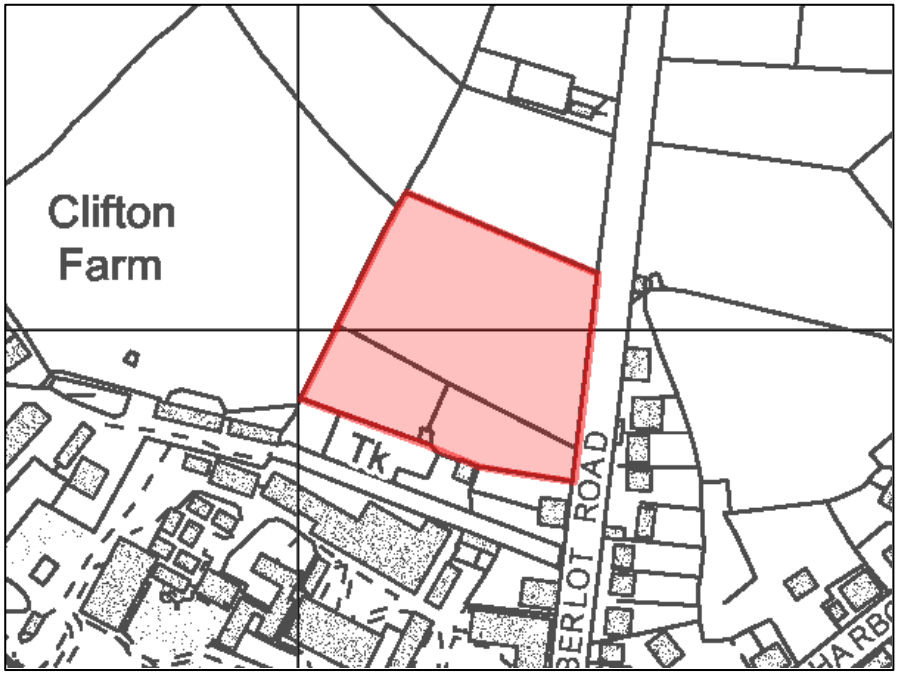
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 836/3300
Site Address: Land to the north of 3 and 4 Crossways Cottages, Camberlot Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 1.03

The site consists of a single paddock that is visually well contained by trees to the south and west and hedgerows to the east and north. The 2023 Landscape Sensitivity Assessment states that the site is of moderate landscape sensitivity. It is generally well related to the settlement pattern of Upper Dicker. However, any development should consider opportunities to soften the settlement edge and minimise visibility of the site in views from theSouth Downs National Park. The site is abutting the built-up area of the settlement and there is existing housing with an associated footpath opposite the site, as well as a site with an extant planning permission (reference WD/2022/1831/FA) for residential development to the north of the site. However, Upper Dicker is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

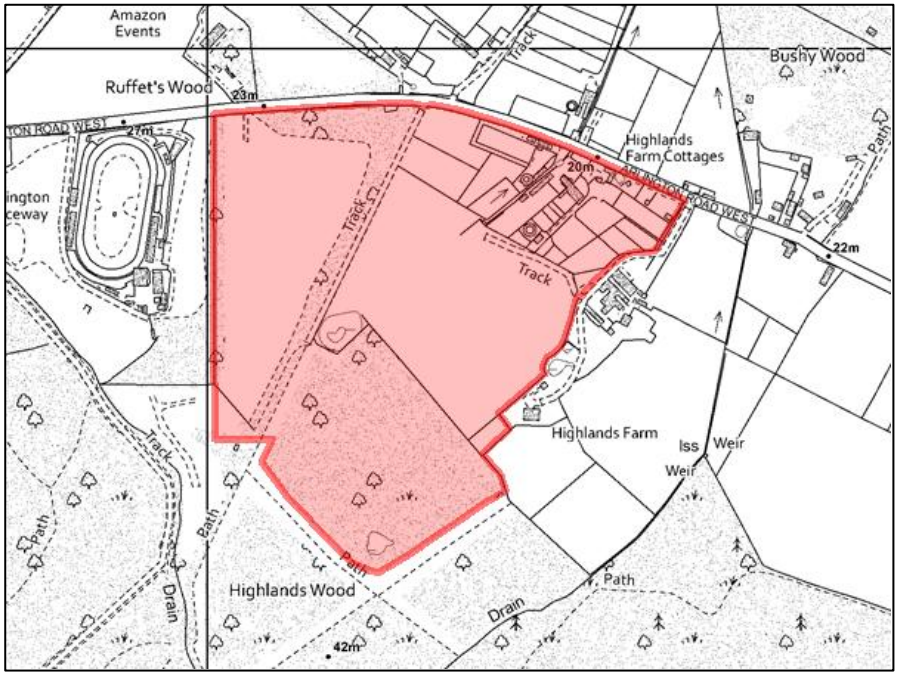
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 839/1310
Site Address: Highlands Farm, Arlington Road West, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 15.83

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

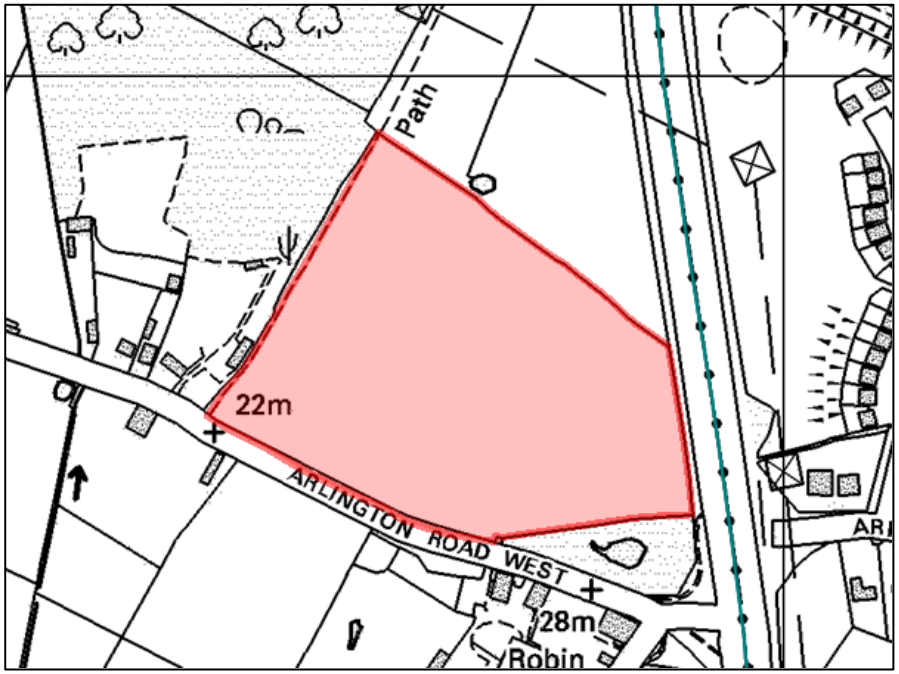
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 842/1310
Site Address: Land at Candleford, Arlington Road West, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 4.36

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

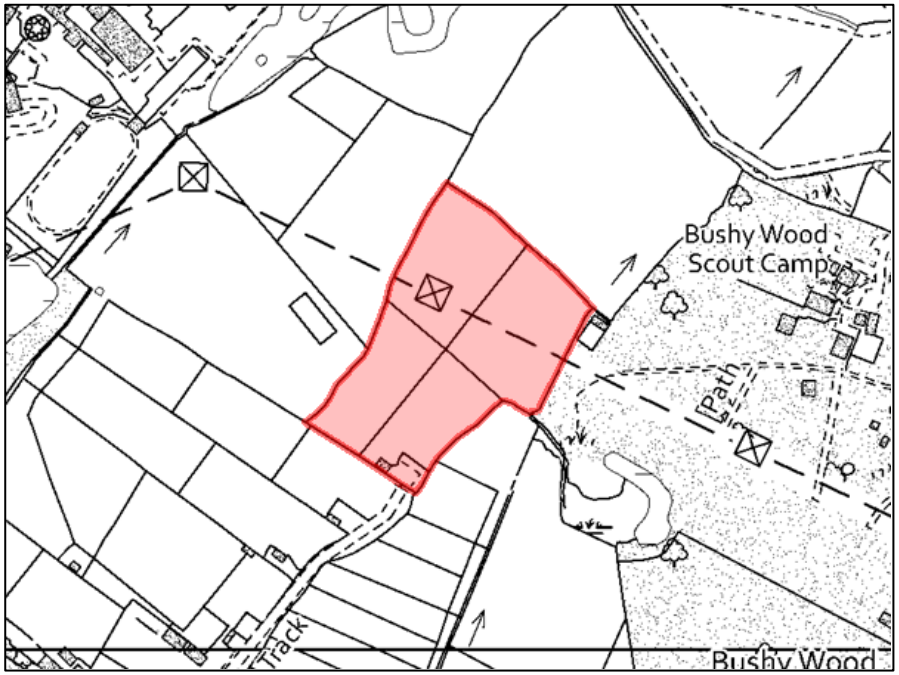
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 843/1310
Site Address: Plot 4 Knockhatch Wood, Arlington Road West, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 1.61

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

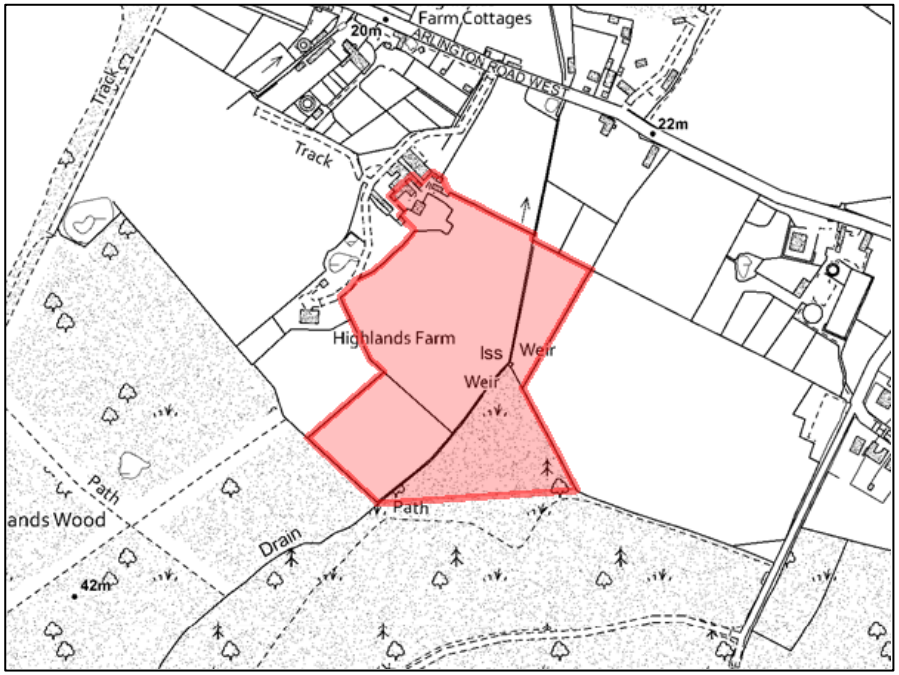
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 844/1310
Site Address: Highlands Farm Cottage, Arlington Road West
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 4.72

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

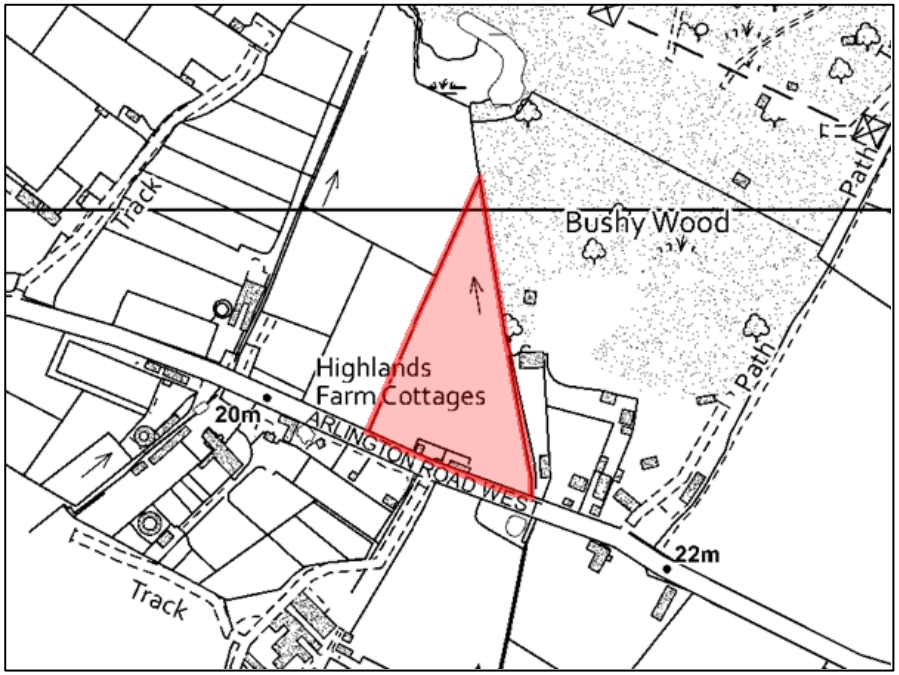
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 857/1310
Site Address: Stables adjacent to Bushfield, Arlington Road West, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 0.95

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

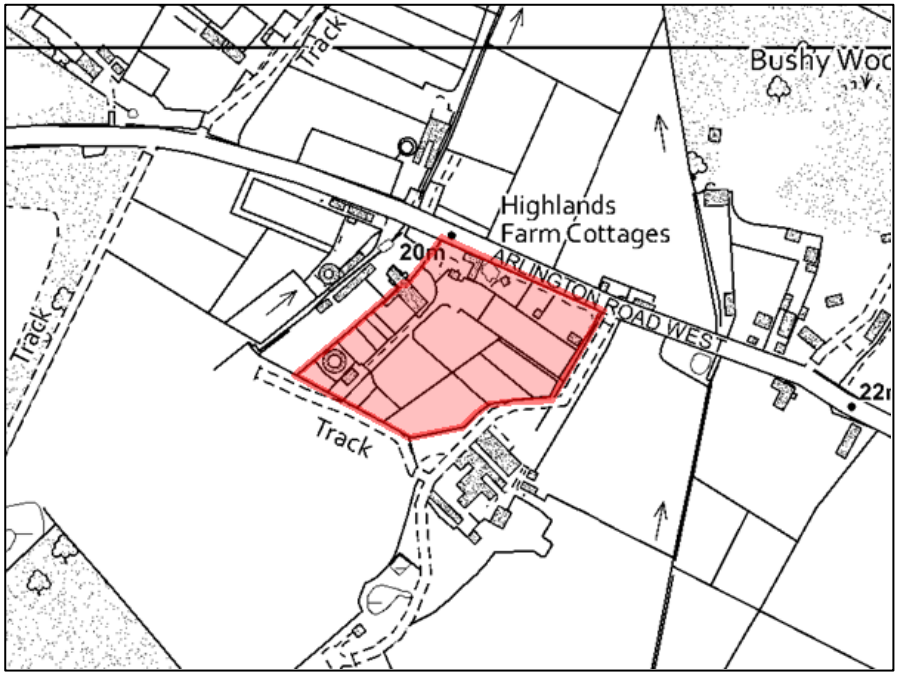
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 859/1310
Site Address: 2 Highlands Farm Cottages, Arlington Road West, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 1.25

The site consists of cottages, paddocks and outbuildings associated with equestrian facilities which is directly accessed from Arlington Road West. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham. The site is situated on a rural road with no footpaths, and the land is rural in nature. Owing to its location and the rural nature of the site, it is not considered suitable for development.

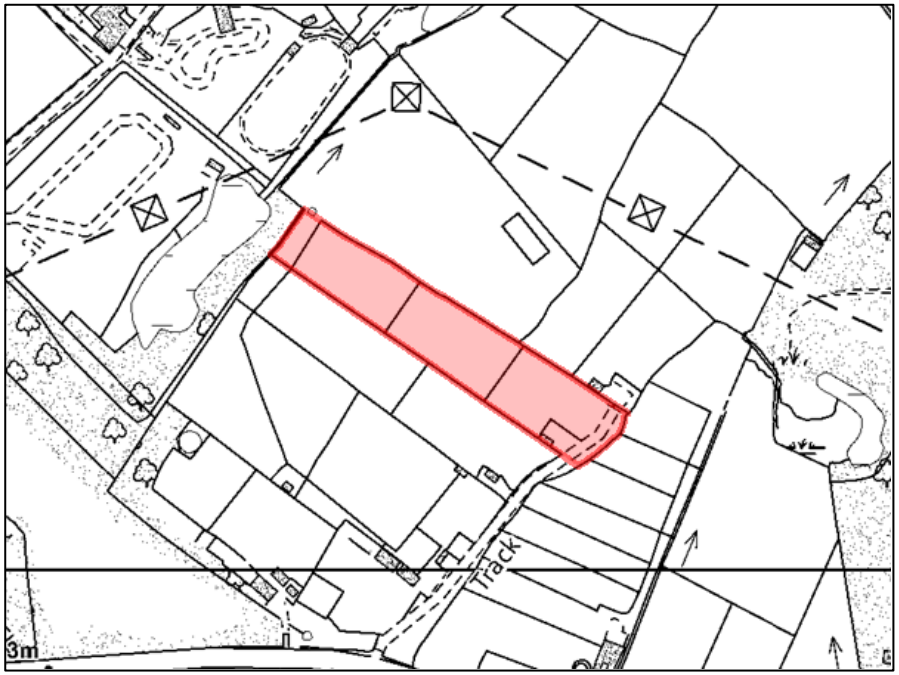
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 860/1310
Site Address: Land to the north of Arlington Road West, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 0.91

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

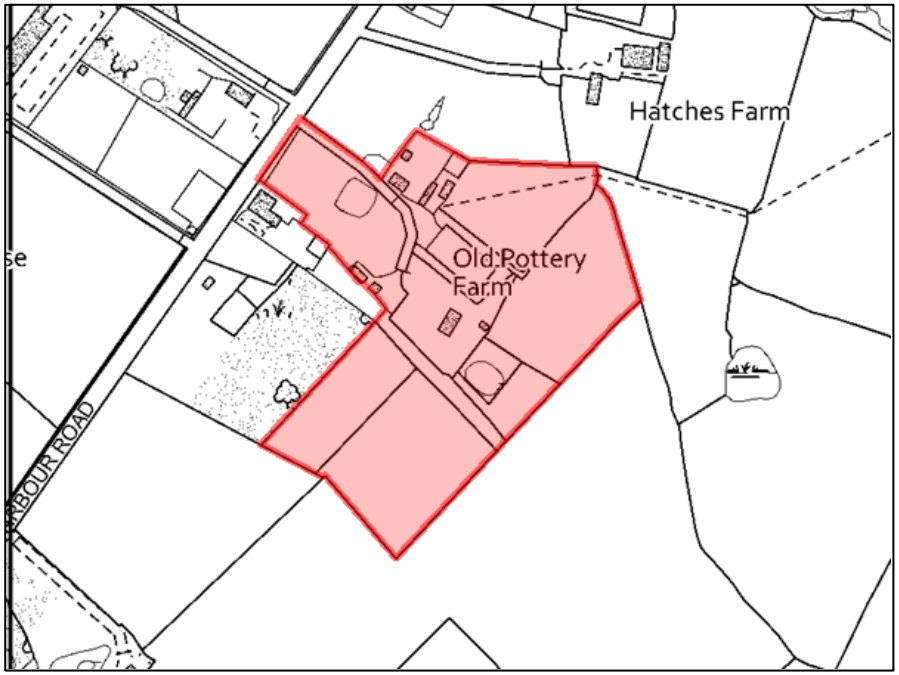
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 861/3300
Site Address: Old Pottery Farm, Coldharbour Road, Upper Dicker
Settlement: Upper Dicker
Parish: Arlington
Site Area (ha) Gross: 3.41

The site is situated amongst scattered residential dwellings and farmsteads fronting onto Coldharbour Lane. It comprises of a track leading to a cottage and a larger house with several outbuildings, gardens, grazing paddocks and two ponds. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate landscape sensitivity due to its semi-enclosed character and existing development within the site, which decreases landscape sensitivity. The site is currently detached from any settlement boundary and is remote from any local services or amenities. Therefore, large-scale residential development in this location would in isolation be considered as unsuitable and would be out of keeping with the surrounding land uses. However, this site is located adjacent to SHELAA site 825/1310 and other sites in this location. If these sites, subject to further testing, including understanding of infrastructure capacity issues, are considered suitable and deliverable, providing any necessary services and facilities, then this site may be considered suitable for development as part of a comprehensive redevelopment of the area . In these circumstances, the scheme would have to incorporate the public right of way running east to west through the site and to retain its rural character. A dwelling, Hatches Farmhouse, is Grade II listed and is located to the north of the site and its setting would need to be considered as part of any development.

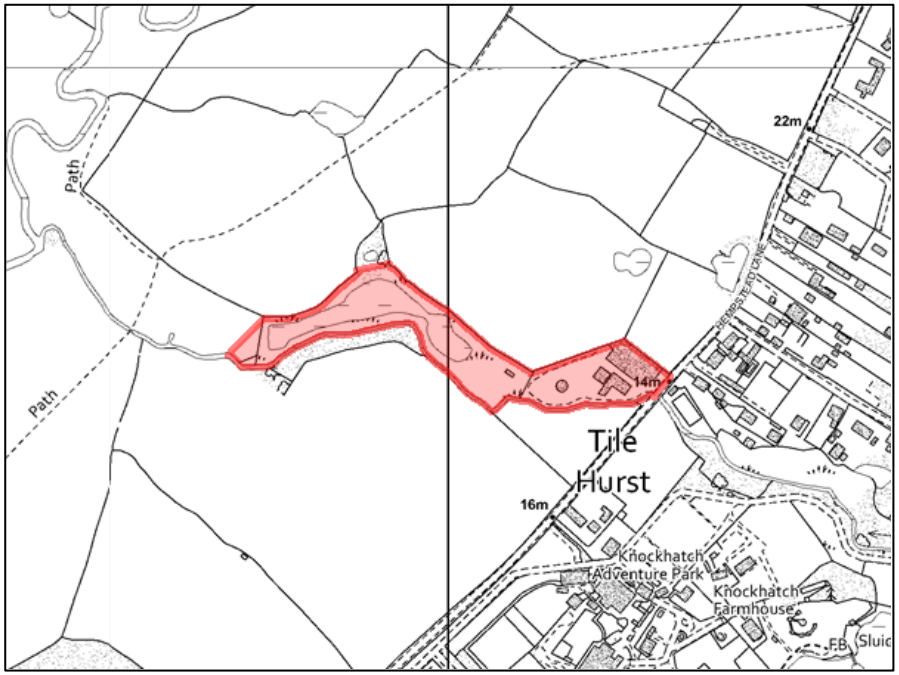
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 862/1310
Site Address: Land west of Hempstead Lane, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 2

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

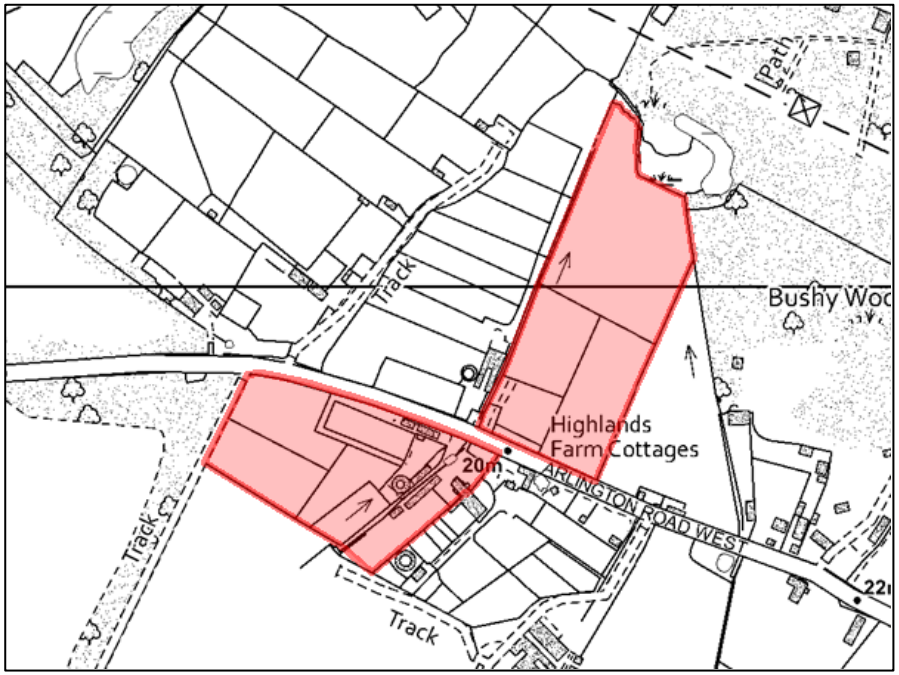
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 866/1310
Site Address: Arlington Cattery, Little Highlands Farm, Arlington Road, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 3.48

The site consists of paddocks located to the north of Arlington Road West and a cattery and equestrian facilities connected to a house to the south of the road that forms part of the site. Ancient woodland (Bushy Wood) is located adjacent to the northern boundary of the site. The site is at risk of surface water flooding on both parcels with a large flow path affecting the developable area and likely to significantly reduce development capacity. Arlington Road West is a rural road with no footpaths and is characterised by sporadic properties and rural businesses along its frontage. The site is detached from the urban area of Hailsham and is therefore remote from any local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development due to Ancient Woodland present to the northeast of the site. Owing to its location and the rural nature of the site, residential development is not considered suitable.

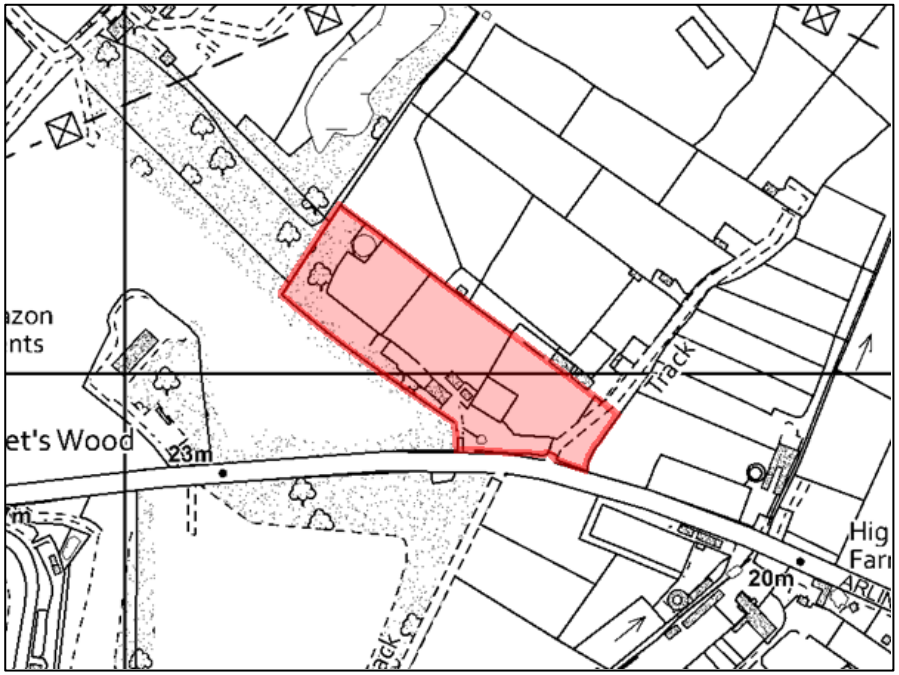
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 868/1310
Site Address: Knockhatch Wood Smallholding, Arlington Road West, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 1.32

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

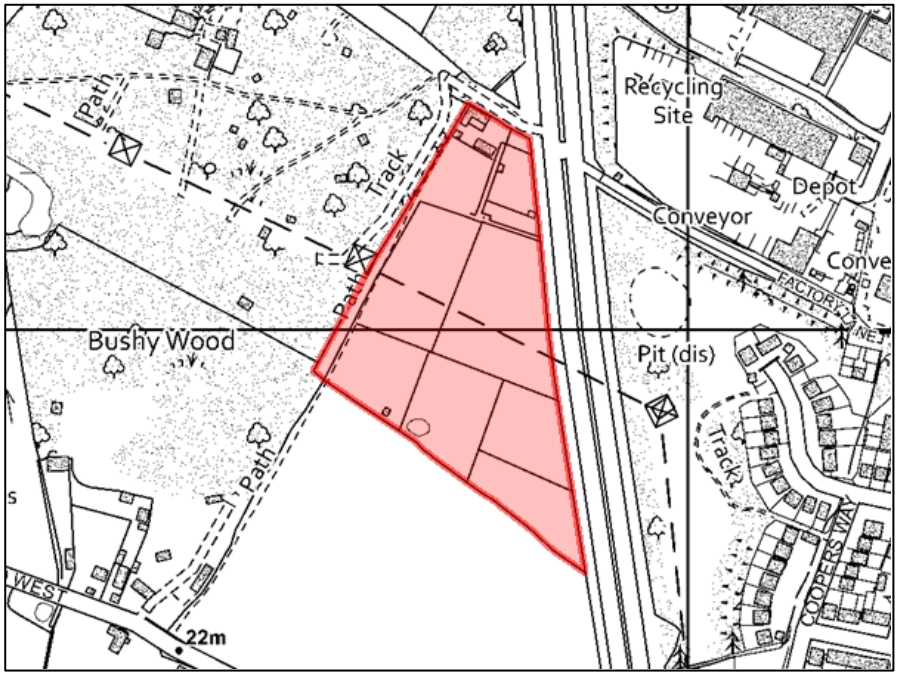
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 873/1310
Site Address: Bushy Wood Farm, A22, Hailsham
Settlement: Hailsham
Parish: Arlington
Site Area (ha) Gross: 2.91

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

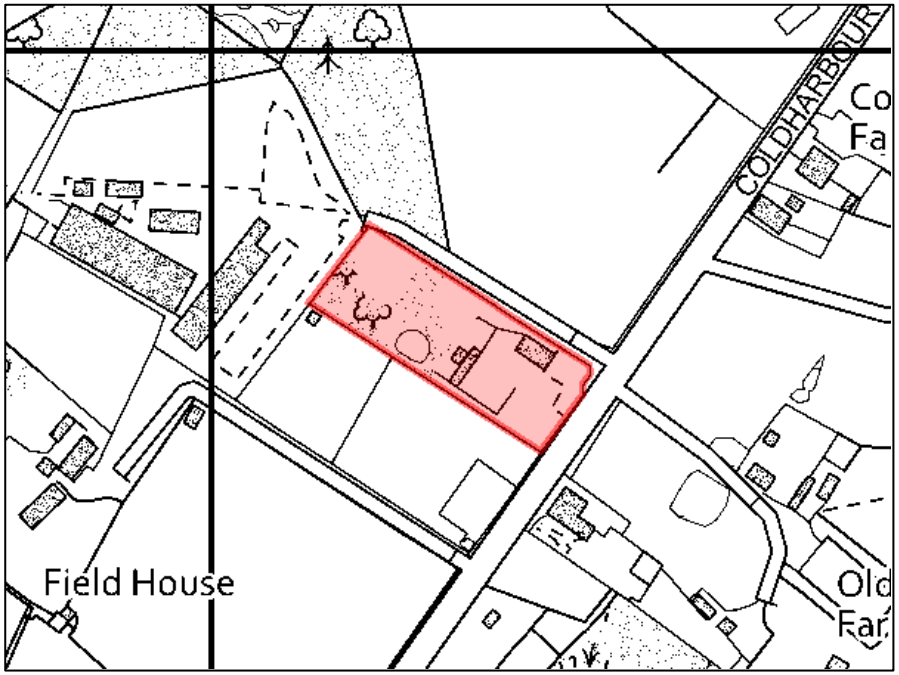
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

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

This horticultural nursery is situated on Coldharbour Lane amongst scattered residential dwellings and farmsteads. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate landscape sensitivity, due in part to its semi-enclosed character and existing employment uses on site. The site is situated next to a poultry farm and is located adjacent to its existing vehicular access. Owing to its isolated location, this site is unsuitable for housing development. In addition, the redevelopment of this site would involve the loss of a rural business, the need for which would be required to be assessed by the Council against policies in the Local Plan. The site does not relate to any sustainable settlement and does not benefit from access to public transport, services and facilities and therefore is not suitable to accommodate further employment development.

This site has been proposed for Gypsy and Traveller development, as well as housing and employment, thus is assessed for this particular use through the Gypsy Traveller and Travelling Showperson assessment available separately.

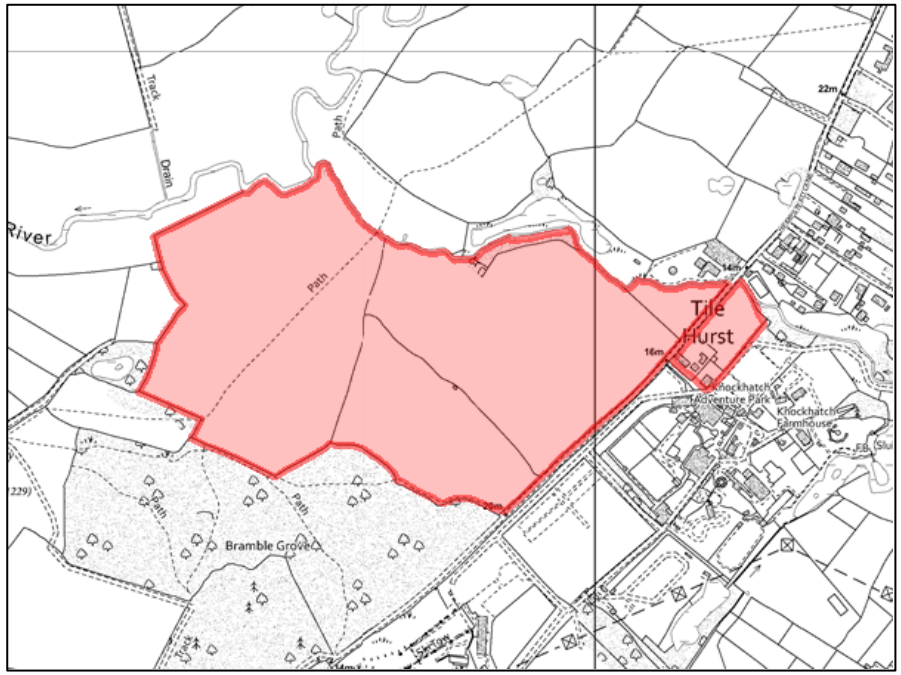
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 887/1310
Site Address: Knockhatch Farm Cottage, Hempstead Lane, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 24.98

The site consists of two areas; one to the west of Hempstead Lane comprising of a large field with the Cuckmere River running adjacent to the northern boundary and one to the east of Hempstead Lane comprising a house and large garden. Ancient woodland (Bramble Grove) bounds the southern and south-western boundaries of the western part of the site. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive particularly in the far western part of the site that has a sense of rural tranquillity, which is the furthest point away from the A22 and Knockhatch Adventure Park. A public right of way crosses north to south through the western part of the site. Hempstead Lane is a rural road with one access point from the A22 that has no public footpaths and contains sporadic development associated with rural businesses. The site is detached from the urban area of Hailsham and any rural settlement and is therefore remote from any local facilities, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for development. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities. Any developable area for residential development would be required to exclude the area of the site within Flood Risk Zones 2 and 3 on the sites northern boundary that is close to the Cuckmere River. The part of the site to the east of Hempstead Lane was refused full planning permission for 2 (net) dwellings under planning reference WD/2021/2712/F. The application was refused as it was considered to be in an unsustainable location for development and part of the site was also located within Flood Risk Zones 2 and 3. A further planning application for 2 (net) dwellings under planning reference WD/2023/0439/F was refused due to it being considered an unsustainable location for development only. The decision was upheld at appeal.

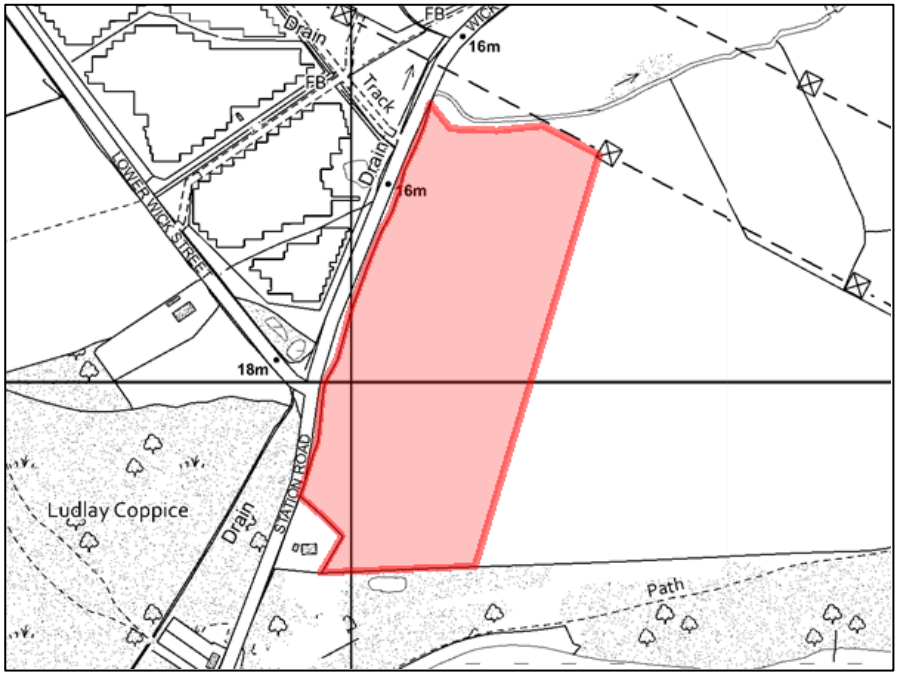
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 906/1780
Site Address: Land to the north of Arlington Reservoir, Station Road, Berwick Station
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 6.48

The site comprises part of an agricultural field located to the north of Arlington Reservoir and to the east of Wick Street. The site is surrounded by limited development, which fronts onto Station Road, a rural lane with no footpaths that connects Berwick Station to Upper Dicker. The site is detached from any settlement and is therefore remote from public transport, local services and facilities. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The northern section of the site is within Flood Risk Zones 2 and 3, which precludes residential development on this part of the site. Arlington reservoir is a Site of Special Scientific Interest and a Local Wildlife Site and bounds the sites southern boundary. The potential expansion of Arlington Reservoir has also been documented within the South East Water's Revised Water Resources Management Plan (2025 to 2075). The emerging Wealden Local Plan confirms under Draft Policy INF5 (Safeguarding of Infrastructure) that development will not be supported which would compromise the delivery of an extension to Arlington Reservoir.

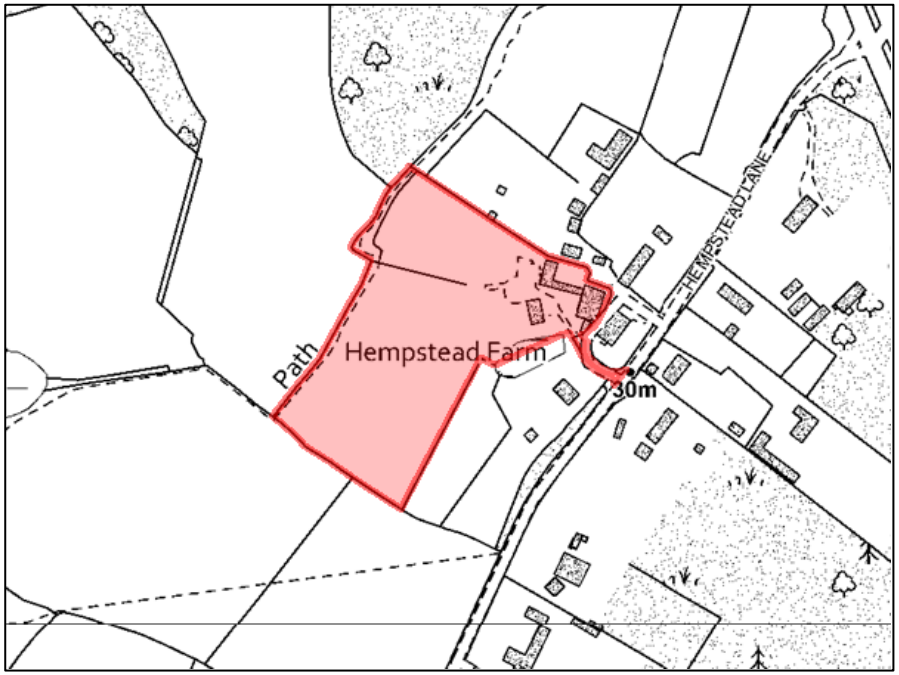
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 927/1310
Site Address: Old Barn, Hempstead Lane, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 1.93

The site consists of a house, garden and small field, to the west of Hempstead Lane. A public right of way runs north to south along the western boundary. A dwelling, Hempstead, is Grade II listed and is located to the northeast of the site and therefore its setting would need to be considered. Hempstead Lane is a rural road with one access point from the A22, with no public footpaths alongside the road and sporadic rural development. The site is detached from Hailsham and is therefore remote from any local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive due to the presence of Ancient Woodland on its boundaries and the Wealdway that passes along its boundary. Owing to its location and the rural nature of the site, it is not considered suitable for development. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment scheme of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities.

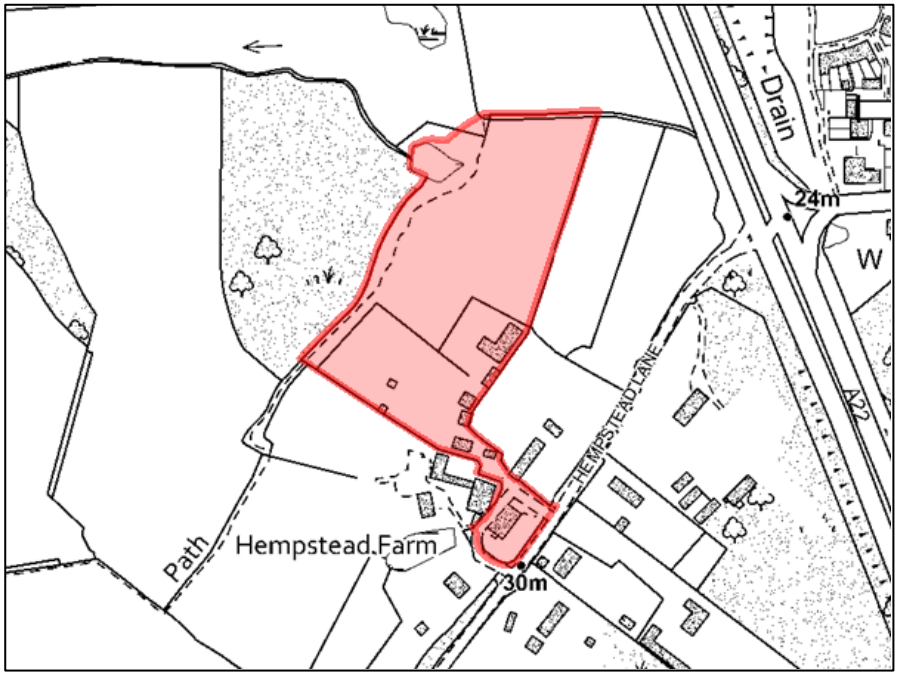
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 928/1310
Site Address: Grain Cottage, Hempstead Lane, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 2.14

The site consists of a house, garden and small fields with agricultural buildings to the west of Hempstead Lane. A public right of way runs along the sites western and northern boundaries. A dwelling, Hempstead, is Grade II listed and is located to the southeast of the site and therefore, its setting would need to be considered should a development scheme come forward. Hempstead Lane is a rural road with one access point from the A22, with no public footpaths and sporadic development associated with rural development. The site is detached from the urban area of Hailsham and is therefore remote from local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive due to the presence of Ancient Woodland on its western boundaries and the Wealdway that passes along its boundary. Owing to its location and the rural nature of the site, it is not considered suitable for development. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment scheme of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities.

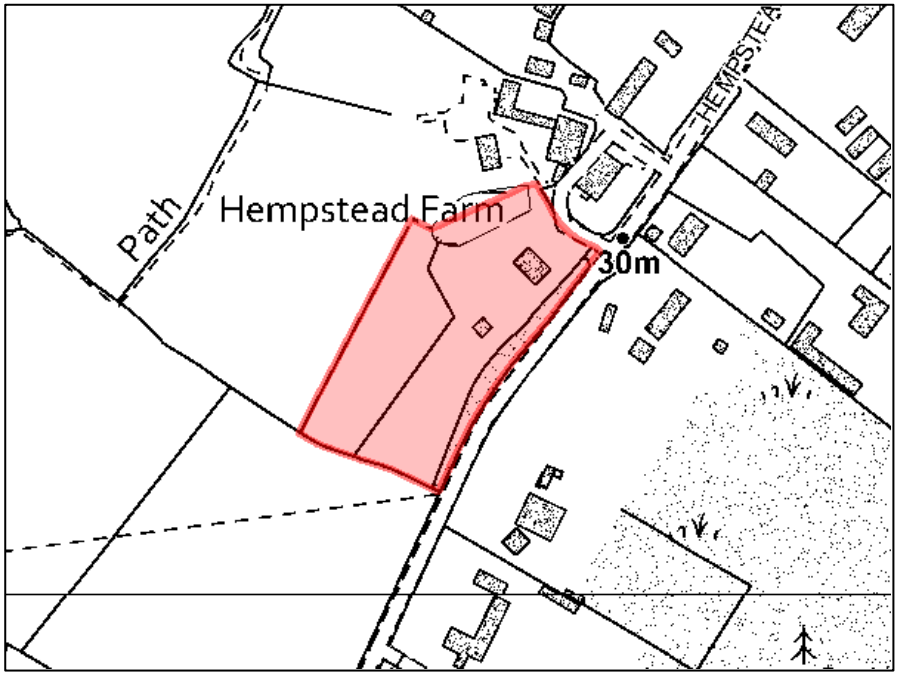
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 929/1310
Site Address: Land at Hempstead Farmhouse, Hempstead Lane, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 0.84

The site consists of a house, garden and small field to the north of Hempstead Lane. A dwelling, Hempstead, is Grade II listed and is located to the north of the site and therefore, its setting should be considered should a development scheme come forward. Hempstead Lane is a rural road with one access point from the A22, with no public footpaths and sporadic development associated with rural businesses. The site is detached from the urban area of Hailsham and any rural settlement and is therefore remote from local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. Owing to its location and the rural nature of the site, it is not considered suitable for development. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment scheme of the land connected to the A22 and SHELAA site 825/1310, it may be considered suitable for development with associated infrastructure and amenities.

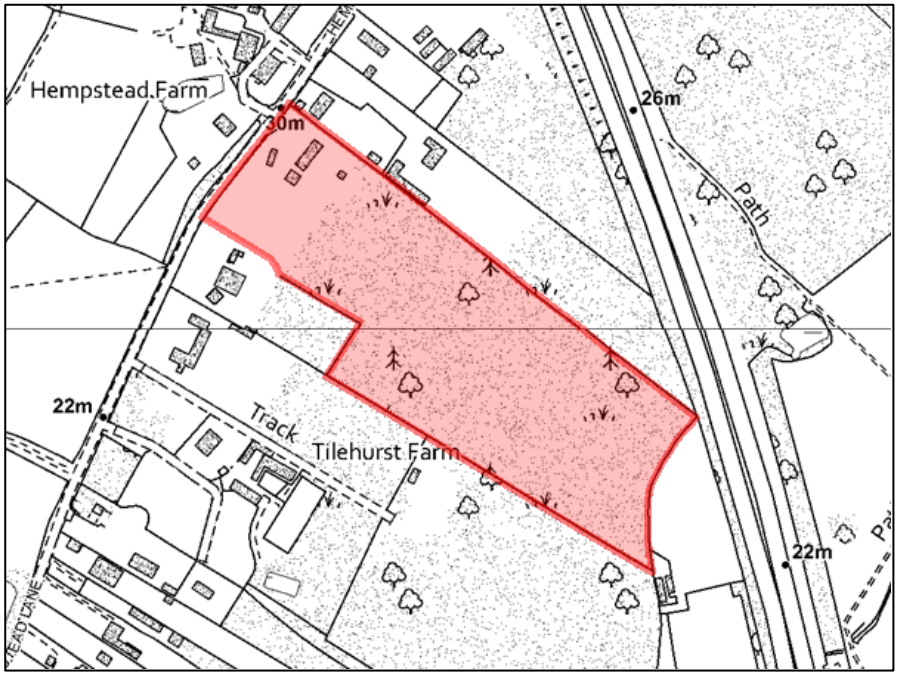
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 930/1310
Site Address: Land at Woodlands, Hempstead Lane, Hailsham
Settlement: -
Parish: Arlington
Site Area (ha) Gross: 4.1

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

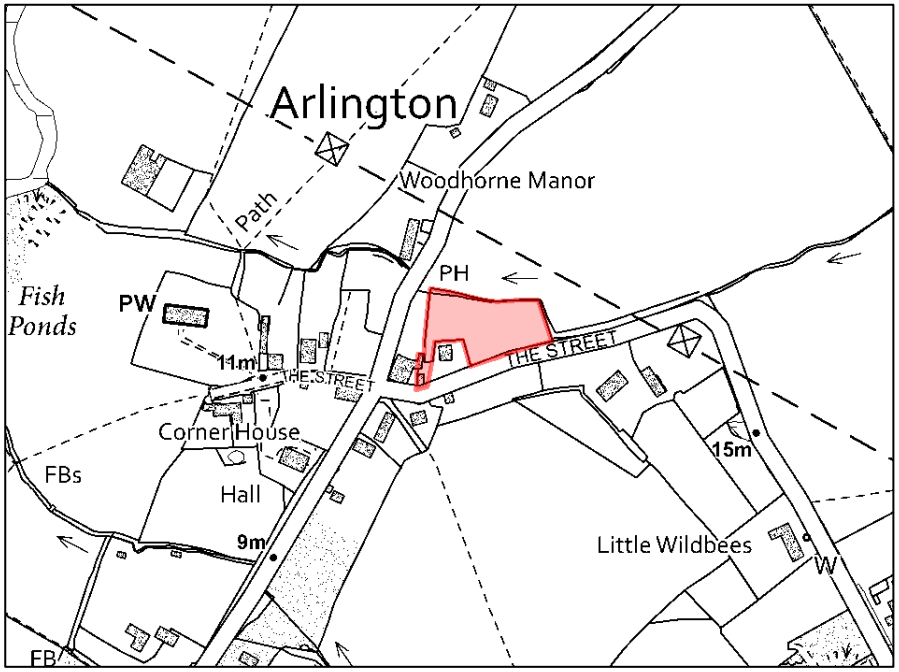
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1229/1730
Site Address: Land at Yew Tree Farm
Settlement: Arlington
Parish: Arlington
Site Area (ha) Gross: 0.28

The site comprises of a paddock to the northeast of the Yew Tree within the Arlington Conservation Area. This site is relatively unconstrained other than surface water flow path running in the northern half of the site. The site is located within the settlement of Arlington, which is characterised by a small enclave of sporadic dwellings, in an isolated position away from any other village, and with very limited services and local facilities. The area is rural, with no on-street footways and limited safe and convenient options to travel other than by private motor vehicle. Arlington is therefore considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services. Therefore, residential development in this location is not considered to be suitable on sustainability grounds.

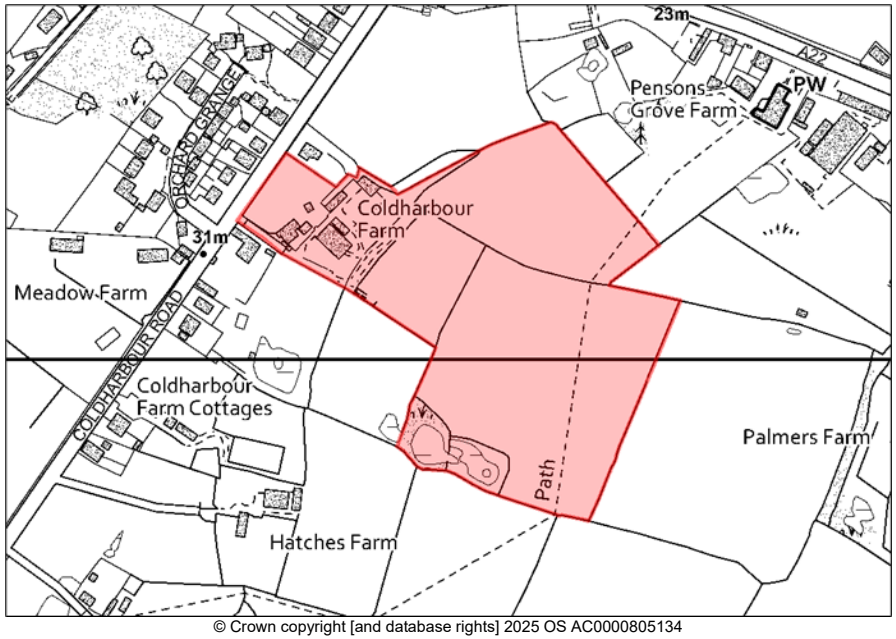
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1263/1310
Site Address: Woodland Farm, Lower Dicker
Settlement: Lower Dicker
Parish: Arlington
Site Area (ha) Gross: 5.46

The site comprises of residential buildings and agricultural farmland to the south of Lower Dicker and to the east of Coldharbour Lane. Small areas of the site in the northern parcel are affect by surfaca water flood risk which is lively to affect the developable area. The site is howver unaffected by naturel environment and heritage constraints.

The site is situated in a semi-rural location and is therefore remote from local services and amenities. The 2023 Landscape Sensitivity Assessment states that neighbouring and larger sites in the area have a low to moderate sensitivity to development due to the existing development on site and its proximity to Lower Dicker. Nonetheless, new development in this location would be out of character with surrounding land uses and have a detrimental impact on the semi-rural character of the surrounding landscape in isolation. However, if this site was to come forward as part of a comprehensive development with neighbouring SHELAA site 825/1310, this site may be considered as suitable for residential development as part of that scheme.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Berwick

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
331/1780	Land east of Station Road, Berwick Station	Berwick Station	Not deliverable or developable
616/1780	Land at Brookfield Nursey, Station Road, Berwick Station	Berwick Station	Developable
617/1780	Land north of Recreation Ground, Station Road, Berwick Station	Berwick Station	Deliverable
619/1780	Land west of Station Road, Berwick Station	Berwick Station	Developable
822/1780	Land to north east of Berwick Station, Station Road, Berwick Station	Berwick Station	Site with extant planning permission Developable (in part)

Sites excluded at Stage 1

Sites below the size threshold

NONE

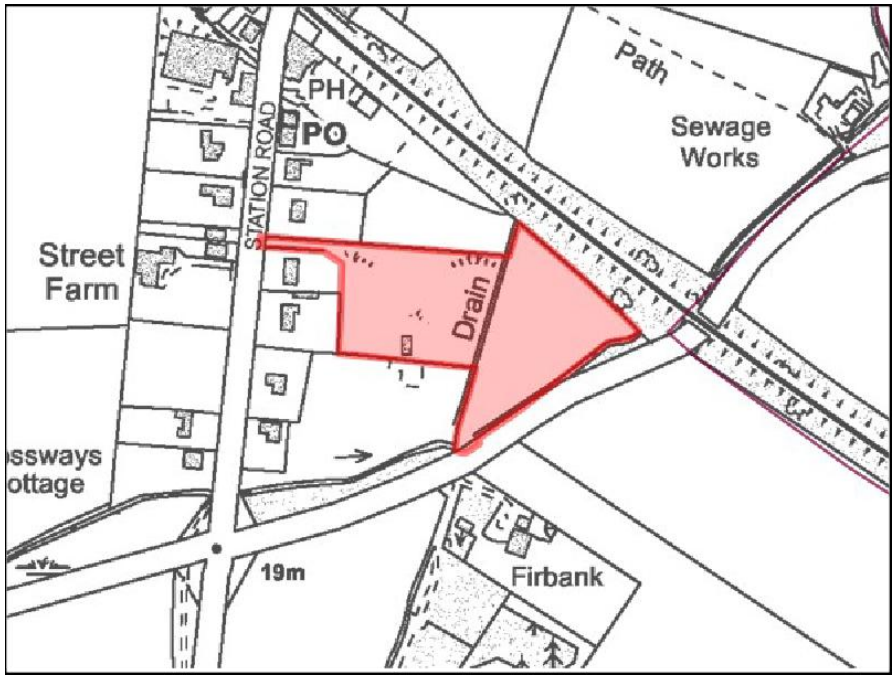
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
822/1780	Land to north east of Berwick Station, Station Road, Berwick Station	Berwick Station	WD/2016/1659/MAJ – 33 dwellings and 429.5 sqm of employment floorspace

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 331/1780
Site Address: Land east of Station Road, Berwick Station
Settlement: Berwick Station
Parish: Berwick
Site Area (ha) Gross: 1.33

The site comprises of two grassland fields located behind linear residential development to the south of Berwick Station. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, due to parts of the site being beyond the existing line of built-up development along Station Road that does not conform with existing linear settlement pattern. However, it is noteworthy that the settlement itself is starting to differ in layout, pattern and urban grain following the grant of planning permission for residential development on land north of the railway line at Station Farm (part of site 822/1780). This site in combination with adjacent land may therefore replicate that extended built form, whilst also being contained by the railway line and road layout to the east. The site is within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. The western and southern part of the site is affected by surface water flood risk which will limit the developable area. When considering the site on its own, it is unlikely that a suitable and safe vehicular access can be achieved. Vehicular access to the site would have to be taken from Chilver Bridge Road to the south, at a point just to the west of the railway bridge and at a blind corner on a road with a 60mph speed limit. However, access could be gained from site 616/1780 to the south, pending further assessment. The site would only be deemed suitable if this access issue were resolved. The sites proximity to an operational wastewater treatment works will mean an odour assessment will also be required.

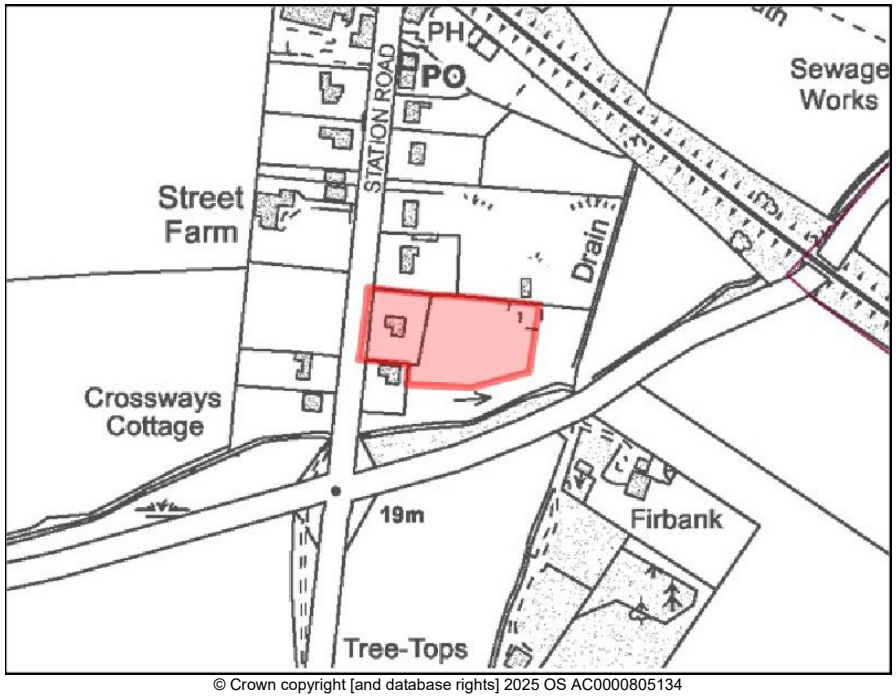
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 616/1780
Site Address: Land at Brookfield Nursey, Station Road, Berwick Station
Settlement: Berwick Station
Parish: Berwick
Site Area (ha) Gross: 0.52

The site consists of a house, garden and small area of scrubland to the south of Berwick Station. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, due to parts of the site being beyond the existing line of built-up development along Station Road that does not conform with the existing linear settlement pattern. However, it is noteworthy that the settlement itself is starting to differ in layout, pattern and urban grain following the grant planning permission for residential development on land north of the railway line at Station Farm. This site in combination with adjacent land may replicate that extended built form, whilst also being contained by the railway line and road layout to the east. The site is within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. The development of this site would require a new vehicular access from Station Road that would require the removal of existing hedgerows and trees on site that would need to be mitigated to avoid a detrimental impact on the character of the area. The site's proximity to an operational wastewater treatment works will mean an odour assessment will also be required.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

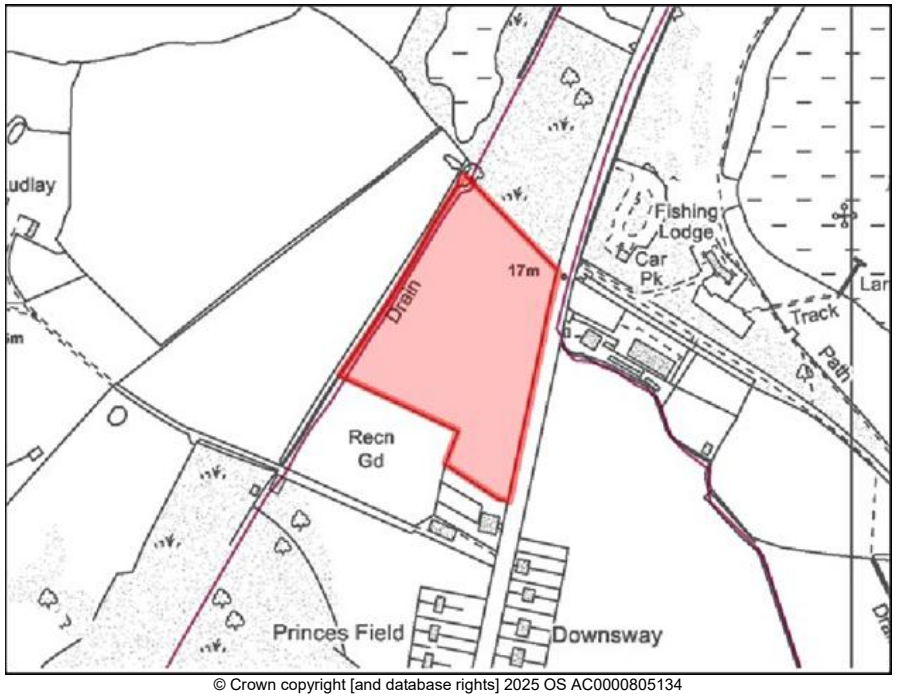
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 5	Year 11+:

Total Capacity: 5



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 617/1780
Site Address: Land north of Recreation Ground, Station Road, Berwick Station
Settlement: Berwick Station
Parish: Berwick
Site Area (ha) Gross: 2.71

The site comprises a single large field located to the west of Station Road. The site is located to the north of the linear development in Berwick Station and is relatively well screened by mature trees and hedgerows along its western, southern and northern boundaries. The site is bordered by a recreation ground to the south (associated with Berwick Village Hall) and is affected by surface water flooding in the northern most part of the site which reduces the developable area. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, due to part of the site being beyond the existing line of built-up development along the western side of Station Road. However, development would be considered suitable as an extension of the linear urban form of the settlement. The site is within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate, although pedestrian access would be required to be extended along Station Road towards to the rail station. It should be noted that to the east of the site (at the northern end) is an industrial unit, so the amenity of residential occupiers in this location will need to be considered. There are also several small, rural electricity pylons that runs along the eastern boundary of the site that may need to be put underground if feasible. The sites proximity to an operational wastewater treatment works will mean an odour assessment may also be required.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

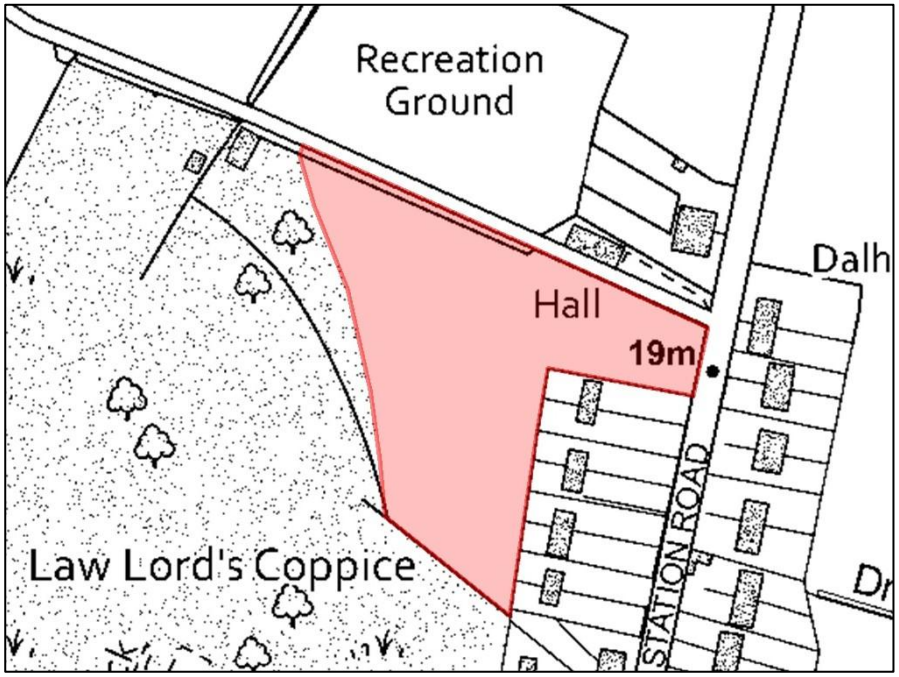
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: 45	Year 6-10:	Year 11+:	Total Capacity: 45



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 619/1780
Site Address: Land west of Station Road, Berwick Station
Settlement: Berwick Station
Parish: Berwick
Site Area (ha) Gross: 1.29

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

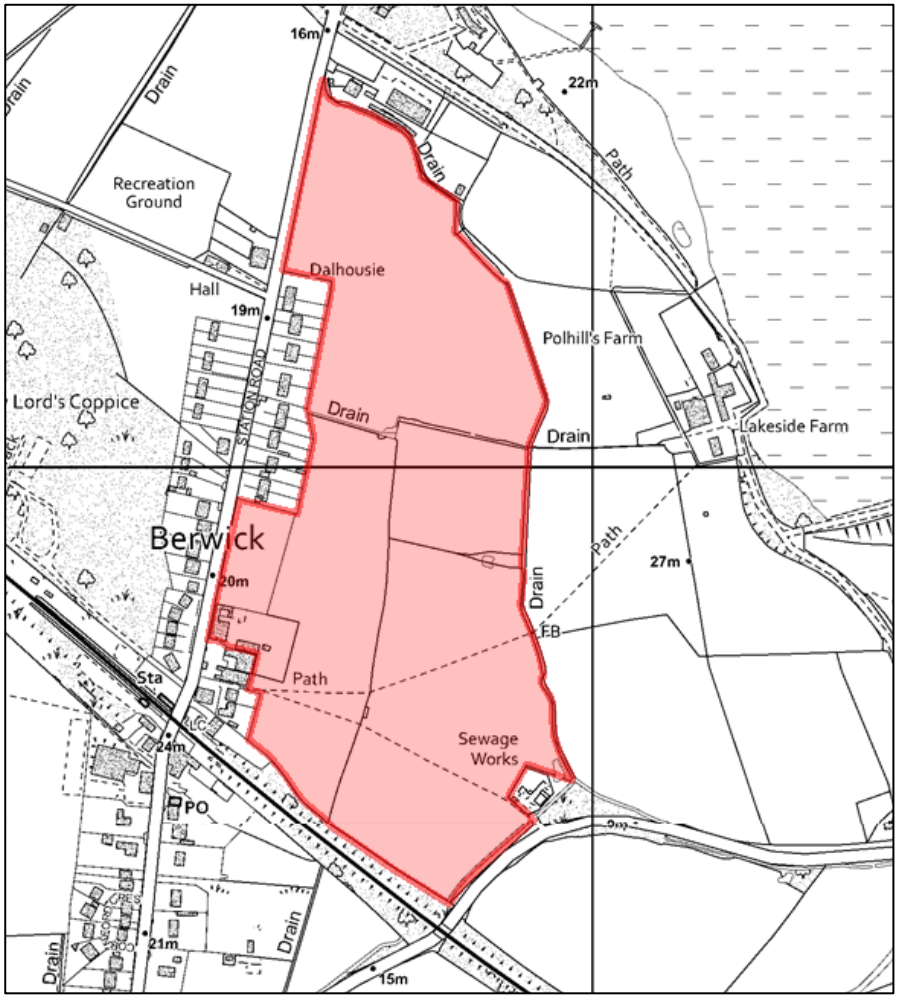
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 27	Year 11+:

Total Capacity: 27



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 822/1780
Site Address: Land to north east of Berwick Station, Station Road, Berwick Station
Settlement: Berwick Station
Parish: Berwick
Site Area (ha) Gross: 5.3

Note: planning permission granted for 33 dwellings and 429.5 sqm of employment floorspace

This is a site contains agricultural land within the eastern vicinity of Berwick Station (to the north of the rail line that runs west to east and to the east of Station Road). The western part of the site that adjoins Station Road, to the north of the rail station is considered suitable for residential/commercial development. This part of the site has gained planning permission for 33 (net) dwellings, three shops and two offices (reference WD/2016/1659/MAJ). This form of development would allow for the extension of the village that benefits from a mainline railway station and is therefore sustainable in transport terms. Development of the entirety of the remaining parcel of the land to the south and east beyond the planning permission for new development is not considered suitable for significant residential development. Parts of the site extend significantly to the east and lie significantly beyond the existing line of built-up development along Station Road, thus development at this point of the site would not conform with nor reflect the layout, alignment and location of the existing linear settlement pattern of Berwick Station. These parts of the site are deemed unsuitable. The 2023 Landscape Sensitivity Assessment confirms that the site is of moderate to higher sensitivity to development, with the east of the site not well related to the existing linear settlement pattern of Berwick Station. This part of the site forms an open transition to the countryside setting beyond and would also be more visible from the South Downs National Park, with the southeastern corner of the site impacted by the wastewater treatment works as well as the train line which runs along the southern boundary of the site. Remaining parts of the site do extend somewhat to the east, but the consented development is consolidated better with the existing built form and located at the central cluster of the village, at the south of the site. A separate development,replicating linear road frontage development at the north of the site could also retain the existing settlement pattern at this transition point to the north of the village. That remains the only part of the site without an extant permission that is deemed suitable for development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: Yes (in part)
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable (in part)

DELIVERY	**Year 1-5:** 2	**Year 6-10:** 8	Year 11+:

Total Capacity: 10

Buxted

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
001/3225	Land east of Coopers Green Road, Ringles Cross	Uckfield	Developable
020/1990	Land at Coopers Green, Buxted Road, Five Ash Down	Five Ash Down	Not deliverable or developable
026/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Uckfield	Not deliverable or developable
027/1840	Lower Totease Farm, Framfield Road, Buxted	Buxted	Developable
031/1990	Land south of Millwood Lane, Five Ash Down	Five Ash Down	Site with extant planning permission
042/1840	Land to the south west of Lower Totease Farm, Framfield Road, Buxted	Buxted	Site with extant planning permission
045/1990	Land at Belfort House, Five Ash Down	Five Ash Down	Not deliverable or developable
058/1990	Land at The Walled Garden, Five Ash Down	Five Ash Down	Developable
113/1990	Willows Sawmill, Millwood Lane, Five Ash Down	Five Ash Down	Not deliverable or developable
146/1840	Land east of Great Totease Farm, Church Road, Buxted	Buxted	Developable
163/1840	Talbot Ghyll Site A, Redbrook Lane, Buxted	Buxted	Not deliverable or developable
164/1840	Pound Green Oast, A272. Buxted	Buxted	Too small for assessment
179/1630	Poundgate Park, Uckfield Road, Poundgate	Poundgate	Absolute constraint (400m from the Ashdown Forest)
181/1840	Westbury, Limes Lane, Buxted	Buxted	Not deliverable or developable
191/1840	Land to east of Buxted, Pound Green, Buxted	Buxted	Not deliverable or developable
214/1990	Land at Coopers Row, Five Ash Down	Five Ash Down	Site with extant planning permission
234/1840	Land at Taylors Shaw, Framfield Road, Buxted	Buxted	Not deliverable or developable
253/1840	Land to the rear of The White Hart, Station Road, Buxted	Buxted	Not deliverable or developable
288/1990	Land at Lynton, Five Ash Down	Five Ash Down	Too small for assessment
290/1990	Land north of Pine Cottage, Coopers Green, Five Ash Down	Uckfield	Site with extant planning permission
291/3225	Land behind the Croft, Coopers Green Road, Ringles Cross	Uckfield	Site with extant planning permission
295/1990	Land behind Willow House, Coopers Green, Five Ash Down	Uckfield	Too small for assessment
296/1990	Rockdene, Coopers Green, Five Ash Down	Five Ash Down	Too small for assessment
447/1110	Land adjacent Crowborough Hall, Uckfield Road Crowborough	Poundgate	Absolute constraint (400m from the Ashdown Forest)
635/1990	Land at Millcroft, Five Ash Down	Five Ash Down	Not deliverable or developable
667/1990	Land at Milestones, A272, Five Ash Down	Five Ash Down	Too small for assessment

Site reference	Address	Settlement	Outcome
721/1840	Land at Hurstwood Road, Buxted	Buxted	Not deliverable or developable
730/1840	Lane adjoining Limes Lane, Buxted	Buxted	Not deliverable or developable
744/1840	Land at Holly Farm, Station Road, Buxted	Buxted	Developable
971/1840	Land at Church Lane, Buxted	Buxted	Not deliverable or developable
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	Uckfield	Developable
978/1840	Land adjacent to Tanyard's Farmhouse, Framfield Road, Buxted	Buxted	Not deliverable or developable
1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Uckfield	Site with extant planning permission
1102/1840	Land to the north of the A272, west of Buxted	Buxted	Site with extant planning permission
1103/1840	Hildenvale, Redbrook Lane, Buxted	Buxted	Not deliverable or developable
1104/1840	Land on the east side of Redbrook Lane, Buxted	Buxted	Not deliverable or developable
1154/1840	Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted	Buxted	Not deliverable or developable
1156/1840	Moorings, High Street, Buxted	Buxted	Too small for assessment
1199/1990	Land east of Five Ash Down Road, Five Ash Down	Five Ash Down	Not deliverable or developable
1228/1840	Land at Saxon Court, Buxted, East Sussex	-	Site with extant planning permission
1247/1840	Land at Limes Lane, Buxted	Buxted	Developable
1253/1840	Land adjoining Eachen Hill, Pound Green Lane, Buxted, East Sussex	-	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
164/1840	Pound Green Oast, A272. Buxted	Buxted	0.17	The site is too small to yield the minimum number of units required for the assessment.
288/1990	Land at Lynton, Five Ash Down	Five Ash Down	0.29	The site is too small to yield the minimum number of units required for the assessment.
295/1990	Land behind Willow House, Coopers Green, Five Ash Down	Uckfield	0.17	The site is too small to yield the minimum number of units required for the assessment.
296/1990	Rockdene, Coopers Green, Five Ash Down	Five Ash Down	0.09	The site is too small to yield the minimum number of units required for the assessment.
667/1990	Land at Milestones, A272, Five Ash Down	Five Ash Down	0.32	The site is too small to yield the minimum number of units required for the assessment. Half a hectare of the site to the north is subject to a group TPO which would also significantly reduce the developable area of the site.
1156/1840	Moorings, High Street, Buxted	Buxted	0.59	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

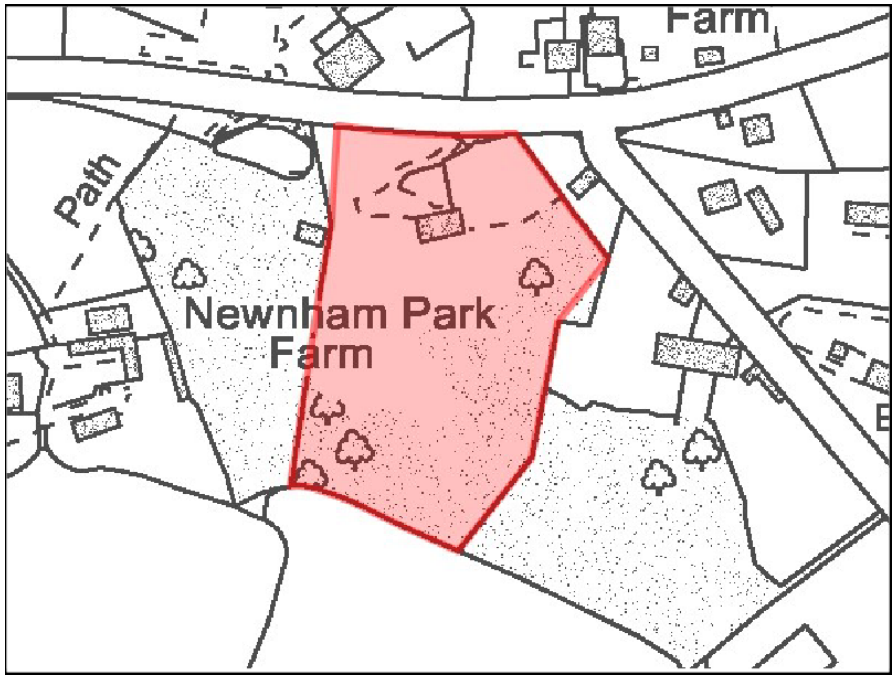
Site reference	Address	Settlement	Planning Permission Details
031/1990	Land south of Millwood Lane, Five Ash Down	Five Ash Down	WD/2022/1710/MAJ – 50 (net) dwellings (granted at appeal APP/C1435/W/25/3375977)
042/1840	Land to the south west of Lower Totease Farm, Framfield Road, Buxted	Buxted	WD/2022/2547/F - proposed barn and glasshouse.
214/1990	Land at Coopers Row, Five Ash Down	Five Ash Down	WD/2021/1895/MAO) - up to 40 (net) dwellings.
290/1990	Land north of Pine Cottage, Coopers Green, Five Ash Down	Uckfield	WD/2020/1088/MAO - 35 (net) dwellings. WD/2023/2729/MRM has subsequently been granted permission in July 2024
291/3225	Land behind the Croft, Coopers Green Road, Ringles Cross	Uckfield	Appeal Ref: APP/C1435/W/24/3339112 on northern part of site - residential care home.

1005/1410	Land at Mockbeggar Farm, London Road, Uckfield	Uckfield	WD/2022/0648/MAO – 60 (net) dwellings (granted at appeal Ref APP/C1435/W/23/3330872).
1102/1840	Land to the north of the A272, west of Buxted	Buxted	WD/2023/2157/MAJ - 49 (net) dwellings (granted on appeal).
1228/1840	Land at Saxon Court, Buxted, East Sussex	-	WD/2023/2512/RM - erection of 2 houses and part demolition of redundant care home (part of site). WD/2025/1996/MAJ - demolition of existing buildings and construction of 30 (net) dwellings (resolution to grant planning permission).

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
179/1630	Poundgate Park, Uckfield Road, Poundgate	Poundgate	Site is within 400m of the Ashdown Forest SPA.
447/1110	Land adjacent Crowborough Hall, Uckfield Road Crowborough	Poundgate	Site is within 400m of the Ashdown Forest SPA.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

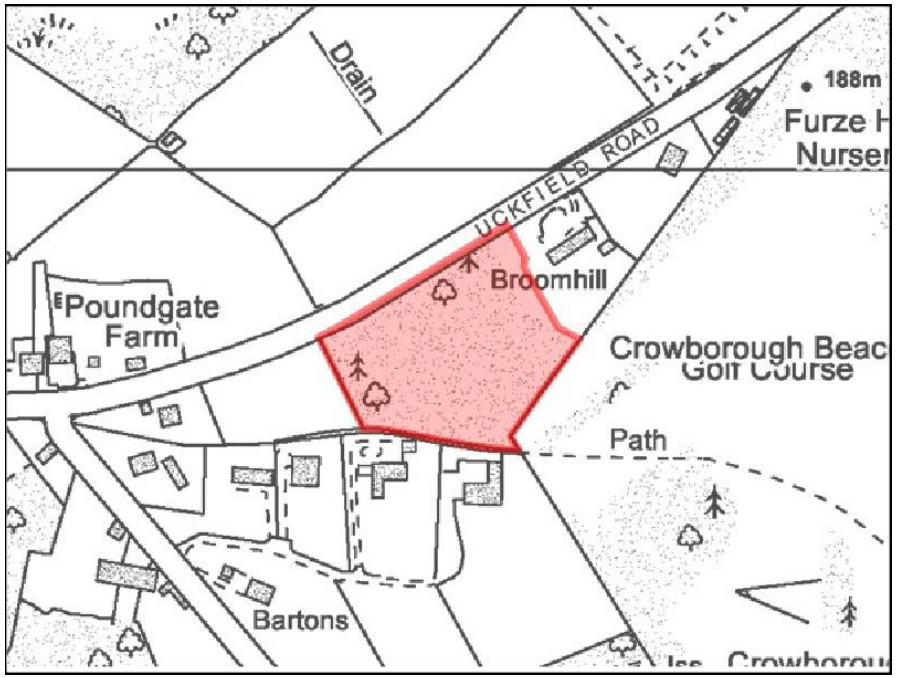
Site Reference: 179/1630
Site Address: Poundgate Park, Uckfield Road, Poundgate
Settlement: Poundgate
Parish: Buxted
Site Area (ha) Gross: 1.69

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 447/1110
Site Address: Land adjacent Crowborough Hall, Uckfield Road Crowborough
Settlement: Poundgate
Parish: Buxted
Site Area (ha) Gross: 1.27

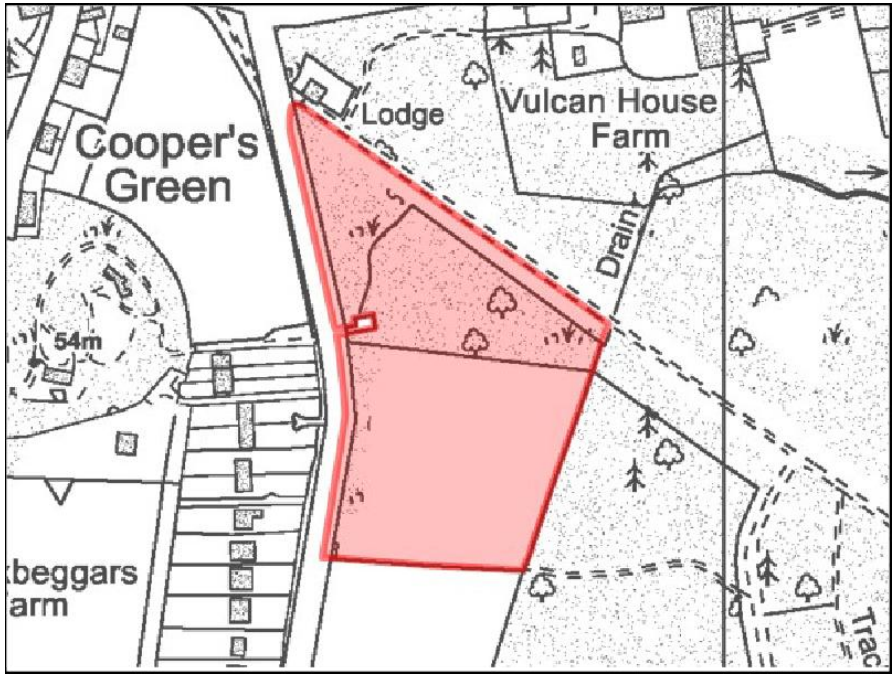
The site comprises of woodland to the east of Poundgate and to the south of the A26. A public right of way extends east to west along the southern boundary of the site. The site is in an isolated location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 001/3225
Site Address: Land east of Coopers Green Road, Ringles Cross
Settlement: Uckfield
Parish: Buxted
Site Area (ha) Gross: 2.76

The site comprises of a single grass field and woodland located to the south of Five Ash Down. The site is well screened in the surrounding landscape, but any development would require the provision of substantial landscape buffers to protect and reinforce the landscape structure of the site. The Landscape Sensitivity Assessment 2023 confirms that this site is of low to moderate sensitivity, in part due to its proximity to existing development and human activity, the site being flat and its limited contribution towards to the separation of settlements. A new vehicular/pedestrian access would be required. However, the Grade II* listed Buxted Park and Garden is located adjacent to the site to the east. The design and layout of any scheme would need to reflect its sensitive location. The Heritage Impact Assessment (HIA) 2026 considers that as parkland, the site makes a minor contribution to the setting of Coopers Cross House (Grade II listed), as it reflects the original rural setting of the house which is today generally semi-rural in character. The HIA also considers that forming part of the Grade II* Buxted Park and its immediate setting, as partially wooded parkland, the site makes a major contribution to Buxted Park's significance and setting. Development on the site could continue the erosion of the semi-rural and open setting of Coopers Cross House. Overall, the HIA concludes that potential impacts vary in scale depending on where development is concentrated. Development proposals in those areas of the site within Buxted Park would result in severe harm to the asset through loss of undeveloped, wooded parkland and would be considered inapropriate. If development however is only proposed in the areas outside of the Registered Park and Garden, harm would be reduced but not fully avoided, as it would still impact the asset's rural and agricultural setting which would no longer have a woodland character. The harm of developing this site could be further reduced through restricting development to the area outside Buxted Park, specifically in the southwest corner of the site, and retaining and adding to planting on the border between the site and the Registered Park and Garden. Ancient woodland (and an area of priority habitat deciduous woodland named Views Wood) both within the site and adjacent to the site would need to be retained and protected with a suitable buffer. This will reduce the developable area of the site. The site is adjacent to SHELAA site reference 291/3225 where planning permission was granted at appeal for a 50-bedroom care home (Appeal Ref: APP/C1435/W/24/3339112). The site is located within the Uckfield WTW catchment, which may need to increase capacity with associated infrastructure upgrades and reinforcements near the site also. The northeastern part of the site is at risk of surface water flooding; therefore, a suitable drainage system would be required as part of any development to overcome this constraint.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

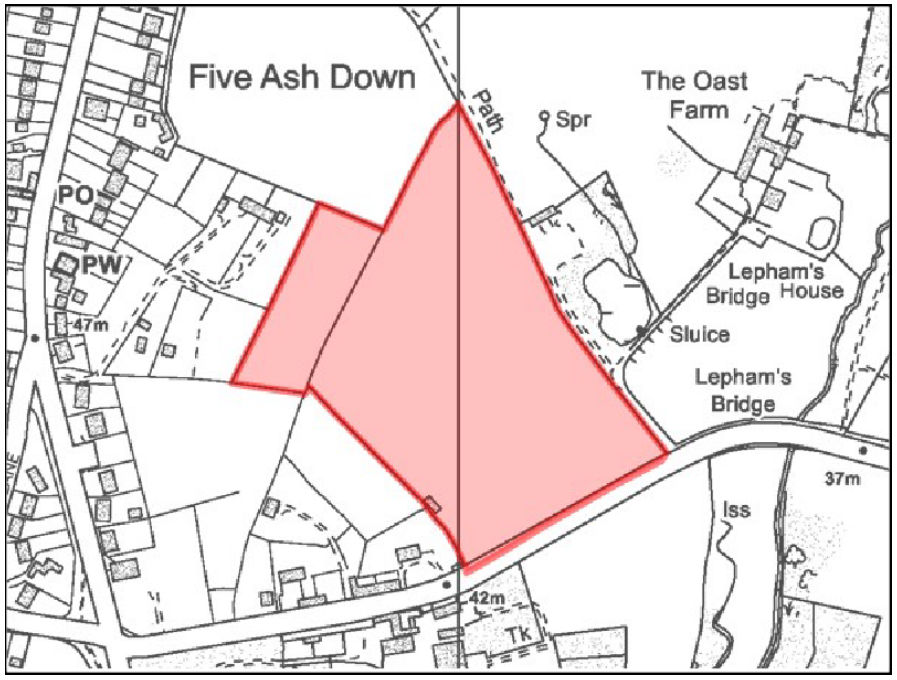
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 20

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 020/1990
Site Address: Land at Coopers Green, Buxted Road, Five Ash Down
Settlement: Five Ash Down
Parish: Buxted
Site Area (ha) Gross: 5.46

The site comprises of two grass fields located to the southeast of Five Ash Down and to the north of the A272. A public right of way extends north to south along the eastern boundary of the site. Limited residential development lies to the southwest and northwest of the site with agricultural land to the north and east. This is a substantial site in relation to the size of the existing settlement and is detached from its boundary. A number of Grade II listed buildings lie in close proximity to the southwestern boundary of the site and a Grade II* listed park and garden (Buxted Park) lies to the southeast and their settings will be impacted through new development in this location, which was a key consideration in dismissal of an appeal on an adjacent site under planning reference WD/2021/1419/MAO. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderate to higher sensitivity, citing the listed buildings located in close proximity to the site and Buxted Park, as well as its prominence in the wider landscape due to its elevated landform. It is considered that residential development in this location would have a detrimental impact on the rural setting and character of Five Ash Down/Coopers Green and upon Buxted Park. Planning permission was refused on this basis for the provision of up to 75 dwellings under the reference WD/2024/2481/MAO.

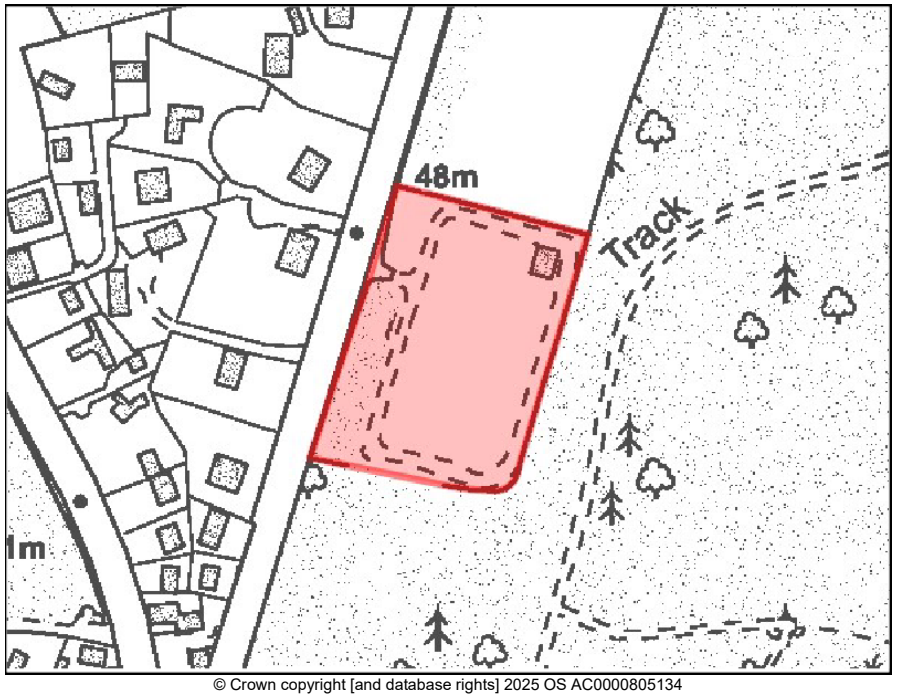
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 026/3225
Site Address: Land opposite Roundwood, Coopers Green Road, Ringles Cross
Settlement: Uckfield
Parish: Buxted
Site Area (ha) Gross: 1.04

The site comprises of a racing track and recreation football pitch located on the north edge of Uckfield at Ringles Cross. Large residential properties run in linear form to the west of the site with ancient woodland adjoining the site to the east and south. A small grass field is located to the north of the site. The site is generally well screened in the surrounding landscape, but any development would require the provision of additional landscape buffers to protect and reinforce the landscape structure of the site. The Landscape Sensitivity Assessment 2023 confirms that the site is of low to moderate sensitivity, in part due to its proximity to existing development and human activity, the site being flat and its limited contribution towards the separation of settlements. The ancient woodland adjacent to the site is part of the listed historic park and garden at Buxted Park and therefore part of the site is not developable. The existing vehicular access to the site has scope for improvement; however, footway provision is required on the east side of Coopers Green Road to improve connectivity to the town centre. Importantly, development of this site would involve the loss of a recreational playing field (with an extant use as a football pitch), the need for which would be assessed by the Council against development plan policy and as part of the Local Plan. For this reason, and the site constraints noted above, the site is considered unsuitable.

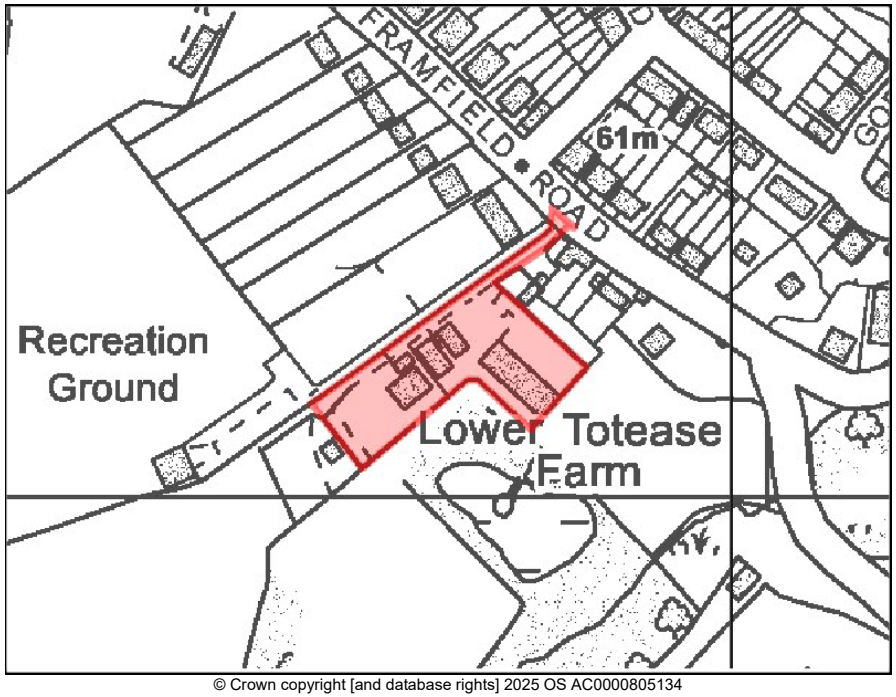
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 027/1840
Site Address: Lower Totease Farm, Framfield Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 0.44

The site comprises of a car storage business with ancillary repairs and maintenance and an office located on the southwestern fringe of Buxted to the south side of Framfield Road. Residential development on the edge of Buxted is located to the north and northeast, agricultural land to the south and a recreational area is located to the west of the site. The 2026 Heritage Impact Assessment considers the development of this site to have a low level of harm to Buxted Park and that appropriate mitigation in the form of the retention of hedgrows and bushes around and within the site will be sufficient. The design and landscaping of any development will need to be appropriate to the historic landscape character. There is a track to access the recreational land on the northwestern boundary of the site. The site has existing light employment type uses (in sui generis use) and this could be reconfigured and/or intensified subject to the safeguarding of residential amenity. The site's existing vehicular access has visibility issues along the Framfield Road (to the south-east). The width of the vehicular access currently available is insufficient for Heavy Goods Vehicles (HGVs). However, there may be an opportunity to combine and upgrade the access with that immediately north serving the Recreation Ground. This would be necessary if a larger comprehensive redevelopment option were to come forward in combination with adjacent sites. Overall, given the present brownfield use of the site and its location along the Framfield Road, close to amenities and sustainable travel options in Buxted, the site is also suitable for small-scale residential uses, contiguous with the existing low-rise development pattern along Framfield Road, subject to the vehicular access constraint.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

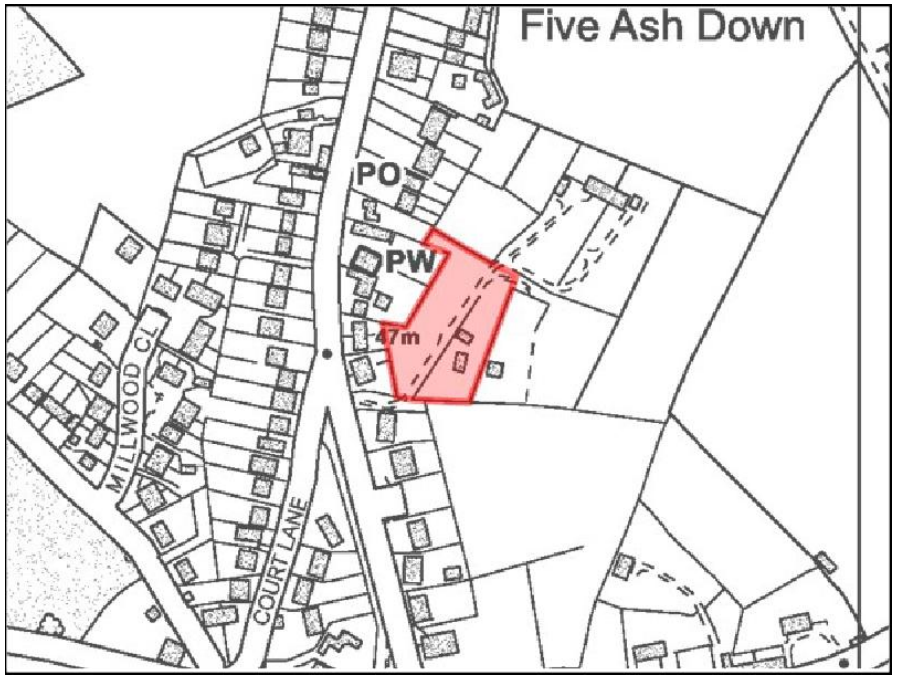
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 2	**Year 11+:** 8

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 045/1990
Site Address: Land at Belfort House, Five Ash Down
Settlement: Five Ash Down
Parish: Buxted
Site Area (ha) Gross: 0.49

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

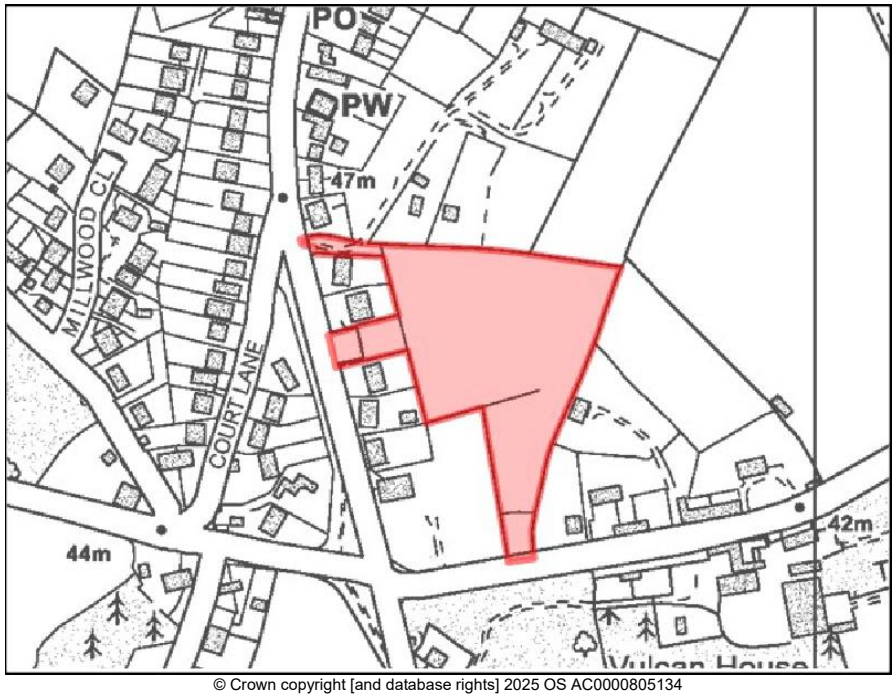
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 058/1990
Site Address: Land at The Walled Garden, Five Ash Down
Settlement: Five Ash Down
Parish: Buxted
Site Area (ha) Gross: 1.56

This site comprises of smaller pastoral and scrub fields that is located to the east of Five Ash Down (road) with part of the site north of A272, known as the walled garden. The site slopes gently from northeast to southwest and overhead cables run north/south through the eastern part of the site. Although a vehicular access exists to the site, the main access to serve the development should be provided from The Walled Gardens on the Five Ash Down (road). The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity due to its enclosed character through mature woodlands (to east and south) and hedgerows on the boundaries to the site. A grade II listed building (Coopers Farm House) lies to the southwest, and a further grade II listed building, named Treleaven, lies to the southeast. Intervisibility between the listed buildings and the site is more limited through mature trees and hedgerows although there is still the potential to impact on the setting of listed buildings. The Heritage Impact Assessment 2026 considers that as undeveloped green space, the southern half of the site makes a positive contribution to the setting of Coopers Farm House due to how it complements the asset's historic rural character. The northern half however makes a lesser contribution as it has since been surrounded by late-twentieth century development. The site makes a minor contribution to the setting of Treleaven. The site also makes a minor contribution to the setting of the Grade II* Buxted Park. The HIA concludes that development on the site would likely continue the erosion of the asset's semi-rural setting although this has already been reduced throughout the twentieth century due to residential development. Harm could be minimised to some degree through concentrating development on the northern half of the site (away from Coopers Cross House), and mitigated through design, landscaping and planting that is appropriate to the historic landscape character and broader heritage context as a site in the High Weald. An outline planning application for 33 (net) dwellings under reference WD/2021/1419/MAO was dismissed at planning appeal in 2023. The principal reason for this decision was the potential impact on the setting of the listed building (Coopers Farm House) to the southwest due to the scheme's design and density. It is considered that an alternative layout and design, comprising a lower number of dwellings with an alternative access point may resolve this issue. A more recent planning application (reference WD/2024/2894/MAJ) was refused planning permission in May 2025 due to impacts on heritage assets and their setting, urbanisation and character, and other issues, which was sustained at appeal. The proposal had a reduced quantum but retains access via the south.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

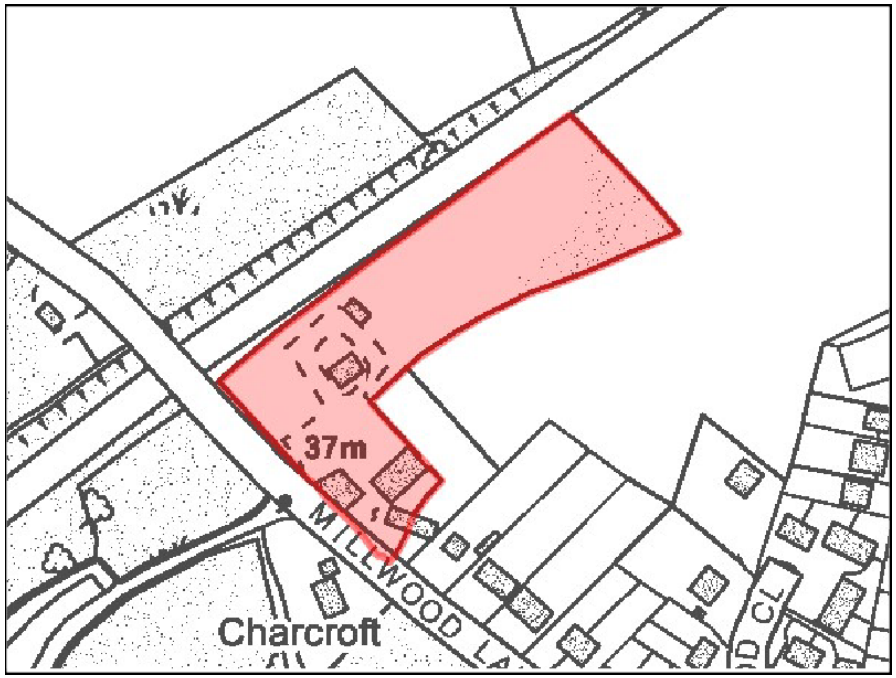
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 15	Year 11+:	**Total Capacity:** 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 113/1990
Site Address: Willows Sawmill, Millwood Lane, Five Ash Down
Settlement: Five Ash Down
Parish: Buxted
Site Area (ha) Gross: 1.22

The site comprises of a sawmill located to the east of the A26 on the southwestern fringe of Five Ash Down. The site currently offers only limited options for accessibility for pedestrians and has vehicular access problems too. The site is affected by highway noise from the A26 and is potentially contaminated. Given these issues of isolation and inaccessibility other than by private car, the site is unsuitable for development on the grounds of being unsustainable.

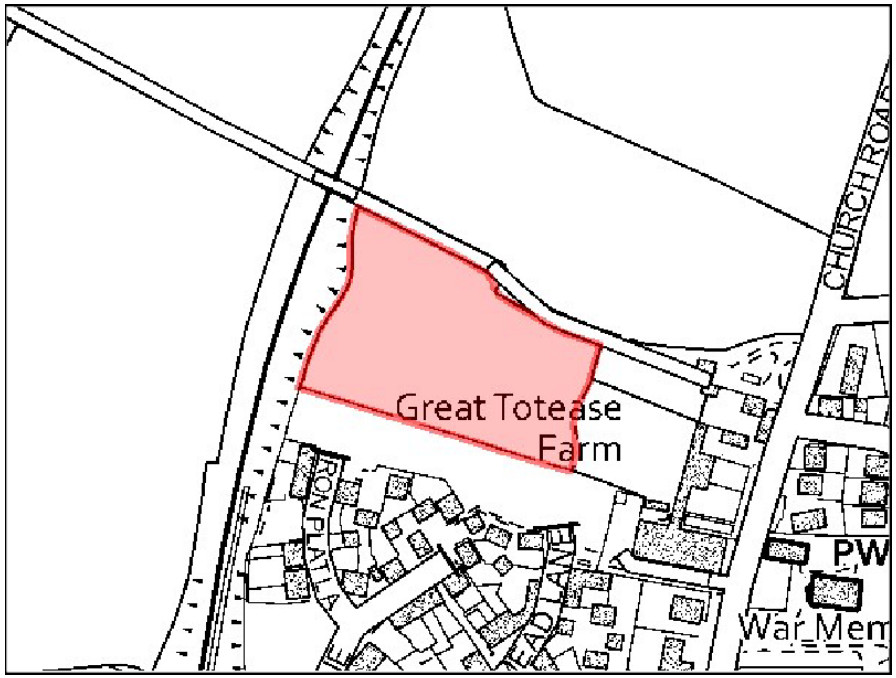
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 146/1840
Site Address: Land east of Great Totease Farm, Church Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 0.8

The site is comprised of agricultural land located within the Low Weald landscape area and is to the north of a housing site in Buxted under planning application reference WD/2009/1466/MAJ. The site can only be adequately accessed through the adjacent site at Iron Plat Lane. The site would be visible across the landscape to the north and an appropriate landscape buffer would be required. The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity to new development. The Grade II listed building, Totease Farmhouse, lies to the immediate east of the site, but is well screened by existing mature trees. The 2026 Heritage Impact Assessment considers that development would have a low level of harm to the semi-rural setting of, and views from, the listed building and that mitigation in the form of site specific screening measures will be sufficient. The design and landscape of any development should be appropriate to the historic landscape character. It is considered that new residential development should be largely located to the west of the site submitted given the above. Southern Water have indicated that the site is within 500m of the Buxted Water Treatment Works (located to the west) and therefore an odour assessment would be required to inform the site layout and/or other mitigation measures that may be required .

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

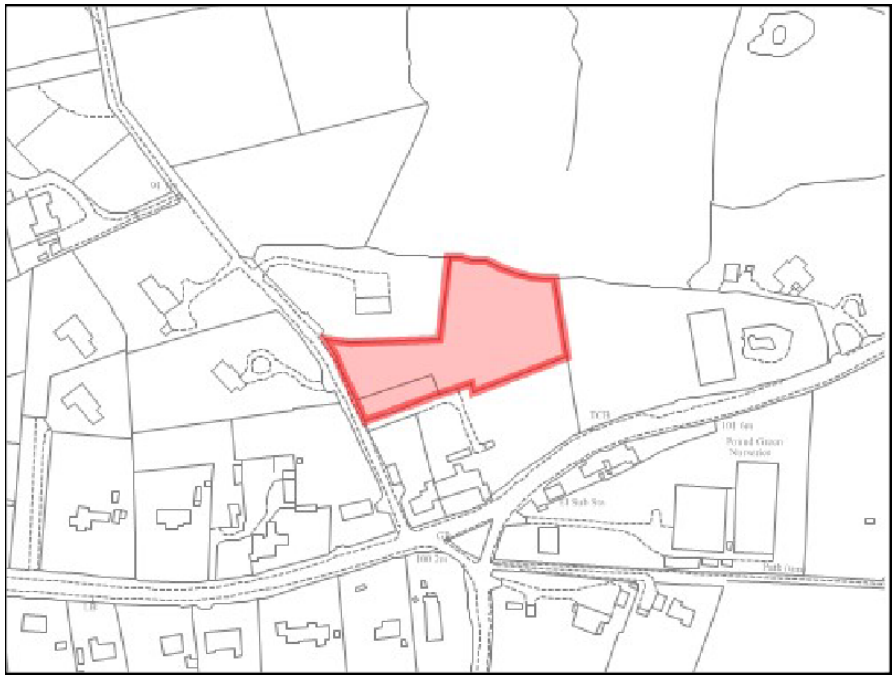
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 10	Year 6-10: 10	Year 11+:

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 163/1840
Site Address: Talbot Ghyll Site A, Redbrook Lane, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 0.45

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

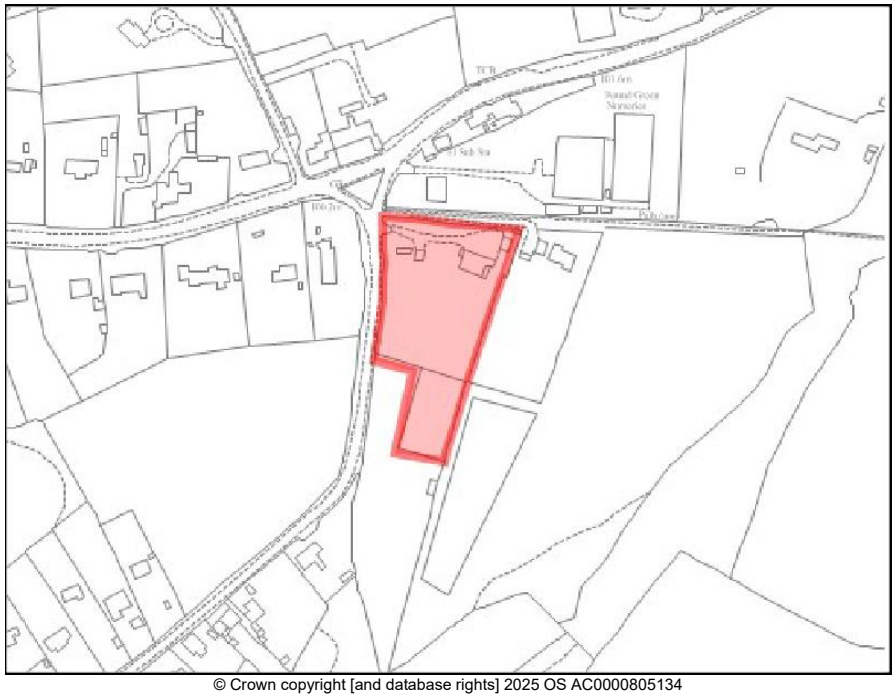
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 181/1840
Site Address: Westbury, Limes Lane, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 0.55

The site comprises of a residential dwelling and amenity land to the south of the A272 and east of Limes Lane on the eastern outskirts of Buxted. The site is distinctly separate from the existing built form of the settlement, separated by Limes Lane and forming part of the rural setting of the village to the east. A public right of way runs east to west along the northern boundary. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity, with field patterns on site consisting of informal parkland and cohesive assarts indicating higher sensitivity here, as well as the presence of the Vanguard Way to the north of the site. The current vehicular access for the site would be unsuitable for development, therefore a significantly improved vehicular access and pedestrian access would be required, which is likely to involve a remodelled Limes Lane/A272 junction, which may not be able to be achieved for the scale of development proposed.

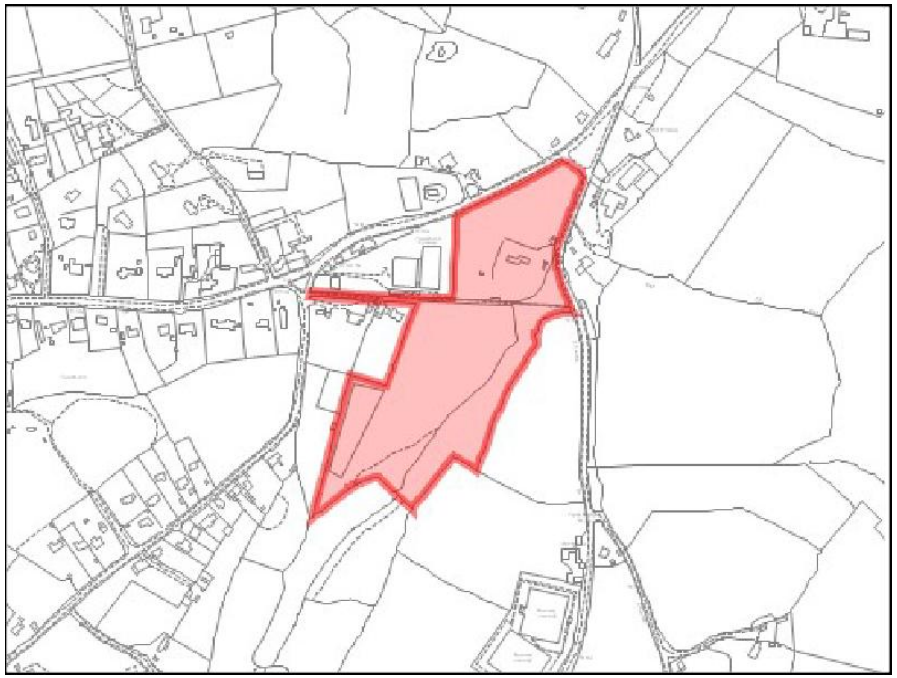
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 191/1840
Site Address: Land to east of Buxted, Pound Green, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 4.40

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

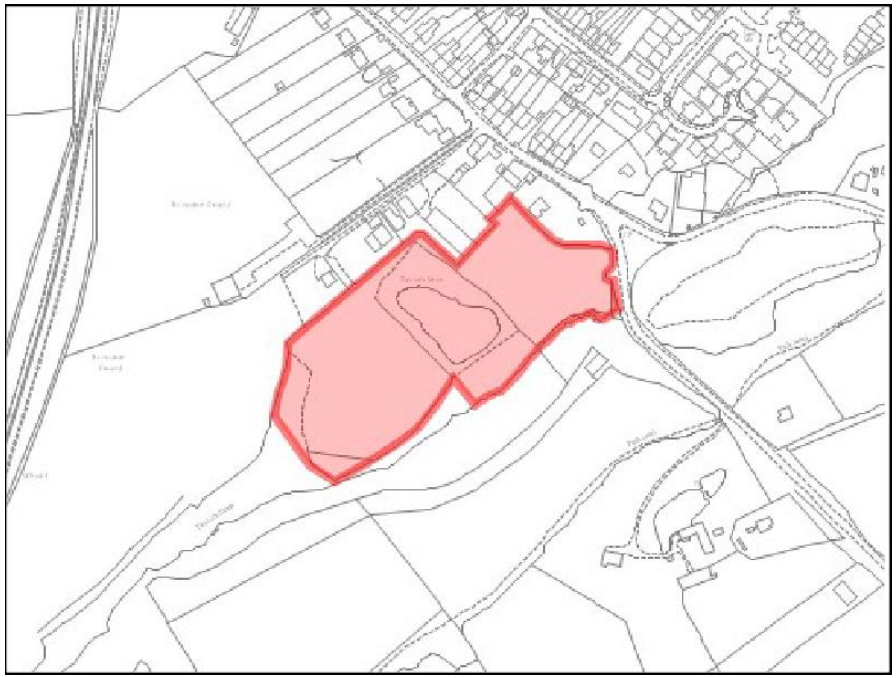
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 234/1840
Site Address: Land at Taylors Shaw, Framfield Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 2.13

The site comprises of agricultural land located to the southwest of Buxted to the west of Framfield Road. A large pond is located within the centre of the site, which restricts the site's net developable area significantly. Ancient woodland bounds the site's southern boundaries, extending slightly into the centre of the site. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development in part due to the thick woodland that includes ancient woodland and priority habitat deciduous woodland (Taylors Shaw) that borders the southwestern part of the site. The site is nonetheless well screened from the wider landscape and grade II* Buxted Park. Any development would need to carefully consider scale, extent and projection of built form. This would be due to site constraints and to consider character and settlement pattern. The 2026 Heritage Impact Assessment considers the development of this site to have a low level of harm to Buxted Park and that approipriate mitigation in the form of the retention of hedgrows and bushes around and within the site will be sufficient. The design and landscaping of any development will need to be appropriate to the historic landscape character. The site as submitted has insufficient visibility along Framfield Road to create a suitable vehicular access and there is no scope to improve this. The site as submitted cannot also achieve a satisfactory pedestrian linkage along Framfield Road, to the services and facilities in Buxted. Consequently, development in the front part of the site is unlikely to be achievable. Alternative access arrangements to the site would require cooperation with neighbouring landowners, the Parish Council, who indicated at Regulation 18 consultation stage that access to neighbouring sites could be achieved via their recreation ground to the north. However, these detailed access arrangements and provision of access to all parts of the site have not been proven at this stage. Additionally, there is an opportunity to access the submitted SHELAA sites adjacent if they were to come forward allowing the development of the back part of the site. This would be necessary to accommodate growth to any part of this site, especially if a larger comprehensive redevelopment option were to come forward in combination with adjacent sites.

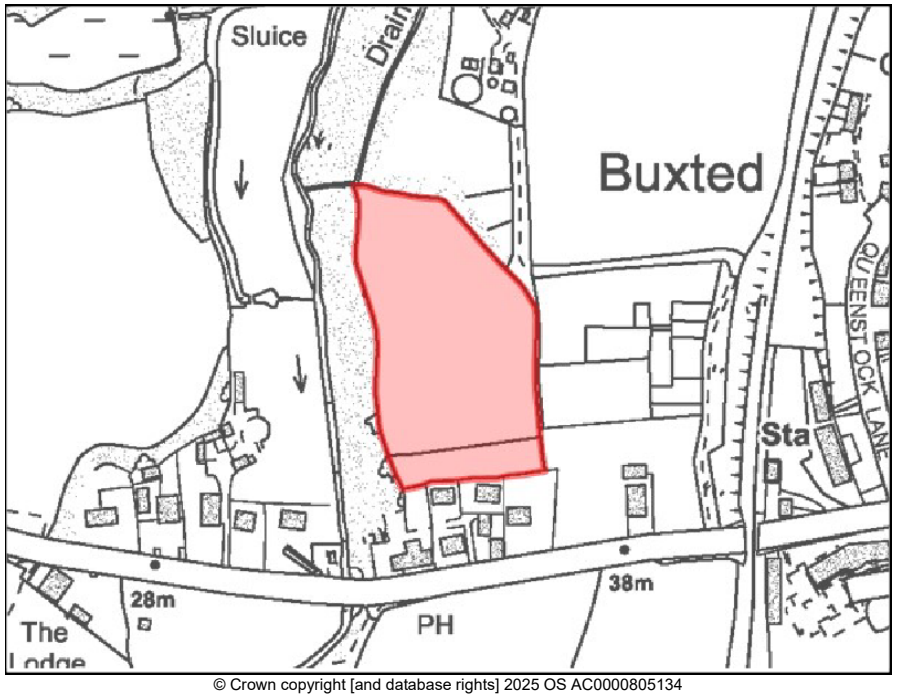
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 253/1840
Site Address: Land to the rear of The White Hart, Station Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 1.57

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

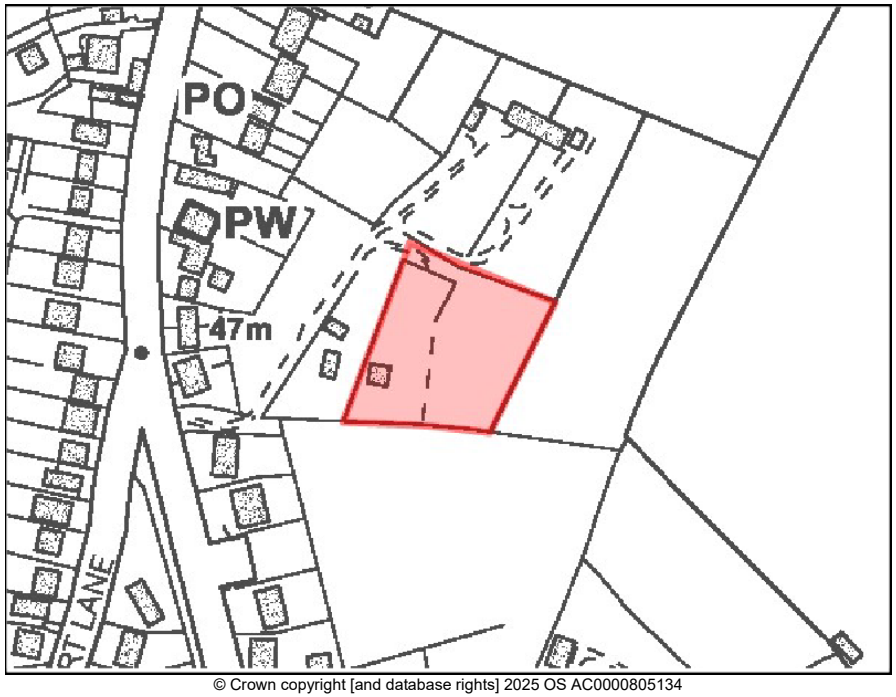
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 635/1990
Site Address: Land at Millcroft, Five Ash Down
Settlement: Five Ash Down
Parish: Buxted
Site Area (ha) Gross: 0.46

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

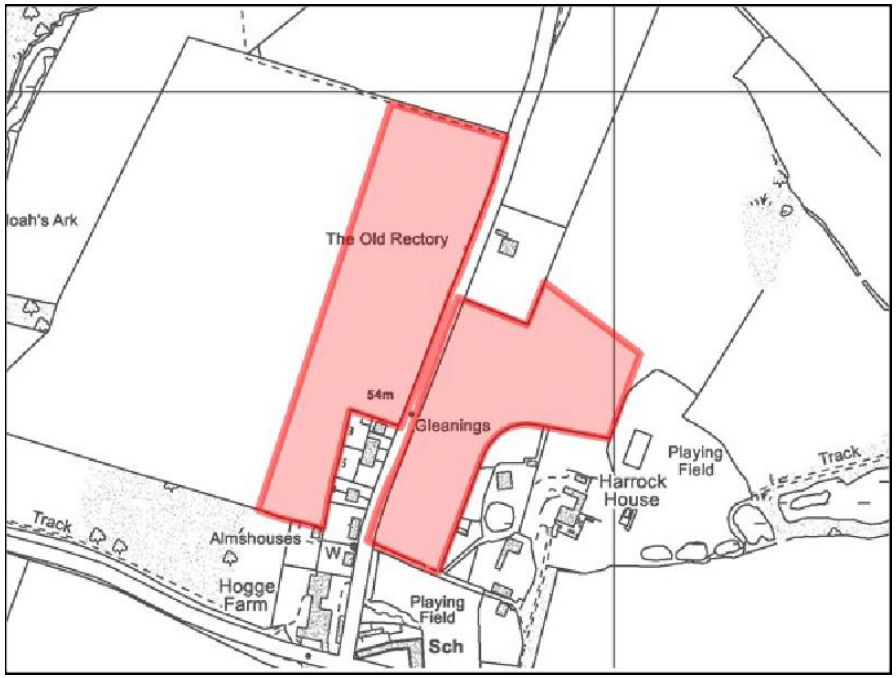
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 721/1840
Site Address: Land at Hurstwood Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 8.02

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

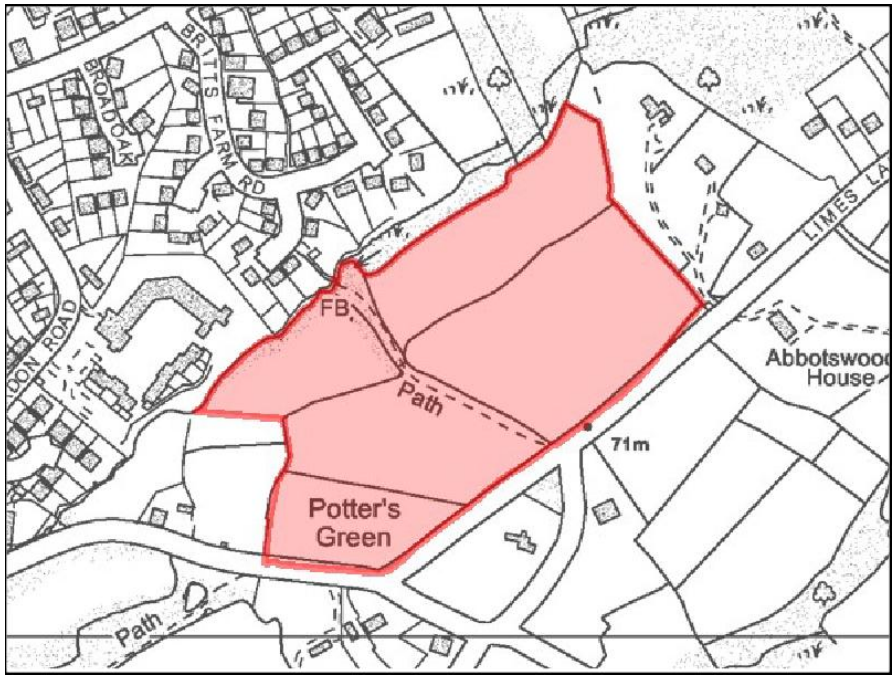
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 730/1840
Site Address: Lane adjoining Limes Lane, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 5.72

The site is comprised of a number of agricultural fields to the north of Limes Line and behind existing residential development on the southern outskirts of Buxted. A public right of way crosses through the centre of the site from north to south. A Grade II listed building (Potters Green House) lies adjacent to the site's southern boundary. The site as submitted would not be able to achieve suitable vehicular access due to the narrow form of Limes Lane in places with limited scope to improve this. A vehicular access cannot be achieved through the existing residential development that lies to the north of the site. The site, as submitted, cannot demonstrate a satisfactory pedestrian linkage along Limes Lane to the services and facilities in Buxted. Housing development would be unsuitable and be out of keeping with the rural character and appearance of the countryside to the south of Buxted. The existing residential development to the north is distinctly separate from the site due to the presence of strong landscape buffering of hedgerows and trees. Ancient woodland bounds the site's northern eastern boundary. A number of trees covered by a group Tree Protection Order (TPO) are present on the site's northern boundary.

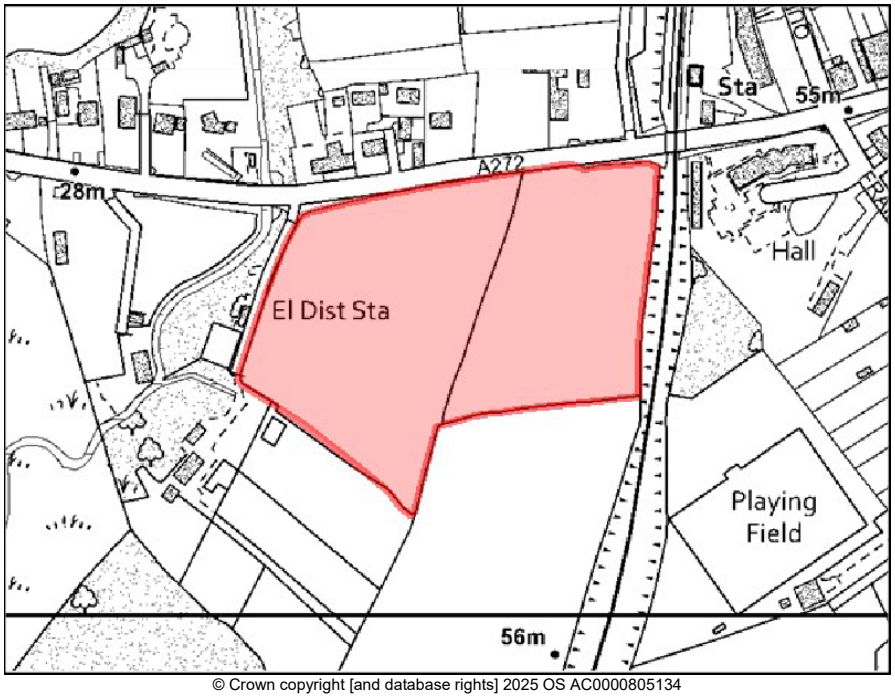
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 744/1840
Site Address: Land at Holly Farm, Station Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 3.45

The site comprises of agricultural fields located to the west of the urban edge of Buxted separated from the settlement by a railway line which currently represents a clear and defining edge to the village of Buxted. The site is however within close proximity to the railway station at Buxted and the services and amenities along the settlement's High Street, as well as education facilities to the west. The site's western boundary relates closely with the River Uck and therefore some flood risk lies in close proximity to the site but does not readily affect the site. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, as it is separated from the settlement edge and retains some sense of rurality and tranquillity, albeit that the site does lie in close proximity to the A272. The site is located opposite a Grade II listed building (the White Hart Inn) and any development of the site's western field would need to take account of its setting and that of Buxted Park, a Grade II* listed park and garden which is located to the southwest of the site. There are heritage sensitivities and the 2026 Heritage Impact Assessment conisders that development has the potential to cause a low to moderate degree of harm to the setting of the adjacent heritage assets. This could be mitigated through the retention and embellishment of planting and focussing development within the eastern field, which is on lower ground and closer to the existing built-up area. Alongside this, mitigation could be found in design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald. Permission has been granted for residential development north of Station Road, which will alter the character of this part of the street scene to the west of the village. Low lying, low density residential development, with an organic layout to reflect the edge of village location would be suitable on site, in view of this changing context. It is considered that the site can provide a vehicular access on the A272, given that the road has good alignment. A footway would be required along the frontage of the site to ensure good connectivity to Buxted Station to the east. It is noted that the site lies within 500m of the Buxted Water Treatment Works and therefore an odour assessment may be required to inform the site layout and/or other odour mitigation. The site is also located within a Biodiversity Opportunity Area.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

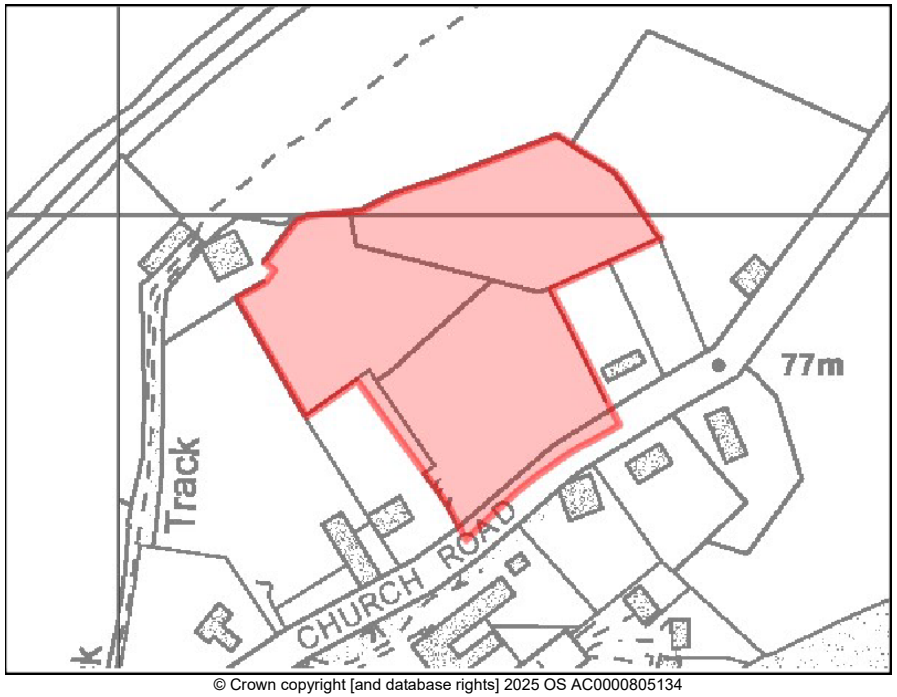
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 35

Total Capacity: 35



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 971/1840
Site Address: Land at Church Lane, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 1.69

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

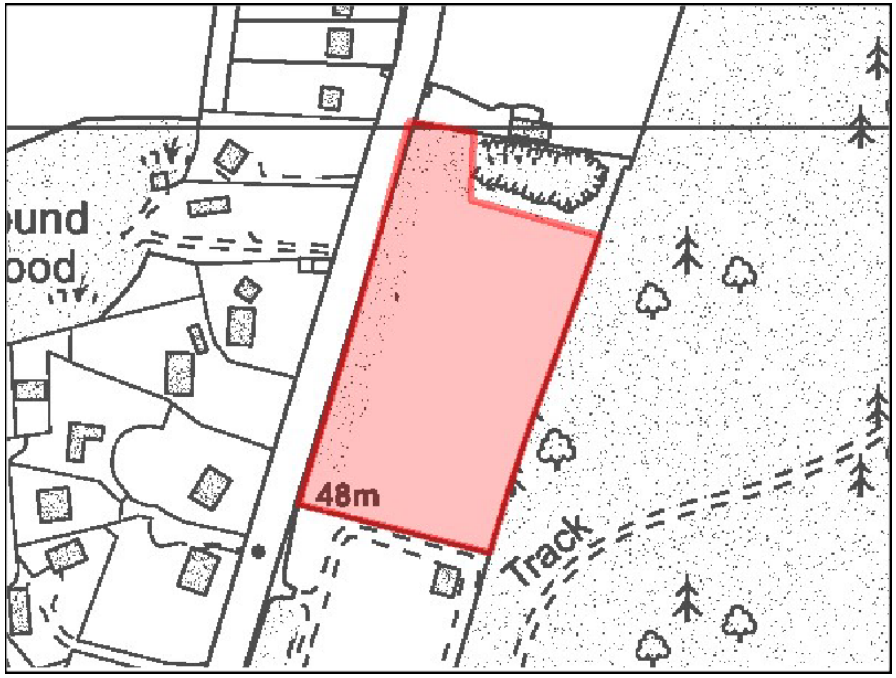
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 975/3225
Site Address: Land opposite Roundwood, Coopers Green Road, Ringles Cross
Settlement: Uckfield
Parish: Buxted
Site Area (ha) Gross: 1.35

The site comprises of a single grass field located to the north of Uckfield and to the east of Ringles Cross. The site is well screened in the surrounding landscape, but any development would require the provision of substantial landscape buffers to protect and reinforce the landscape structure of the site, particularly on the roadside. The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity to residential development due to its flat topography and semi enclosed nature, as well as proximity to linear residential development on the other side of the road. A new vehicular/pedestrian access would be needed from the site. A footway should be provided on this side of Coopers Green Road, if this site in combination with other sites to the north come forward. The Grade II* listed Buxted Park and Garden is located adjacent to the site to the east. As open undeveloped land, the site contributes to the setting of Buxted Park and Garden as the park would have originally sat within a rural landscape. Development on the site could lead to the erosion of the parks rural setting and may harm views from it due to it sitting immediately adjacent to the site. However, it should be noted that the setting of this part of Buxted Park and Garden has already been eroded throughout the twentieth century as a result of residential development on the west side of Coopers Green Road. In addition, the density of vegetation within the registered park and garden means that there are unlikely to be direct visual impacts upon any individually-designated assets within the parkland. Notwithstanding the above, its setting would need to be considered. The design and layout of any scheme would need to reflect its sensitive location. Woodland within the site would need to be retained and a suitable buffer created between any future development and the area of ancient woodland to the east. The harm caused by the erosion of the agricultural setting of Buxted Park could be reduced through the retention of hedgerows and bushes on the site's northern, eastern and southern borders. Keeping housing height at a maximum of two storeys could help mitigate the potential harm on Buxted Park, as it would preserve agricultural views from the eastern edge. The Heritage Impact Assessment (2026) concludes that there are very minor heritage sensitivities with this site and development has the potential to cause a low degree of harm to the setting of Buxted Park, which can be addressed through mitigation. The site is located within the Uckfield WTW catchment, which presently has headroom for growth but will need to increase capacity towards the end of the plan period if all of the planned growth is realised.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	Yes	No

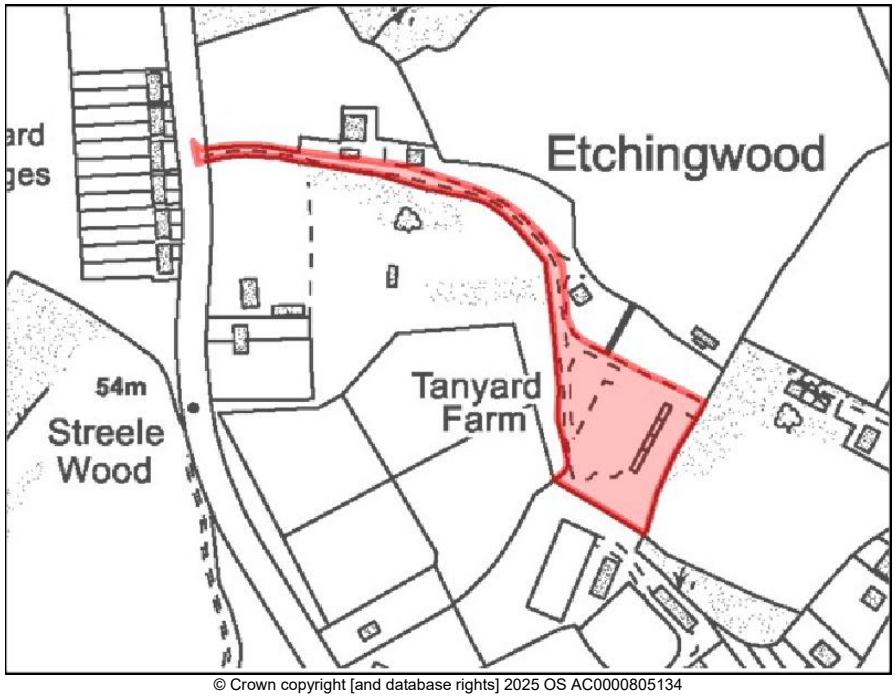
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 15	Year 11+:

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 978/1840
Site Address: Land adjacent to Tanyard's Farmhouse, Framfield Road, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 0.67

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1103/1840
Site Address: Hildenvale, Redbrook Lane, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 1.05

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

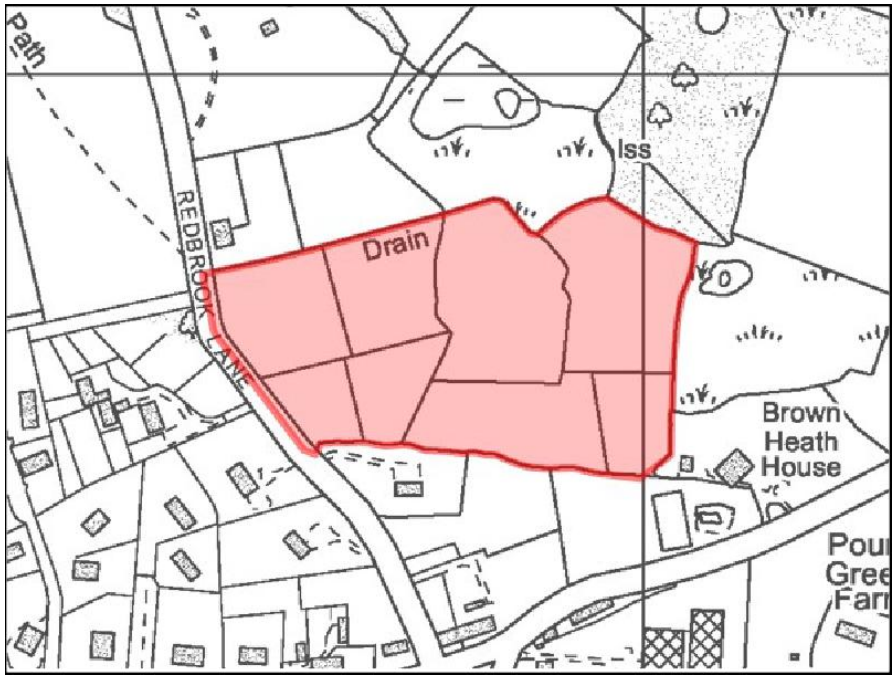
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1104/1840
Site Address: Land on the east side of Redbrook Lane, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 3.74

The site compromises of multiple equestrian fields to the east of Buxted and Redbrook Lane. The western boundary is considerably higher than the rest of the site as it drops away significantly eastwards into a valley. This has also resulted in this portion of the site having long views to the north and part of the site being prominent within the landscape due to its topography, where development would have a detrimental impact upon the character and appearance of the area. This issue was at the heart of a dismissed appeal considering the provision of three dwellings on the neighbouring site to the south (SHELAA Ref 11154/1840). In additional, the 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development due to its prominence within the wider landscape and its complex topography. Creating a safe access to the site both for vehicles and pedestrians would not be possible, given the narrow nature of Redbrook Lane that is effectively a public right of way with limited vehicle movements at this juncture, with no opportunities to widen due to the need for third party land. The lane is accessed via the A272, but this is also a substandard junction. The site is located on the eastern fringe of Buxted, where there would not be the opportunity to improve the connectivity between the village centre and the site. These factors contribute to the site's unsuitability for development.

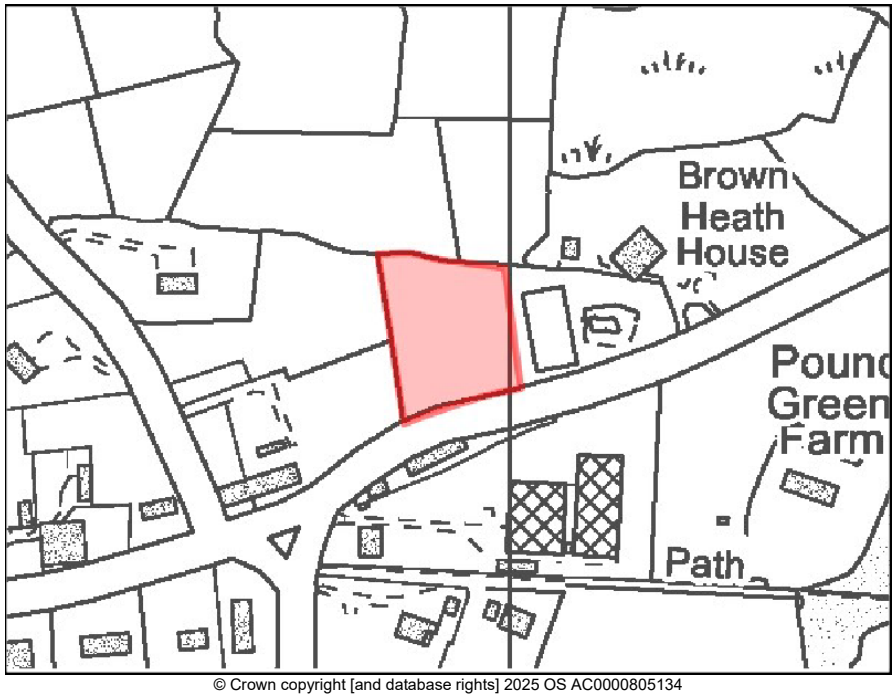
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1154/1840
Site Address: Land north of A272, adjacent to Brown Heath House, Pound Green, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 0.33

This site is located to the north of the A272 at the eastern fringe of Buxted and is situated in a semi-rural location. The site is unused and consists of overgrown woodland and shrubbery with large residential dwellings in significant plots located both sides of it and the open countryside to the north. The site is distinctly separate from the existing built form of the settlement by agricultural land and Redbrook Lane, forming part of the rural setting to the village. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, with the site's strong network of hedgerows and trees, alongside dense roadside vegetation that indicates higher sensitivity. The site is well screened by the dense woodland and shrubbery; however, this would make it difficult to provide a suitable vehicular access to the site without affecyting the mature tree row. The visibility for any potential access for the site is also poor, particularly given the junction configuration at Limes Cross/A272 just to the west of the site. The site is located on the eastern fringe of Buxted, where the opportunity to improve the connectivity between the village centre and the site is limited. The site was refused planning permission for the provision of three dwellings. The decision was upheld at appeal due to the likely harm to the character and appearance of the area.

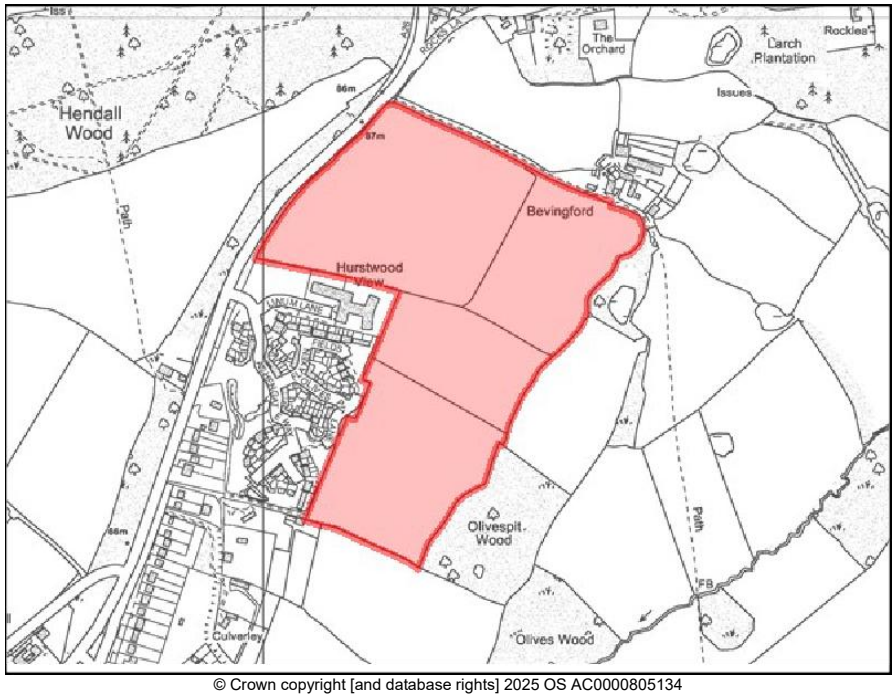
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1199/1990
Site Address: Land east of Five Ash Down Road, Five Ash Down
Settlement: Five Ash Down
Parish: Buxted
Site Area (ha) Gross: 17.36

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1247/1840
Site Address: Land at Limes Lane, Buxted
Settlement: Buxted
Parish: Buxted
Site Area (ha) Gross: 1.44

The site is comprised of an open field to the immediate west of Limes Lane and behind existing residential development on the southern side of Buxted High Street (A272). The site is located immediately adjacent to Buxted which includes multiple services and facilities to meet some of the day-to-day needs of the residents. The village has good access to higher order services via its mainline train station. The site as submitted includes access directly from the High Street, which requires consideration on width and visibility, but would provide pedestrian connectivity to services and facilities, and onward travel options. Alternative access could also be explored from Limes Lane subject to support from the Highway Authority. The 2026 Landscape Sensitivity Assessment considers the site to have moderate sensitivity to small scale development. Development of the site should be set back from the northern boundary where the higher landform increases intervisibility with the High Weald National Landscape to the east, retain, protect and enhance all boundary vegetation and consider the relationship with the existing settlements edges along Limes Lane and the A272, although overall the site is reasonably well integrated into the built form of the settlement. Constraints and the road layout surrounding naturally contain development and the site could form a small eastern extension to the village.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

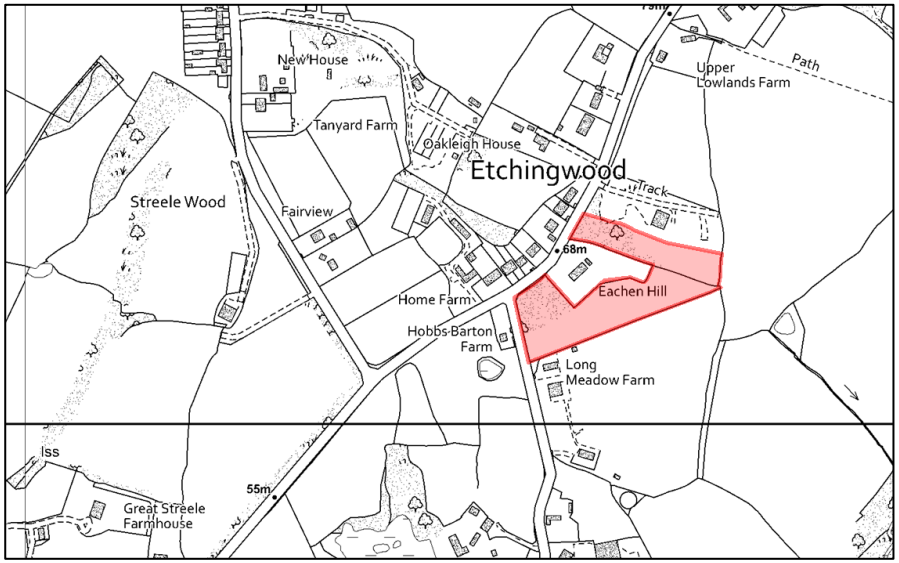
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 0	**Year 6-10:** 25	Year 11+:

Total Capacity: 25



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1253/1840
Site Address: Land adjoining Eachen Hill, Pound Green Lane, Buxted, East Sussex
Settlement: -
Parish: Buxted
Site Area (ha) Gross: 1.46

The site comprises of a vacant piece of land located to the east of Uckfield on a rural road between Buxted and Framfield, outside of any settlement, in an isolated location, set away from any services and facilities, and inaccessible by public transport and sustainable active travel options. Furthermore, the rural location results in any development being out of character of the scale and site extant as submitted. The site is located within the River Uck and its Headwaters BOA and within the 7km zone from the Ashdown Forest which would require a habitat assessment and associated mitigations.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Chalvington and Ripe

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
173/3230	Land between Pepperham and Roslings, Mark Cross Lane, Ripe	Ripe	Not deliverable or developable
345/3230	Follengers Field, Church Lane, Ripe	Ripe	Not deliverable or developable
823/3230	Land at Roseneath Farm, Mill Lane, Ripe	Ripe	Not deliverable or developable
850/3230	Land at Mill Lane and Firle Lane, Ripe	Ripe	Absolute constraint (Flood Risk)
1085/3230	Deanland Wood Park, Deanland Road, Ripe	-	Not deliverable or developable
1185/3230	Church Farm, Church Lane, Ripe	Ripe	Not deliverable or developable
1186/3230	Land east of Church Farm, Church Lane, Ripe	Ripe	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

NONE

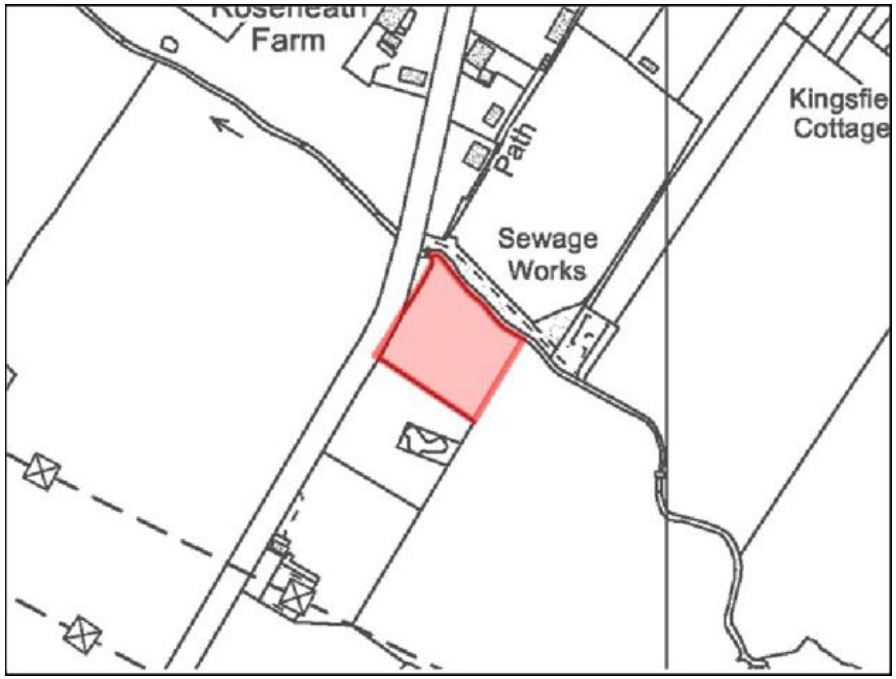
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
850/3230	Land at Mill Lane and Firle Lane, Ripe	Ripe	The site is almost wholly within Flood Risk Zones 2 and 3, which precludes residential development in this location.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 850/3230
Site Address: Land at Mill Lane and Firle Lane, Ripe
Settlement: Ripe
Parish: Chalvington and Ripe
Site Area (ha) Gross: 0.45

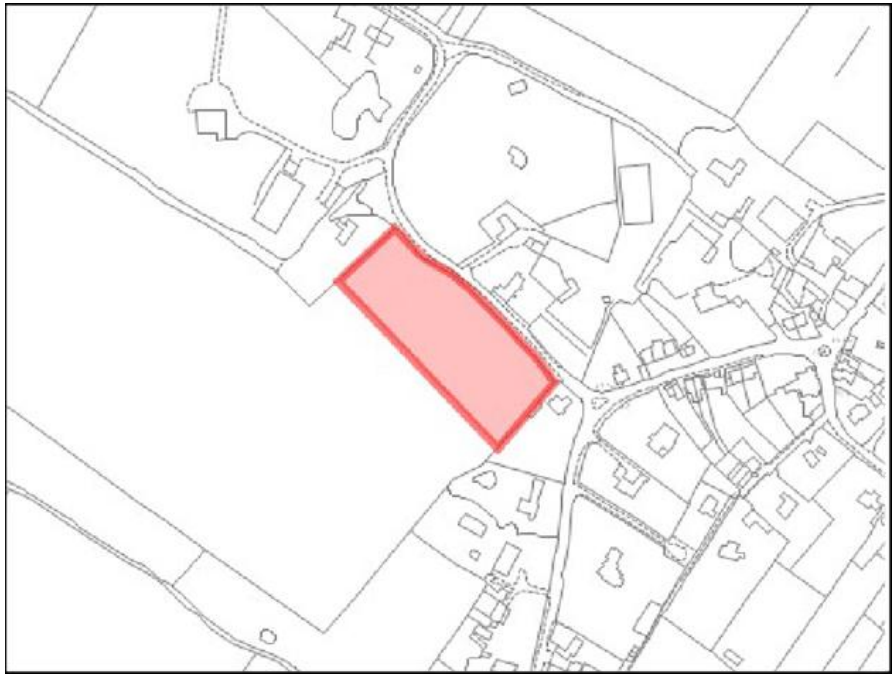
The site is comprised of a small grass field located to the south of the settlement of Ripe. A public right of way crosses east to west through the centre of the site. The site is adjacent to the Ripe Conservation Area and housing development would be out of keeping with the character and appearance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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 173/3230
Site Address: Land between Pepperham and Roslings, Mark Cross Lane, Ripe
Settlement: Ripe
Parish: Chalvington and Ripe
Site Area (ha) Gross: 0.78

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

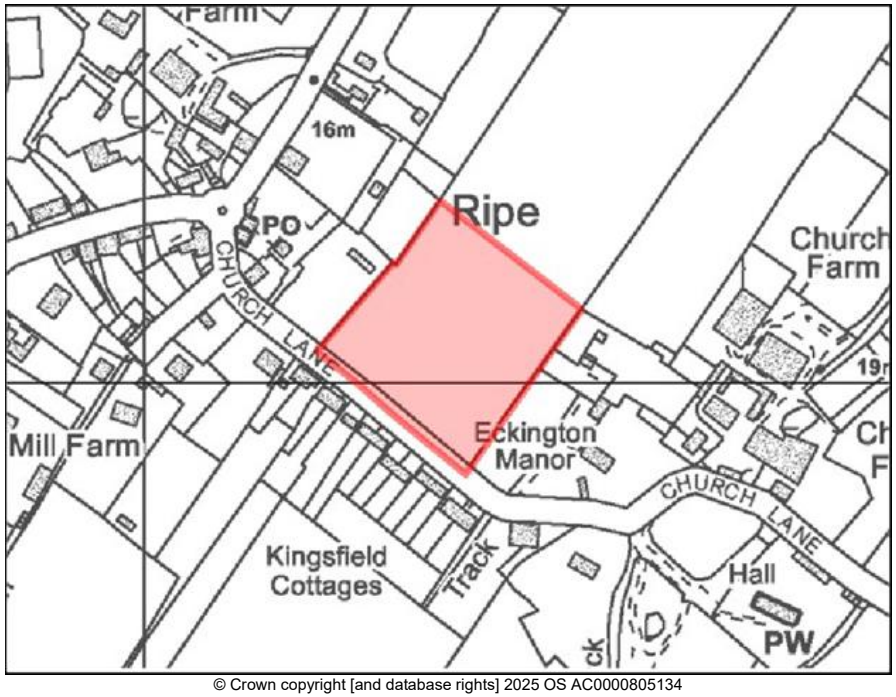
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 345/3230
Site Address: Follengers Field, Church Lane, Ripe
Settlement: Ripe
Parish: Chalvington and Ripe
Site Area (ha) Gross: 1.35

The site comprises part of an agricultural field located to the north of Church Lane. A public right of way runs north to south through the site's western edge. The whole site would not be suitable for housing development, as it would be out of scale and character with the village. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development as it forms part of the rural setting of Ripe and there are areas of medieval co-axil field pattern remaining that increases sensitivity. The site lies within the Ripe Conservation Area and any development would need to be carefully designed to mitigate the impact of development on the setting of the Grade II listed Eckington Manor, which is located to the east. It is noted that Church Lane is narrow and can only accommodate one-way flow traffic, with passing points. However, a new vehicular access should be possible, although improvements to pedestrian access along Church Lane are also needed. Ripe is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

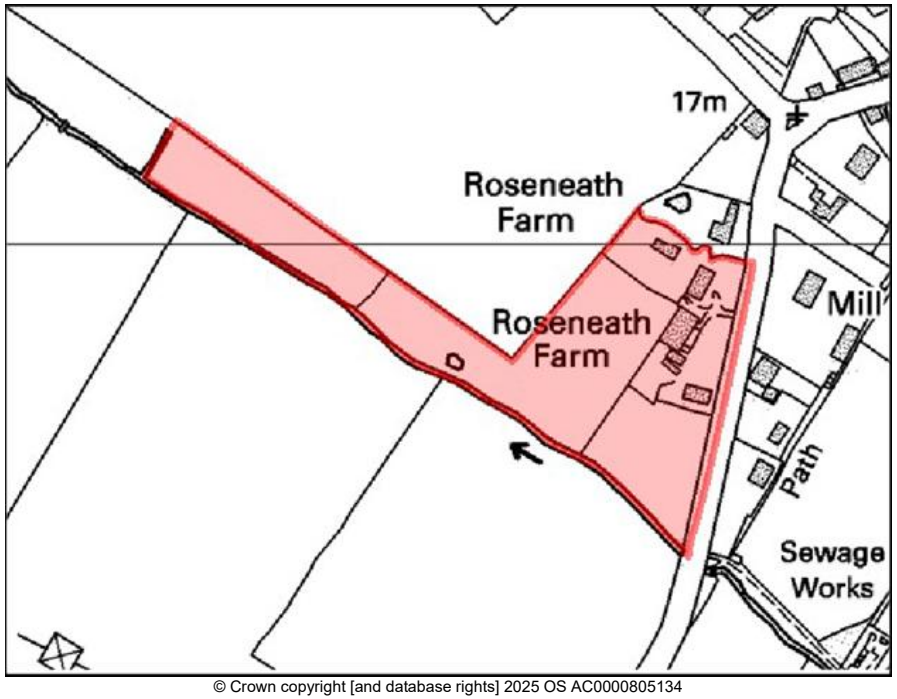
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 823/3230
Site Address: Land at Roseneath Farm, Mill Lane, Ripe
Settlement: Ripe
Parish: Chalvington and Ripe
Site Area (ha) Gross: 2.62

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

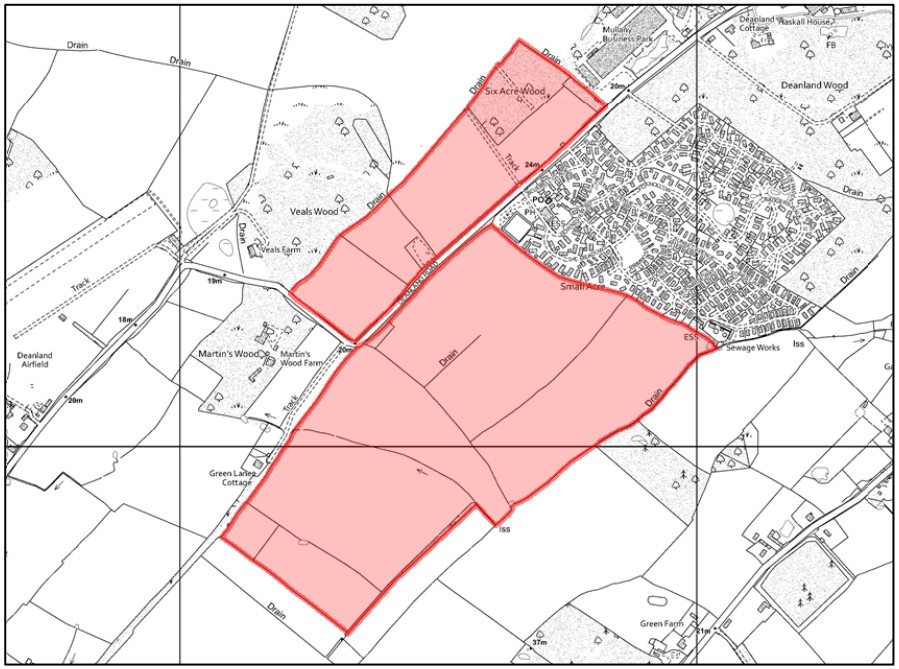
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1085/3230
Site Address: Deanland Wood Park, Deanland Road, Ripe
Settlement: -
Parish: Chalvington and Ripe
Site Area (ha) Gross: 8.25

Note: part of the site with planning permission. The northern part of the large parcel of the site was granted permission for the provision of 26 caravans which is under construction. The site gained full planning permission for the development of 105 permanent residential caravans (under Use Class C3) under planning reference WD/2020/0361/MAJ which has not been implemented and has now expired. The site is relatively unconstrained with some minor surface water flood risk flowpath in the southern part and to the north. The site is within a rural location, is detached from the nearest settlement of Ripe. . The size and scale of the development proposed would alter the character of the Low Weald Landscape, which forms part of the setting of Ripe. The development will also generate significant car trips, which will increase air and noise pollution. The development could also impact the setting of Freshfield, a Grade II* listed building. Even noting the provision of specialist housing type, the site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of achieving sustainable development under the NPPF and further development is considered unsuitable on that basis. .

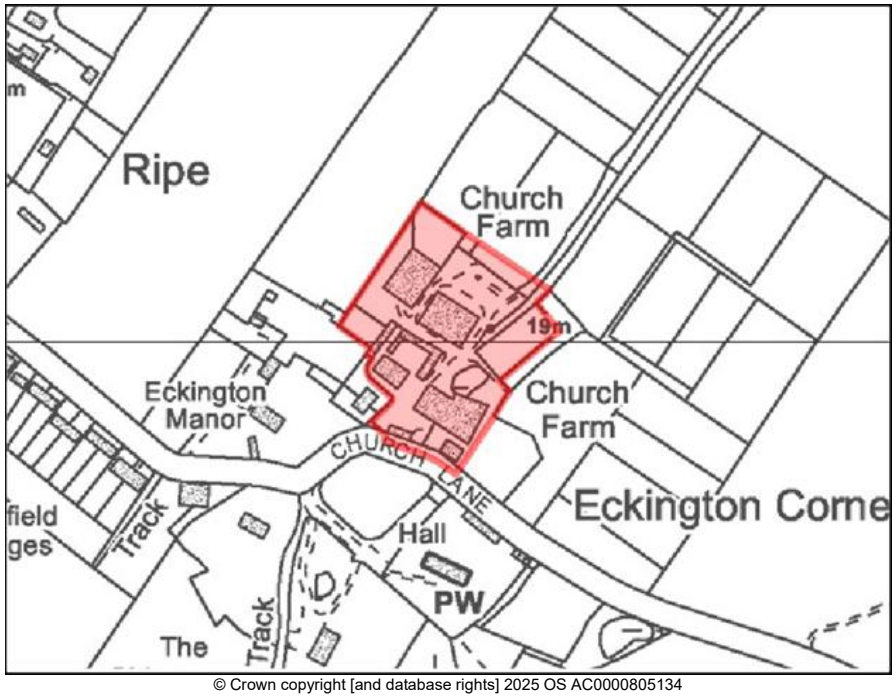
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1185/3230
Site Address: Church Farm, Church Lane, Ripe
Settlement: Ripe
Parish: Chalvington and Ripe
Site Area (ha) Gross: 1.22

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

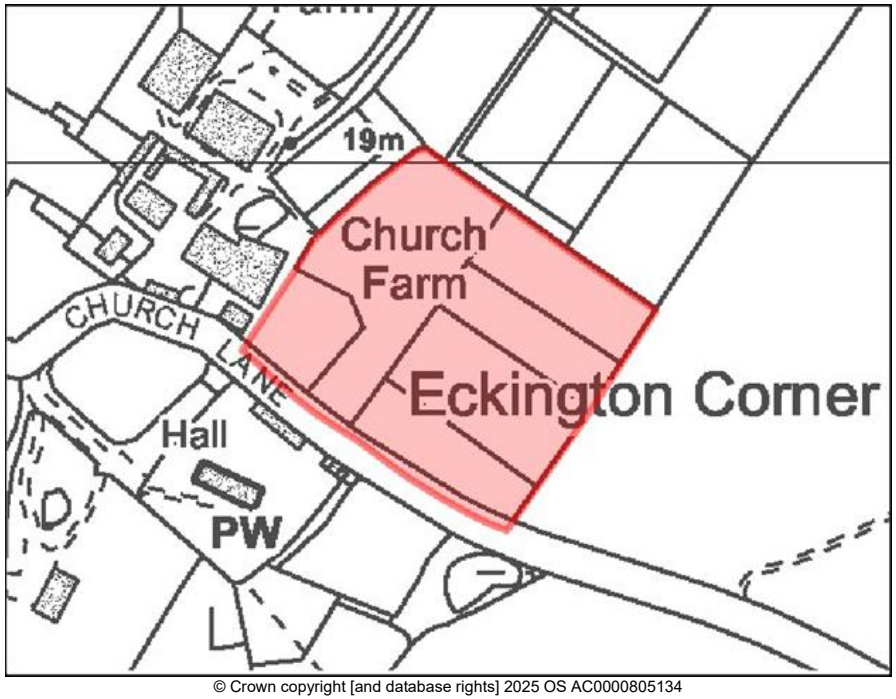
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1186/3230
Site Address: Land east of Church Farm, Church Lane, Ripe
Settlement: Ripe
Parish: Chalvington and Ripe
Site Area (ha) Gross: 1.61

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Chiddingly

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
094/1630	Land adjoining Prices Farm, Swansbrook Lane, Gun Hill	Gun Hill	Not deliverable or developable
108/3090	Land adjoining The Old Mill Caravan Park, Chalvington Road, Lower Dicker	Lower Dicker	Too small for assessment
153/1630	Land to the rear of Lilac Cottage, Whitesmith Lane, Whitesmith	Whitesmith	Not deliverable or developable
220/3090	The Crofters and The Old Depot, Golden Cross, Lower Dicker	Lower Dicker	Not deliverable or developable
229/1880	Land at Honeywick Lane, Chiddingly	Chiddingly	Not deliverable or developable
718/1950	Broomfield Farm Caravan Park, Stalkers Lane, East Hoathly	-	Not deliverable or developable
760/3090	Land adjacent to Carewell House, Chalvington Road, Lower Dicker	Lower Dicker	Not deliverable or developable
802/3090	Land to the rear of Terra, The Dicker, Lower Dicker	Lower Dicker	Not deliverable or developable
880/3090	Marigolds Farm, Nash Street, Lower Dicker	Lower Dicker	Not deliverable or developable
888/3090	Land at Marigolds Farm, Nash Street, Lower Dicker	Lower Dicker	Not deliverable or developable
921/1630	Land to the south of the Woodland Centre, A22, Whitesmith	-	Not deliverable or developable
922/1630	Willetts Farm, Muddles Green, Chiddingly	Muddles Green	Not deliverable or developable
943/3030	Land at Sanctuary Farm, Chiddingly Road, Horam	Horam	Not deliverable or developable
953/1880	Land at Latchetts Caravan and Camp Site, Highlands Road, Chiddingly	Chiddingly	Not deliverable or developable
1084/1880	Land at Green Farm, Muddles Green, Chiddingly	Chiddingly	Not deliverable or developable
1112/3090	Tudor Cottage, Holmes Hill, Lower Dicker	Lower Dicker	Not deliverable or developable
1135/3090	Holmes Hill Business Estate, Holmes Hill, Lower Dicker	Lower Dicker	Not deliverable or developable
1136/3090	Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker	Lower Dicker	Not deliverable or developable
1137/3090	Land at Nash Street Farm, A22, Lower Dicker	Lower Dicker	Not deliverable or developable
1188/1630	Land at Pinewood, Vert Lane, Whitesmith	Whitesmith	Not deliverable or developable
1246/3090	Land to the South Side of the Dicker, Golden Cross, Hailsham	Lower Dicker	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

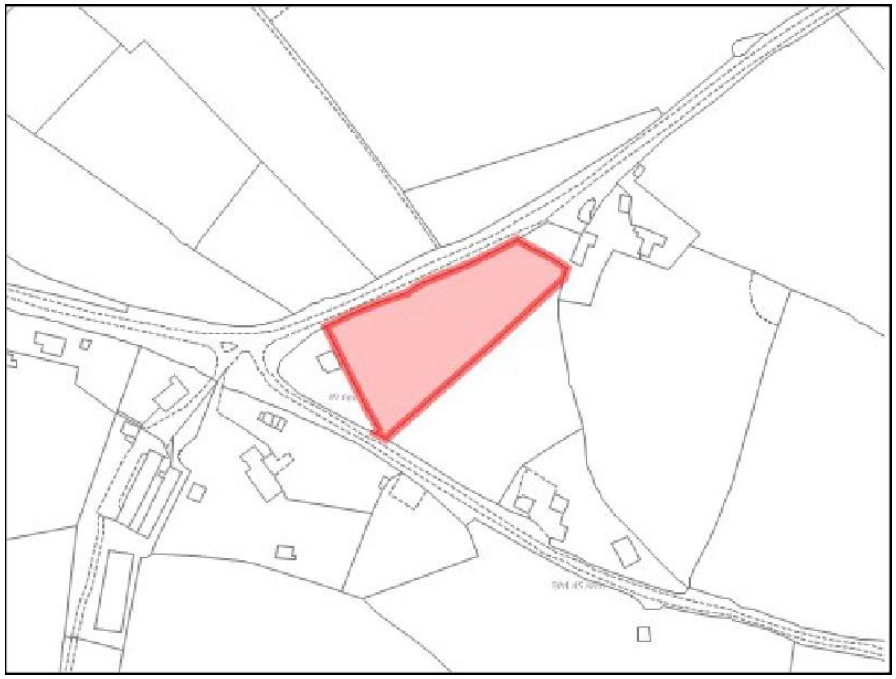
Site reference	Address	Settlement	Site size (ha)	Reason
108/3090	Land adjoining The Old Mill Caravan Park, Chalvington Road, Lower Dicker	Lower Dicker	0.1	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

NONE



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 094/1630
Site Address: Land adjoining Prices Farm, Swansbrook Lane, Gun Hill
Settlement: Gun Hill
Parish: Chiddingly
Site Area (ha) Gross: 0.46

The site comprises of a single field to the south of Swansbrook Lane to the east of Gun Hill. A public right of way crosses north to south through the centre of the site. This site is situated in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from any nearby settlements. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, in part due to mature-in field trees, historic field pattern and its rural backdrop. Therefore, housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. There are also significant highway access limitations, which restrict the development potential of the site and a Grade II listed dwelling, Prices Farmhouse is located to the east of the site and therefore housing development could have a detrimental impact on its setting. The site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under the NPPF. The site is therefore considered unsuitable.

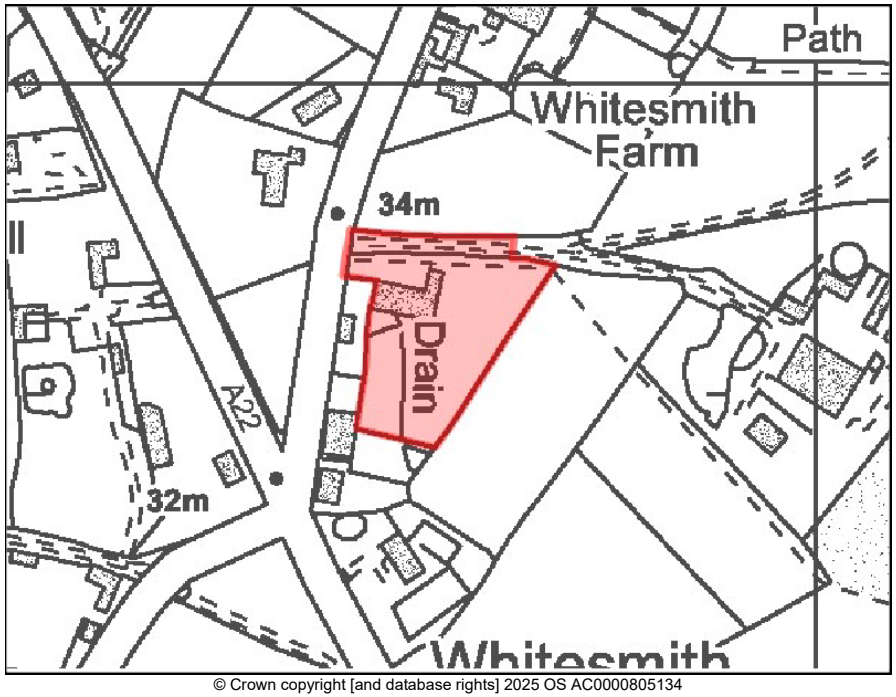
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 153/1630
Site Address: Land to the rear of Lilac Cottage, Whitesmith Lane, Whitesmith
Settlement: Whitesmith
Parish: Chiddingly
Site Area (ha) Gross: 0.53

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

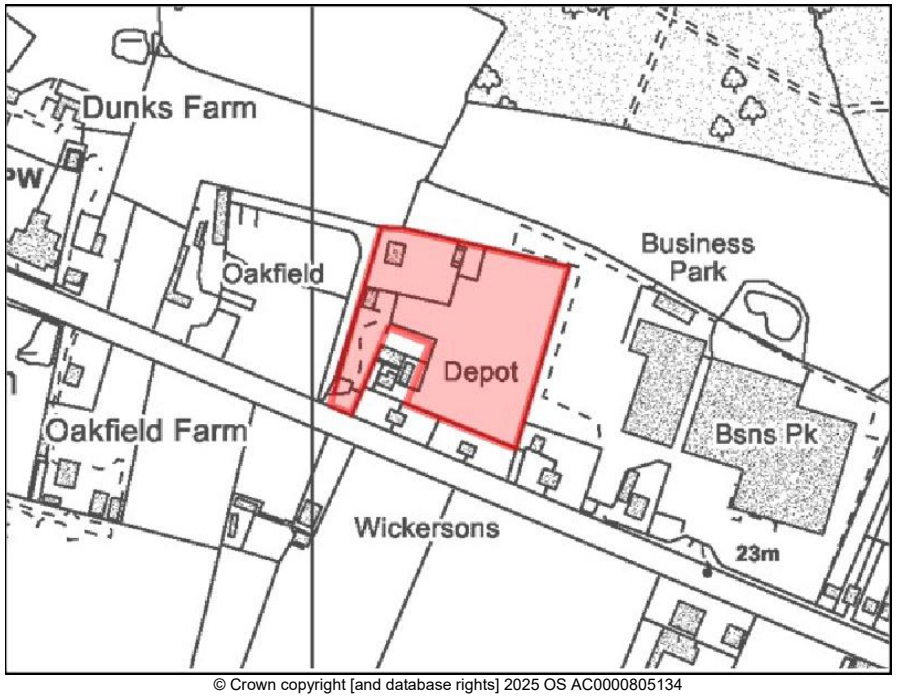
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 220/3090
Site Address: The Crofters and The Old Depot, Golden Cross, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 1.15

The site comprises of a house, garden and field located adjacent to the A22, approximately 330 metres from Golden Cross. Although the site is part previously developed, and is flanked by residential and employment land, it is situated in a rural location and is remote from public transport, local facilities and services. Development of the site is considered unsuitable as it would be out of keeping with the general rural character and appearance of the locality. The Landscape Sensitivity Assessment 2023 states that the site is of moderate sensitivity to development but confirms that the site is located near existing modern agricultural or commercial development, which influences the sense of rural tranquillity and decreases sensitivity. The southeastern and southwestern parts of the site are at risk of surface water flooding, this includes the corner where the access point is located., This would preclude safe access to the site at all times. Given the above, it is considered that this site is considered unsuitable for both residential and employment development.

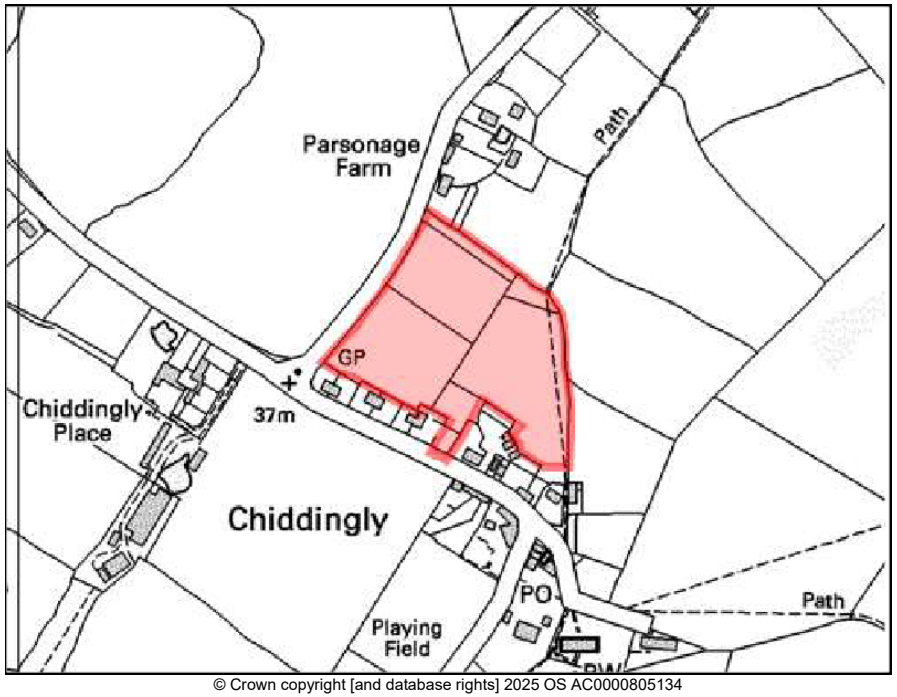
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 229/1880
Site Address: Land at Honeywick Lane, Chiddingly
Settlement: Chiddingly
Parish: Chiddingly
Site Area (ha) Gross: 2.42

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

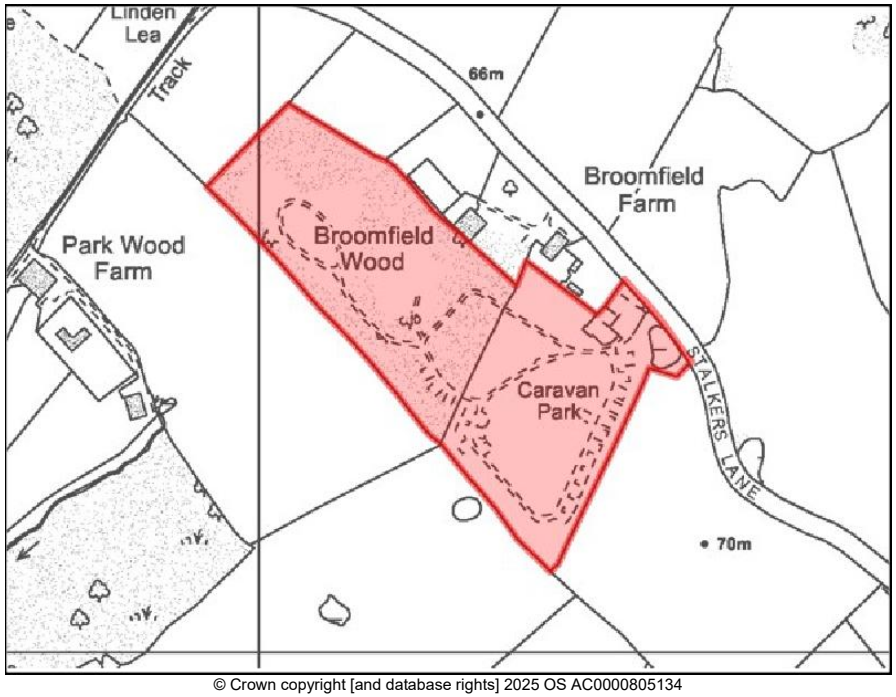
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 718/1950
Site Address: Broomfield Farm Caravan Park, Stalkers Lane, East Hoathly
Settlement: -
Parish: Chiddingly
Site Area (ha) Gross: 5.25

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

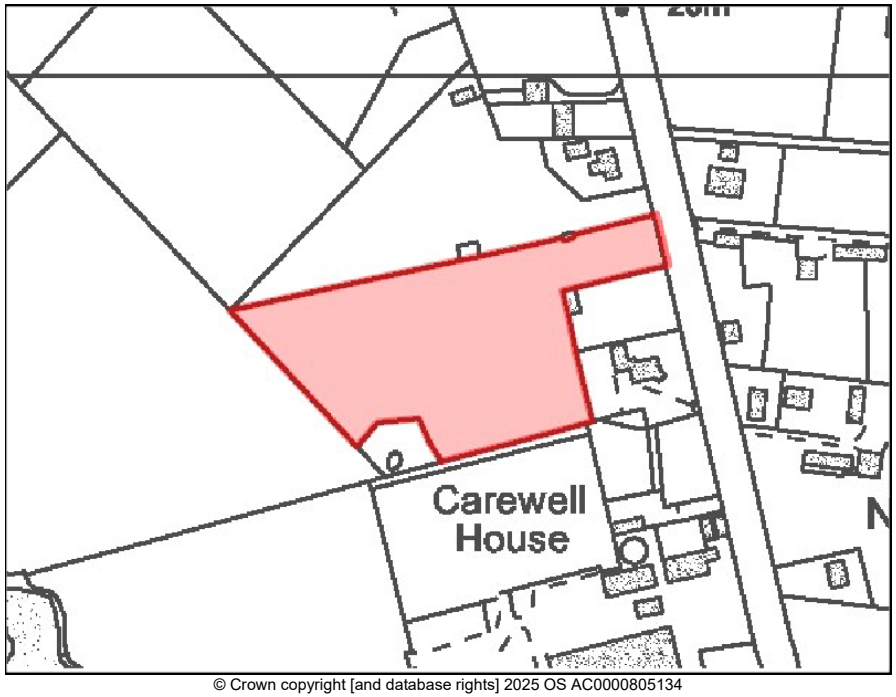
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 760/3090
Site Address: Land adjacent to Carewell House, Chalvington Road, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 1.02

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

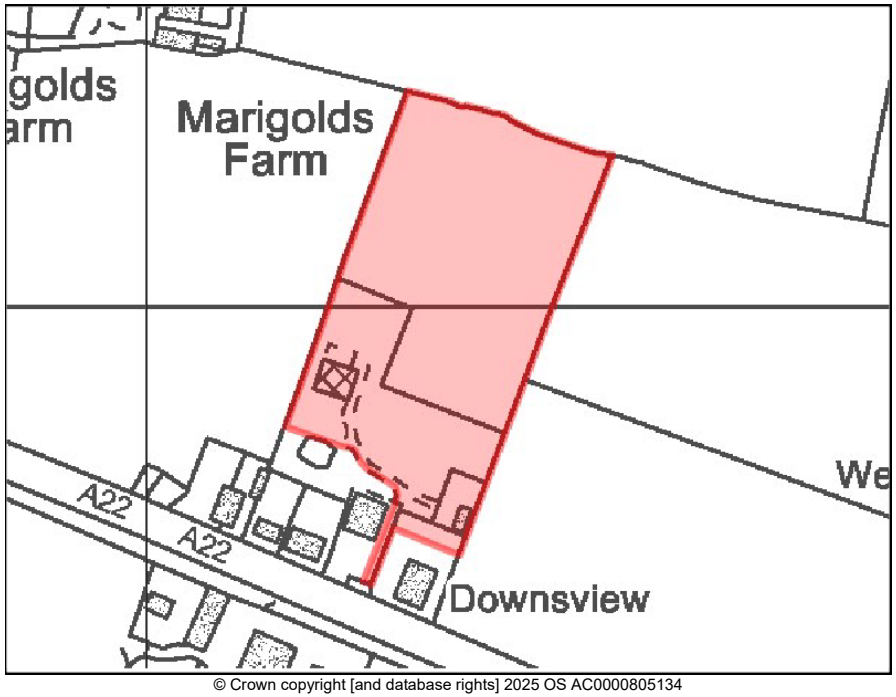
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 802/3090
Site Address: Land to the rear of Terra, The Dicker, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 1.54

The site comprises of private amenity land, greenhouses and an outbuilding to the north of the A22 near to Lower Dicker. The site is detached from any identified settlement and is therefore isolated from local facilities and amenities. The site is located behind existing residential development that fronts onto the A22, which is dominated by business uses in this location, including the Hackhurst Lane Industrial Estate that lies 500 metres to the east. In isolation, the development of this site for residential would not be suitable. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity and safety of multiple access points. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to development due to existing commercial development along the A22 that limits tranquillity and decreases landscape sensitivity. This site is located along a relatively exposed part of the settlement edge without a clearly defined boundary or edge, decreasing sensitivity. However, the depth of the site and projection of the built from would extend development into the countryside to the north and would be out of character with the immediate locality and neighbouring form, scale and site coverage of adjacent development. The site is also affected by surface water flooding which includes the southwest corner of the site and extends along the southern boundary to the access point. This would preclude safe access to the site at all times. Given this, the site is not suitable for development.

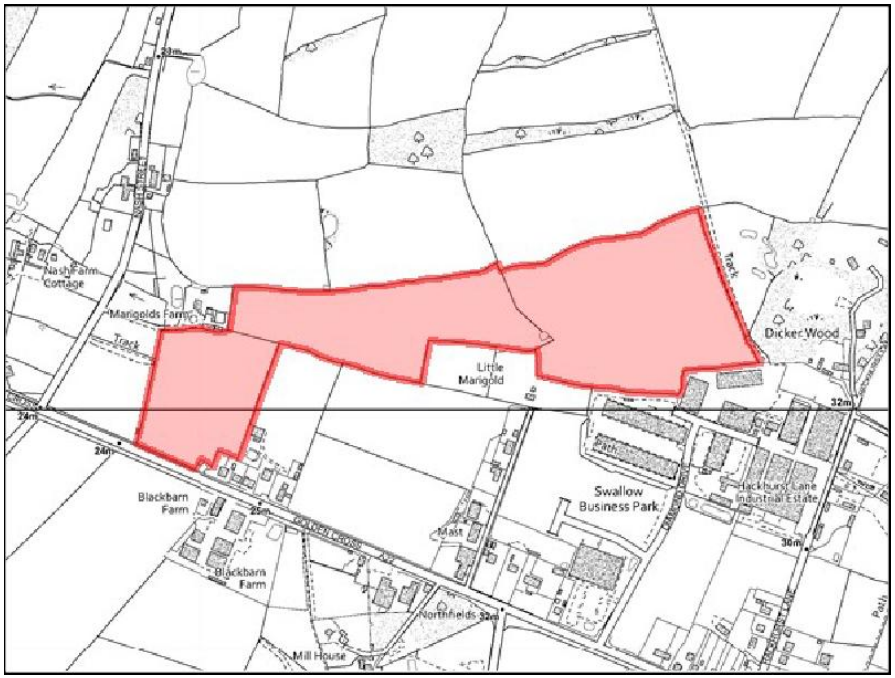
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 880/3090
Site Address: Marigolds Farm, Nash Street, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 12.69

The site comprises of three agricultural fields to the north of the A22 at Lower Dicker. The site is accessed off the A22, via Nash Street but extends to the north behind undeveloped fields. The site is close but not contiguous to a number of industrial estates along the A22, including Hackhurst Lane Industrial Estate. The site is detached from any identified settlement and therefore isolated from local facilities and amenities. In isolation, the development of this site for employment or residential uses would not be suitable. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity and safety of multiple access points. The 2023 Landscape Sensitivity Assessment states that this site has a low to moderate sensitivity to development. Development of this site at the frontage of the A22 should have a limited impact on the wider landscape. However, the remainder of the site to the north is made up of small-scale fields with a historic field pattern derived from assarts, as well as being located in open countryside and is unlikely to be suitable for employment development given the impact on the rural character of the countryside. The retention of this land would contribute to the existing green infrastructure network and mitigate the impact of any potential development at the frontage of the A22 within the surrounding landscape. A dwelling, Robin Mead, is Grade II listed and is located to the northwest of the site; therefore, employment development would need to consider the setting of this listed building. The Heritage Impact Assessment 2026 considers that as rural agricultural land, the site makes a minor contribution to the wider setting of Robin Mead, as the asset would have historically sat within a rural setting. Similalry, as rural agricultural land, the site makes a positive contribution to the setting of Brook House and Pekes House and walled garden, as the assets would have historically sat within a rural setting, although there is considerable distance between the site and these assets, which means this contribution is minor. Development on the site could continue the erosion of the asset's rural agricultural setting and may harm views from Robin Mead. However, the introduction and retention of a border of trees along the site's northern and western edges could help retain the rural and agricultural feel of the assets within their historic environment. A public right of way runs along the sites western boundary and also crosses east to west through the centre of the site, before travelling northwards through the most eastern field. The fields on site are separated by mature hedgerows, which should be retained where possible as part of any development. Alongside SHELAA site 1137/3090, the southwestern portion of this site was subject to an outline planning application for the construction of business units for Use Class E or Use Class B8 under planning reference WD/2019/0306/MAO, but this was formally disposed of in 2024.

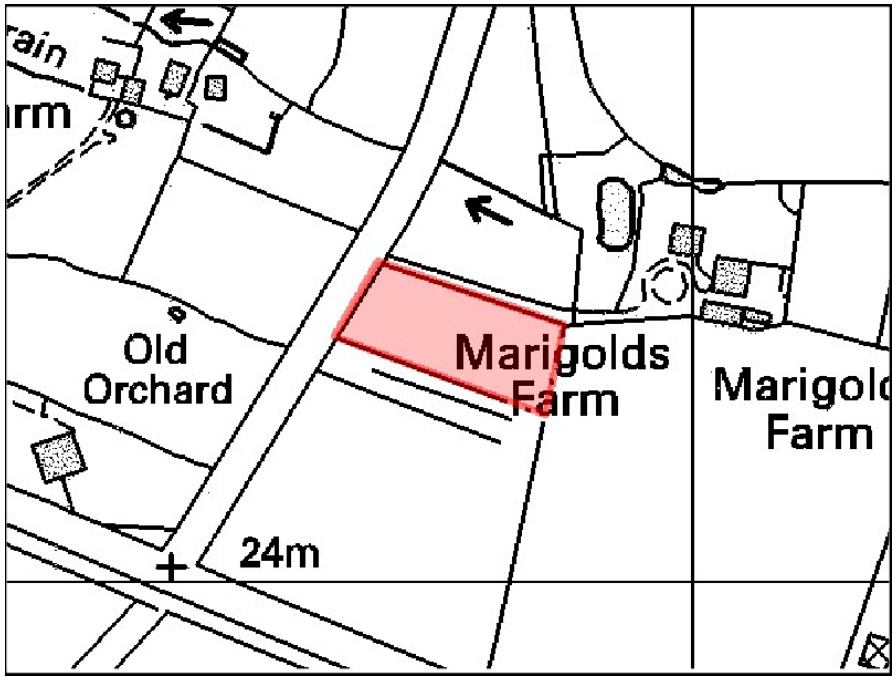
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 888/3090
Site Address: Land at Marigolds Farm, Nash Street, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 0.35

The site comprises of a small paddock to the east of Nash Street and to the north of the A22. The site is in a semi-rural location and is therefore detached from local facilities and amenities. In isolation, the development of this site would not be suitable. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to new development given that the site is located near to the Hackhurst Lane Industrial Estate and other employment development along the A22. The site is also located along a relatively exposed part of the settlement edge without a clearly defined boundary or edge, decreasing sensitivity. The depth of the site and projection of built form would however extend the development into the countryside to the north and would be out of character with the immediate locality. Development of the site would have an impact on the wider landscape, as the site lies within a detached and isolated location. For these reasons, development is unsuitable.

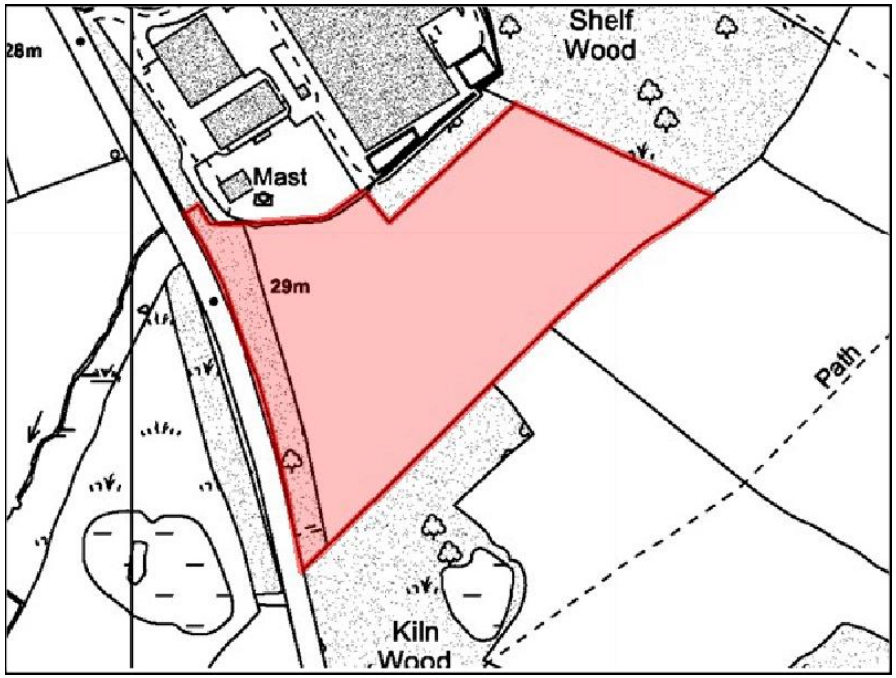
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 921/1630
Site Address: Land to the south of the Woodland Centre, A22, Whitesmith
Settlement: -
Parish: Chiddingly
Site Area (ha) Gross: 4.79

The site comprises of a single large field surrounded by woodland to the north and south. The site is located east of the A22 but is isolated and remote from local services and facilities and any other rural settlement. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. However, given that an existing industrial estate lies adjacent to the site's northern boundary, this site could be considered for employment use as part of an extension to the existing industrial park. However, the Landscape Sensitivity Assessment 2023 states that the site is of moderate to higher sensitivity to development in part due to the field pattern of historic assarts, bound by mature hedgerows, shaws and areas of woodland, some of which are priority habitat and ancient woodland, which increases landscape sensitivity. These issues would need to be addressed in the detail of any scheme. Furthermore, the vehicular access will be required to come through the neighbouring industrial estate, given that a vehicular access directly to the A22 cannot be provided due to the presence of ancient woodland along the southern boundary of the site. Ancient woodland is present on the sites southern, western and northeastern boundaries and a suitable buffer would be required if development was to be brought forward. To the southeast of the site also lies a local wildlife site (Kiln Wood), so an ecological investigation of the site is integral to any development in this location. Noise attenuation would be required to buffer the noise from the A22 and also the Woodland Centre which adjoins the site to the north, dependant on the employment use on site. The site is considered unsuitable until suitable access provision is shown to be achievable.

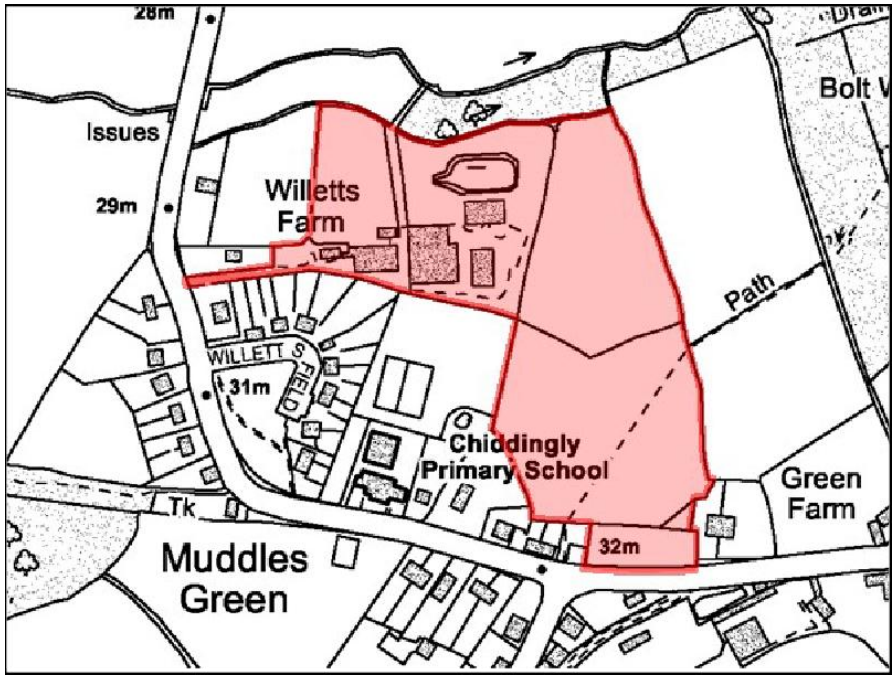
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 922/1630
Site Address: Willetts Farm, Muddles Green, Chiddingly
Settlement: Muddles Green
Parish: Chiddingly
Site Area (ha) Gross: 4.75

This is an extensive site consisting of farm buildings and associated farmland, which is located close to the centre of Muddles Green. A small portion of the site to the north consisting of employment/agricultural buildings has gained full planning permission for 7 (net) dwellings under planning reference WD/2023/0274/F which expired before the permission being implemented. A public right of way runs through the centre of the southern portion of the site. A small part of the site (to the north) is situated with Flood Zone 2. Development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The Landscape Character Assessment (2022) locates the site in Landscape Character area 3a and describes Muddles Green as having a higher sensitivity, as the landscape setting of the settlement results in a very strong strength of place, and strong inter-visibility between Muddles Green, Chiddingly Church and the South Downs. The Landscape Sensitivity Assessment (2023) states that the site is of moderate to higher sensitivity to development as the fields are derived from piecemeal enclosures, with mature and partially wooded field boundaries, which increases landscape sensitivity. Valuable landscape features include pockets of Ancient Woodland, the east-west running stream corridor and mature hedgerows, as well as historic features in this location. The Muddles Green Conservation Area is located to the south of the site, and this contains a number of listed buildings, therefore their setting could be harmed through new development. Notwithstanding the fact that the site is within the rural settlement of Muddles Green, it is still isolated from many facilities and amenities that are needed for residential development. Given the above, the remainder of the SHELAA site without planning permission is not considered suitable for residential development.

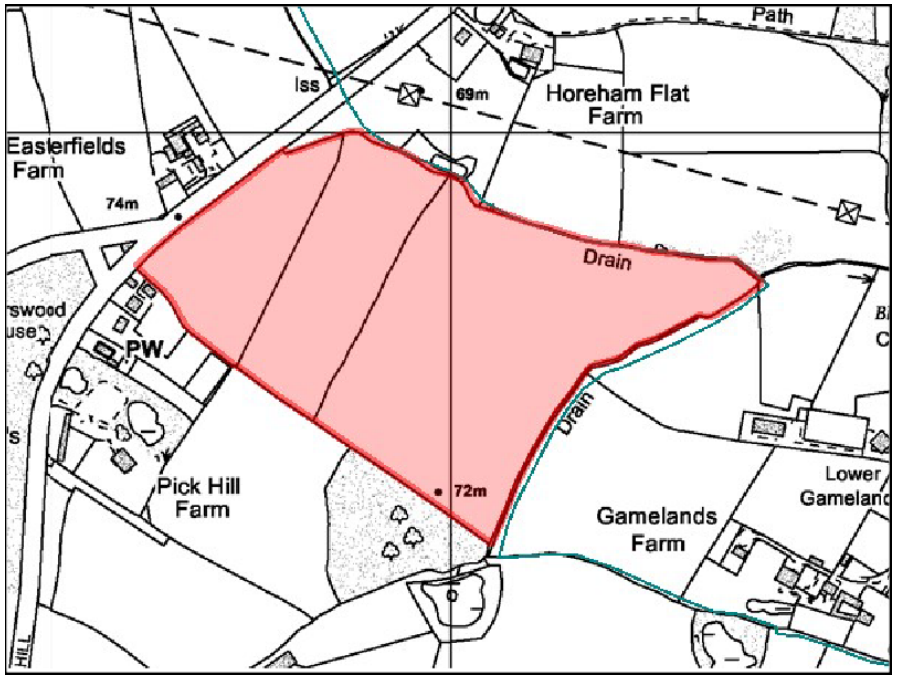
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	Partly	1 2	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 943/3030
Site Address: Land at Sanctuary Farm, Chiddingly Road, Horam
Settlement: Horam
Parish: Chiddingly
Site Area (ha) Gross: 8.31

The site comprises of three fields used for grazing and agricultural purposes and a cluster of agricultural buildings. Ancient woodland bounds the northeastern and southeastern site boundaries. The site is in a relatively remote location to the south of Wealden Crematorium and is therefore remote from local facilities services and public transport. The site's western boundary abuts Chiddingly Road, which at this point is a narrow country lane with no footpaths and is therefore unsuitable to serve new housing development in this area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity for residential development, in part due to the Ancient Woodland that borders the site and the partially open character, with some views into the site available from existing development along Chiddingly Road increasing sensitivity. Development would be out of keeping with the surrounding uses, which are predominantly scattered farmsteads and sporadic residential properties in a rural setting.

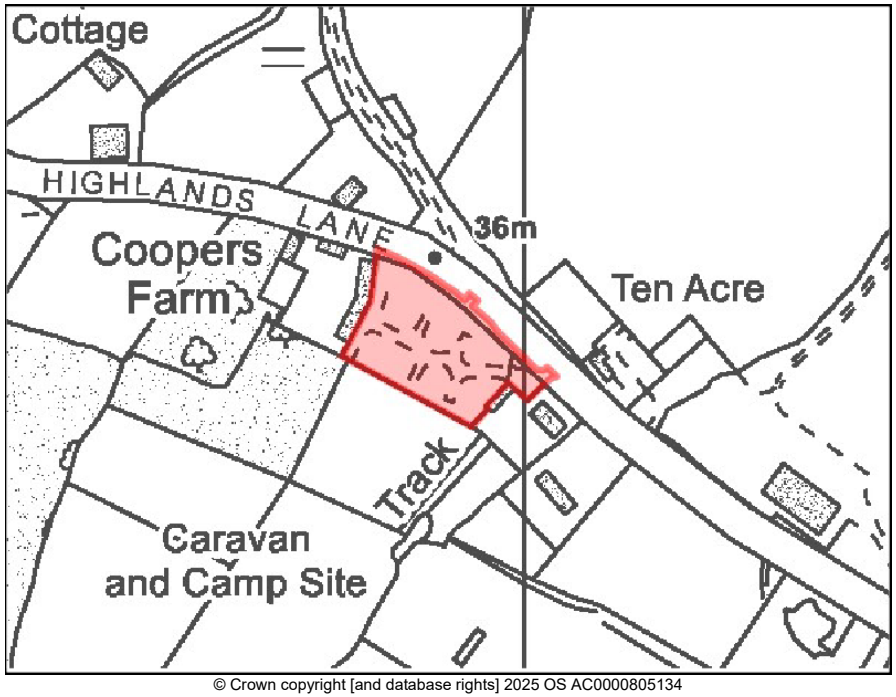
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 953/1880
Site Address: Land at Latchetts Caravan and Camp Site, Highlands Road, Chiddingly
Settlement: Chiddingly
Parish: Chiddingly
Site Area (ha) Gross: 0.34

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

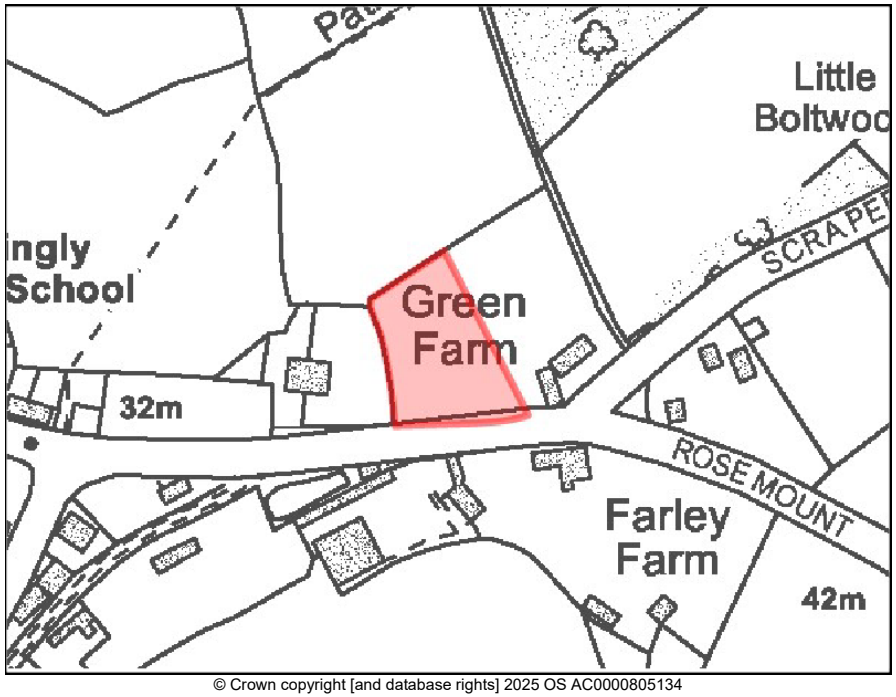
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1084/1880
Site Address: Land at Green Farm, Muddles Green, Chiddingly
Settlement: Chiddingly
Parish: Chiddingly
Site Area (ha) Gross: 0.31

The site comprises a residential garden near to the centre of Muddles Green. Notwithstanding the fact that the site is within the rural settlement of Muddles Green, it is still isolated from many facilities and amenities that are needed for residential development. The site would likely require a potential new vehicular access to be created, but this would involve hedgerow and tree clearance and suitable visibility splays being achievable. The development would result in the significant loss of woodland (some mature) to the front of the site and residential development is not considered suitable and would be out of keeping with the rural character and appearance of the area. The site is wholly contained within the Muddles Green Conservation Area and development would likely have a detrimental impact on its historic character. Several listed buildings lie in close proximity to the site and therefore housing development would likely have a detrimental impact on their setting.

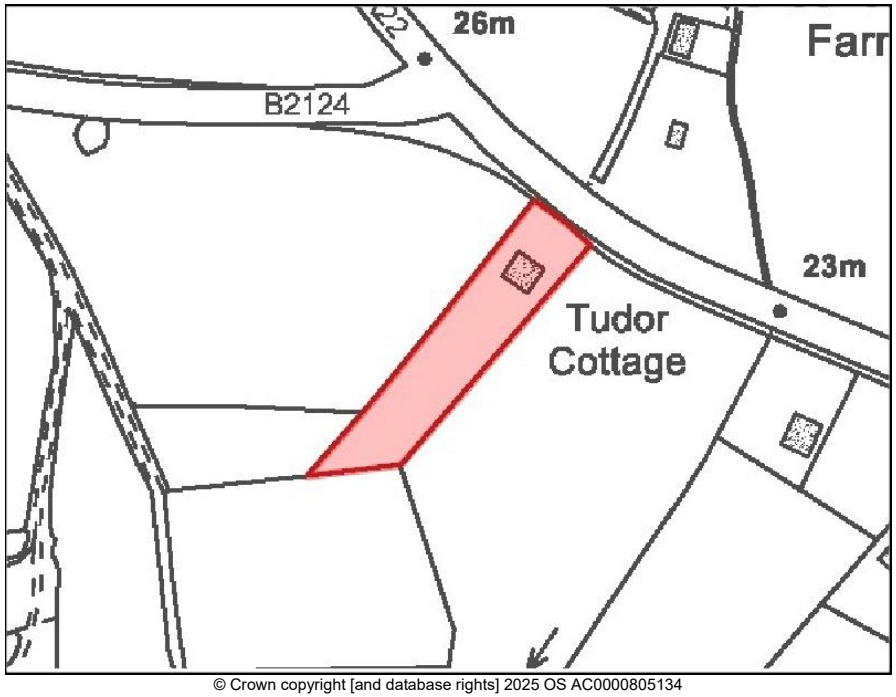
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1112/3090
Site Address: Tudor Cottage, Holmes Hill, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 0.4

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

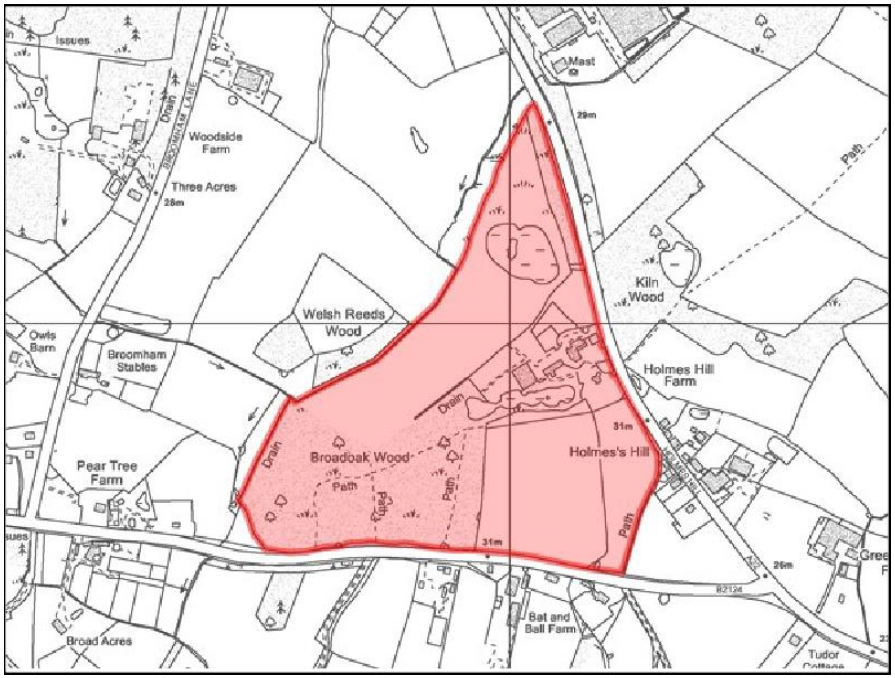
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1135/3090
Site Address: Holmes Hill Business Estate, Holmes Hill, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 19.66

The site comprises of an existing business/industrial estate, fields used for grazing purposes and a fishing lake. The net developable area of the site is reduced given the presence of a fishing lake and a large pond that are present on the site. In addition, the southwest portion of the site is largely covered by ancient woodland, which precludes development in this area. The site is located west of the A22 (Holmes Hill) but is isolated and therefore remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside. Given the site's current use, parts of the site could be considered suitable for employment development; however, this only relates to the intensification of the existing industrial estate, and not a significant extension of the industrial units, as development of such scale would be out of keeping with the locality and the scale of development to the south side of this part of the A22. The construction of new industrial units has been granted outline planning permission on the site under planning reference WD/2018/2387/O. Planning permission for an extension to an existing commercial unit to create an additional commercial unit under planning reference WD/2022/3199/F was also granted in 2023 and both have been built out. Expansion of the site outside the boundaries of the existing industrial estate is considered unsuitable due to landscape harm. The 2023 Landscape Sensitivity Assessment states that the site has moderate to higher sensitivity to development in part due the field pattern of historic assarts, bounded by mature hedgerows, shaws and areas of woodland, some of which are priority habitat and ancient woodland, which increases landscape sensitivity in this location. There is a potential impact on the wider landscape, particularly with regards to the far-reaching views overlooking countryside to the west. Development of the southern portion of the site would have an impact on the residential amenity of existing residential dwellings along Holmes Hill and Lewes Road. Site is subject to an ongoing planning application (WD/2025/0982/MAJ) for the construction of additional commercial units as an extension to the existing business estate.

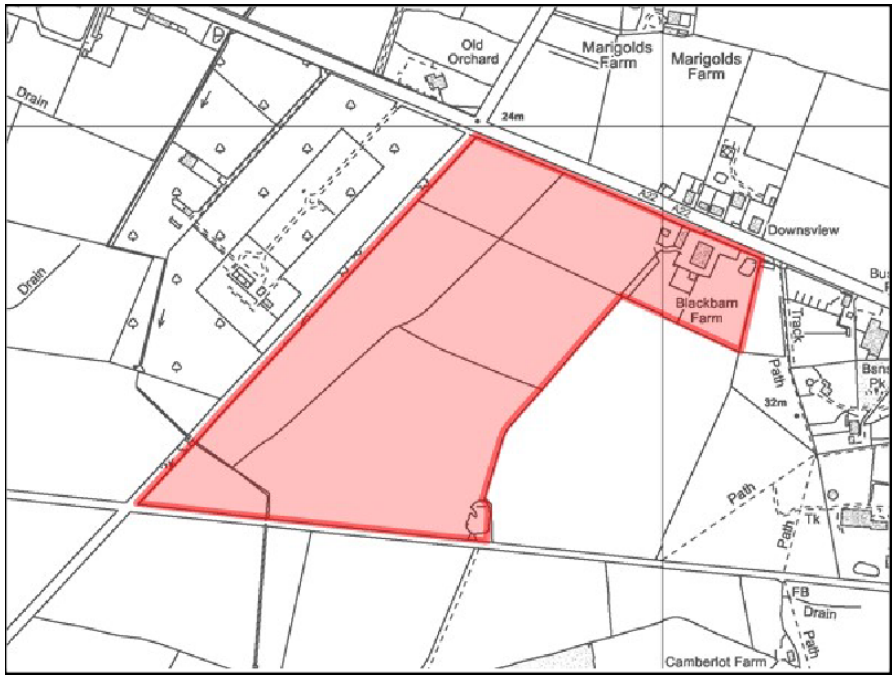
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1136/3090
Site Address: Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 16.77

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

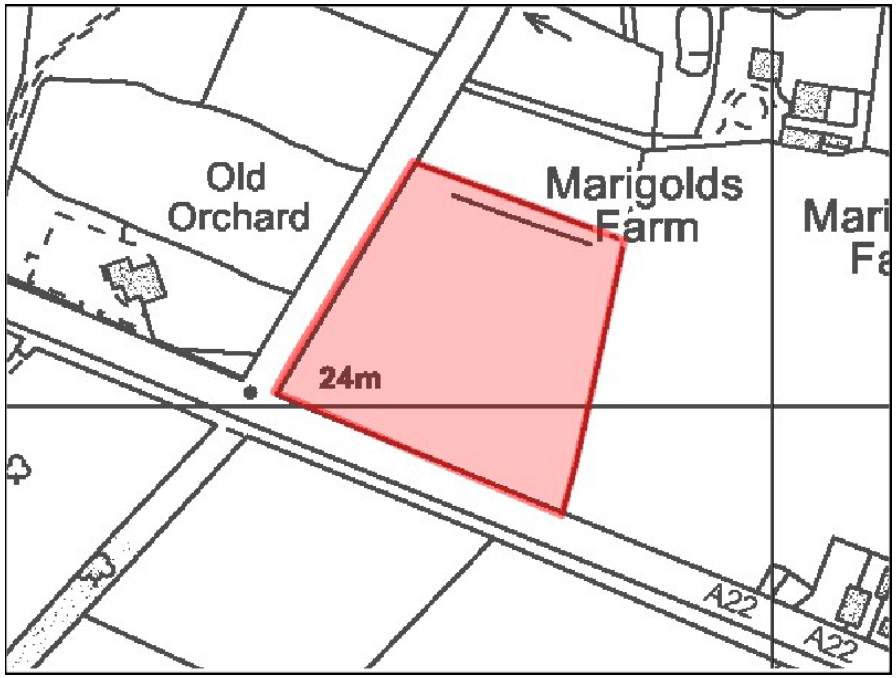
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1137/3090
Site Address: Land at Nash Street Farm, A22, Lower Dicker
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 1.37

The site comprises of a single field used for agricultural purposes, accessed via Nash Street to the north of the A22. It is detached from any identified settlement and is therefore isolated from local facilities and amenities. The development of this site for employment uses would not be suitable. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to development, due to its proximity alongside the A22 and existing commercial development in this location that decreases sensitivity. The County Council (as part of former planning application process at the site) has stated that the existing footway needs to be improved to extend to the bus stops along the A22. The provision of a suitable right-turn lane access from the A22 is also needed and a portion of land to be dedicated as public highway on the southern side of the A22 to ensure provision of a potential roundabout in the future, if such development was to come forward. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. The southeastern part of the site is at risk of surface water flooding and therefore a suitable drainage system would be required as part of any development to overcome this constraint. Any development will need to consider the residential amenity of surrounding dwellings.

Alongside part of SHELAA site 880/3090, this site was subject to an outline planning application for the construction of business units for Class E and/or Class B8 use under planning reference WD/2019/0306/MAO, but this was formally disposed of in 2024. Given the above, the site would not be suitable for employment development due to its detached location when considered in isolation and it is unclear whether a suitable access could be provided.

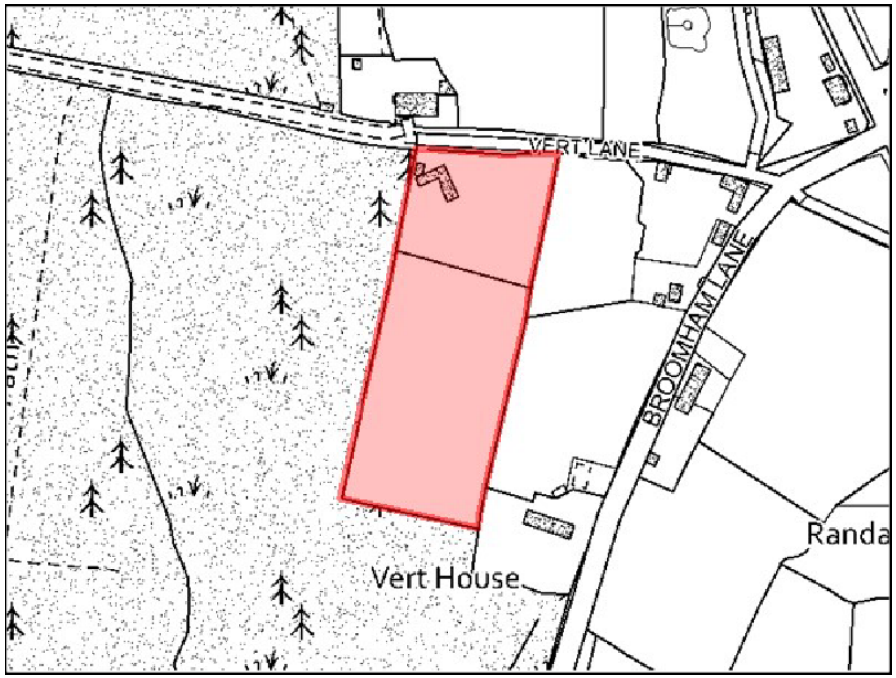
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 I M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1188/1630
Site Address: Land at Pinewood, Vert Lane, Whitesmith
Settlement: Whitesmith
Parish: Chiddingly
Site Area (ha) Gross: 1.4

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

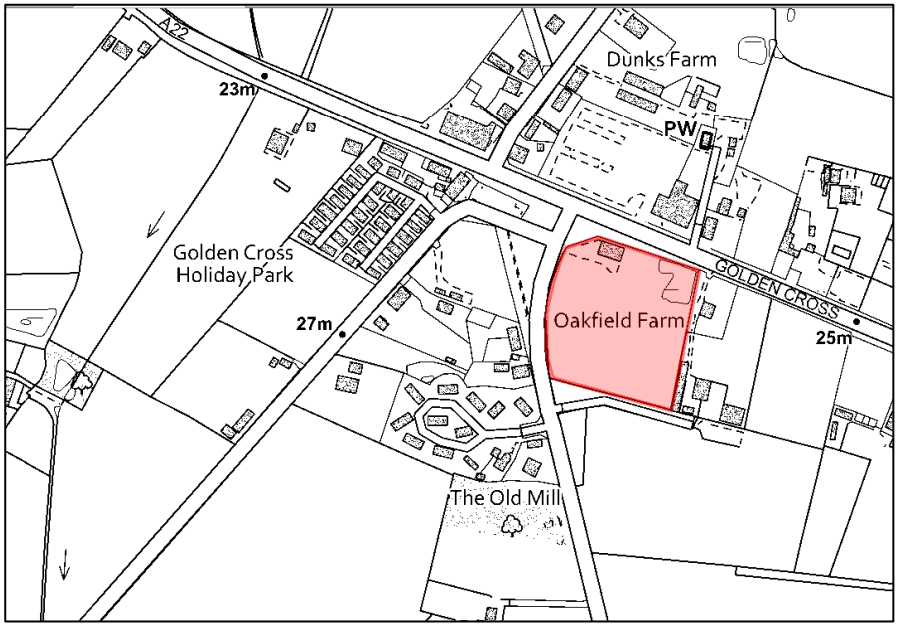
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1246/3090
Site Address: Land to the South Side of the Dicker, Golden Cross, Hailsham
Settlement: Lower Dicker
Parish: Chiddingly
Site Area (ha) Gross: 1.12

The site sits adjacent to the A22 on the southside at Golden Cross and to the east of Chalvington Road. The site is situated in a rural location and is not within a defined settlement.Owing to its location, residential development is not considered suitable in this location. Although there is the presence of industrial development nearby, any development of such scale would be out of keeping with the locality and the scale of development to the south of this part of the A22. The site is in an open and prominent location that provides far-reaching views over wider countryside to the south, which could not be mitigated by additional screening. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Crowborough

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
038/1110	Kingswood, Luxford Lane, Crowborough	Crowborough	Deliverable
043/1110	Land at Meadow House, London Road, Crowborough	Crowborough	Too small for assessment
046/1110	Brook Farm, High Broom Road, Crowborough	Crowborough	Not deliverable or developable
050/1110	Tarka, Luxford Lane, Crowborough	Crowborough	Not deliverable or developable
055/1110	Land at Coldrums and rear of Tyre Depot, London Road, Crowborough	Crowborough	Developable
064/1110	Land west of Palesgate Lane, Jarvis Brook, Crowborough	Crowborough	Not deliverable or developable
110/1110	Land at Hodges, Steel Cross Road, Crowborough	Crowborough	Not deliverable or developable
112/1110	Cherry Trees, Tubwell Lane, Crowborough	Crowborough	Site with extant planning permission
138/1110	Crowborough Golf Club, Beacon Road, Crowborough	Crowborough	Not deliverable or developable
139/1110	Dalvern, Hurtis Hill, Crowborough	Crowborough	Not deliverable or developable
151/1110	Land at Orchid Riding Centre, south of Walshes Road, Crowborough	Crowborough	Site with extant planning permission
158/1110	Land at junction of Eridge Road and A26, Steel Cross, Crowborough	Crowborough	Developable
174/1110	Land at Little Warren Farm (Site 1), Beacon Road, Crowborough	Crowborough	Not deliverable or developable
175/1110	Land at Little Warren Farm (Site 2), Beacon Road	Crowborough	Not deliverable or developable
200/1110	Land north of Stone Cross Road at Alderbrook, Crowborough	Crowborough	Not deliverable or developable
231/1110	Land adjoining Deers Leap and Jordans Nursery, Blackness Road, Crowborough	Crowborough	Too small for assessment
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	Site with extant planning permission Developable
268/1110	Land off Eridge Road, Steel Cross, Crowborough	Crowborough	Too small for assessment
272/1110	Caxton House, Hurtis Hill, Crowborough	Crowborough	Not deliverable or developable
280/1110	Millbrook Garden Centre, Tubwell Lane, Jarvis Brook, Crowborough	Crowborough	Site with extant planning permission
298/1110	Spring Cottage, Eridge Road, Crowborough	Crowborough	Developable
303/1110	Land rear of 1 Ferndale Terrace, Western Road, Crowborough	Crowborough	Too small for assessment

Site reference	Address	Settlement	Outcome
317/1110	Willetts House, Pilmer Road, Crowborough	Crowborough	Developable
464/1110	Land at Kemps Farm Road, Crowborough	Crowborough	Too small for assessment
469/1110	Land at Montargis Way, Crowborough	Crowborough	Not deliverable or developable
472/1110	Adams Close, Alderbrook, Crowborough	Crowborough	Not deliverable or developable
505/1110	Land off Brook Close, Jarvis Brook, Crowborough	Crowborough	Not deliverable or developable
506/1110	Land off Cornford Close, Crowborough	Crowborough	Not deliverable or developable
507/1110	Land at Millbrook Road, Crowborough	Crowborough	Developable
532/1110	Land adjacent to Walshes Road, Walshes Road, Crowborough	Crowborough	Too small for assessment
572/1110	Castle End, Hurtis Hill, Crowborough	Crowborough	Not deliverable or developable
573/1110	Hurtis Hill House, Hurtis Hill, Crowborough	Crowborough	Not deliverable or developable
634/1110	Land at Pilmer House, London Road, Crowborough	Crowborough	Developable
655/1110	Land at Luxford Road, Crowborough	Crowborough	Too small for assessment
687/1110	Charnwood and Tritoma, Harlequin Lane, Crowborough	Crowborough	Too small for assessment
688/1110	Land at The Brackens, Ericas and Westridge House, Goldsmiths Avenue, Crowborough	Crowborough	Too small for assessment
695/1110	Land at Kemps Farm, Walshes Road, Crowborough	Crowborough	Site with extant planning permission
698/1110	Land at Byeways, Palesgate Lane, Crowborough	Crowborough	Developable
704/1110	Land at Green Lane, opposite Beacon School, Crowborough	Crowborough	Not deliverable or developable
741/1110	Land at Little Oaks, Blackness Road, Crowborough	Crowborough	Too small for assessment
743/1110	Land north of Blackness Road, Crowborough	Crowborough	Too small for assessment
749/1110	Land at Orchard Cottage, High Broom Road, Crowborough	Crowborough	Not deliverable or developable
770/1110	Kineton, Crosslets and Glenfra, Eridge Road, Crowborough	Crowborough	Too small for assessment
952/1110	Land at Innhams Wood House, Innhams Wood, Crowborough	Crowborough	Too small for assessment
955/1110	Crowborough Police Station, Crowborough Hill, Crowborough	Crowborough	Developable
964/1110	Land part of Steel Cross Farm, Green Lane, Crowborough	Crowborough	Not deliverable or developable
1011/1110	Canterbury House, Park Lane, Crowborough	Crowborough	Too small for assessment
1012/1110	Land at Park Lane, Crowborough	Crowborough	Too small for assessment
1014/1110	Land east of Alice Bright Lane, Crowborough	Crowborough	Not deliverable or developable
1021/1110	Land at Alice Bright Lane, Crowborough	Crowborough	Too small for assessment
1022/1110	Salters and Steam End, Mount Pleasant, Crowborough	Crowborough	Not deliverable or developable

Site reference	Address	Settlement	Outcome
1023/1110	Land at junction with Sheep Plain and High Broom Road, Crowborough	Crowborough	Too small for assessment
1024/1110	Land adjoining Freshfields, Eridge Road, Crowborough	Crowborough	Not deliverable or developable
1026/1110	Land at Beechenwood Farm, Crowborough	Crowborough	Developable
1027/1110	Land at Whitefield Shaw, Cooks Corner Farm, Crowborough	Crowborough	Not deliverable or developable
1028/1110	Woodland adjoining Bird View, Stone Cross Road, Crowborough	Crowborough	Not deliverable or developable
1067/1110	Land east of Southview Close, Crowborough	Crowborough	Site with extant planning permission
1161/1110	Land adjacent to Green Lane, opposite Beacon School	Crowborough	Not deliverable or developable
1195/1110	Land west of Walsh Manor Farm, Nightingales, Crowborough	Crowborough	Not deliverable or developable
1213/1110	Land southeast of Birchfield Farm, Uckfield Road, Crowborough	Crowborough	Absolute constraint (400m of the Ashdown Forest)
1214/1110	Land at The Orchard, Green Lane, Crowborough	Crowborough	Not deliverable or developable
1267/1110	Land to the rear of Steel Cross Farm, Crowborough	Crowborough	Not deliverable or developable
1270/1110	Pinewood Manor Care Home, Old Lane, Crowborough	Crowborough	Absolute constraint (400m of the Ashdown Forest)
1278/1110	Jarvis Brook Yard, Western Road, Crowborough	Crowborough	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
043/1110	Land at Meadow House, London Road, Crowborough	Crowborough	0.91	The site is too small to yield the minimum number of units required for the assessment
231/1110	Land adjoining Deers Leap and Jordans Nursery, Blackness Road, Crowborough	Crowborough	0.21	The site is too small to yield the minimum number of units required for the assessment
268/1110	Land off Eridge Road, Steel Cross, Crowborough	Crowborough	0.12	The site is too small to yield the minimum number of units required for the assessment
303/1110	Land rear of 1 Ferndale Terrace, Western Road, Crowborough	Crowborough	0.15	The site is too small to yield the minimum number of units required for the assessment
464/1110	Land at Kemps Farm Road, Crowborough	Crowborough	0.17	The site is too small to yield the minimum number of units required for the assessment
532/1110	Land adjacent to Walshes Road, Walshes Road, Crowborough	Crowborough	0.48	The site is too small to yield the minimum number of units required for the assessment
655/1110	Land at Luxford Road, Crowborough	Crowborough	0.1	The site is too small to yield the minimum number of units required for the assessment
687/1110	Charnwood and Tritoma, Harlequin Lane, Crowborough	Crowborough	0.55	The site is too small to yield the minimum number of units required for the assessment
688/1110	Land at The Brackens, Ericas and Westridge House, Goldsmiths Avenue, Crowborough	Crowborough	0.6	There is an extensive group TPO which covers a large proportion of the site. The remaining developable area is too small to yield the minimum number of units required for the assessment.
741/1110	Land at Little Oaks, Blackness Road, Crowborough	Crowborough	0.99	The site is too small to yield the minimum number of units required for the assessment
743/1110	Land north of Blackness Road, Crowborough	Crowborough	0.24	The site is too small to yield the minimum number of units required for the assessment
770/1110	Kineton, Crosslets and Glenfra, Eridge Road, Crowborough	Crowborough	0.33	The site is too small to yield the minimum number of units required for the assessment
952/1110	Land at Innhams Wood House, Innhams Wood, Crowborough	Crowborough	0.33	The site is too small to yield the minimum number of units required for the assessment
1011/1110	Canterbury House, Park Lane, Crowborough	Crowborough	0.04	The site is too small to yield the minimum number of units required for the assessment

Site reference	Address	Settlement	Site size (ha)	Reason
1012/1110	Land at Park Lane, Crowborough	Crowborough	0.11	The site is too small to yield the minimum number of units required for the assessment
1021/1110	Land at Alice Bright Lane, Crowborough	Crowborough	0.45	The site is too small to yield the minimum number of units required for the assessment
1023/1110	Land at junction with Sheep Plain and High Broom Road, Crowborough	Crowborough	0.4	The site is too small to yield the minimum number of units required for the assessment

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

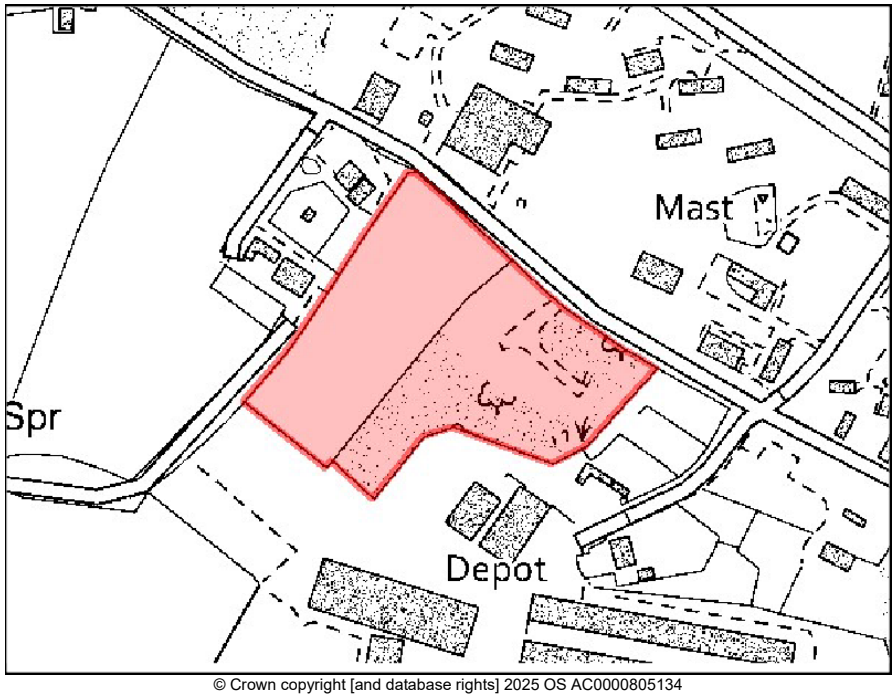
Site reference	Address	Settlement	Planning Permission Details
112/1110	Cherry Trees, Tubwell Lane, Crowborough	Crowborough	WD/2020/1175/F - demolition of an existing HMO and erection of 6 (net) detached dwellings. Subsequent outline permission granted (WD/2022/2411/O), with associated Reserved Matters (WD/2024/2707/RM) granted in February 2025.
151/1110	Land at Orchid Riding Centre, south of Walshes Road, Crowborough	Crowborough	WD/2020/0734/MAO - 150 (net) dwellings. WD/2022/0775/MRM - granted November 2022. Under construction
250/1110	Land at Steel Cross Farm, Green Lane, Crowborough	Crowborough	WD/2018/2122/MAO - 103 (net) dwellings and associated infrastructure (western fields within the middle section of the site and fronting onto Green Lane). WD/2023/1798/MAJ) was granted in February 2025, increasing the quantum of development to 120 (net) dwellings. Under construction.
280/1110	Millbrook Garden Centre, Tubwell Lane, Jarvis Brook, Crowborough	Crowborough	WD/2020/2164/MAO - 27 (net) dwellings. The site is now subject to an ongoing reserved matters permission, reference WD/2022/3249/MRM.
695/1110	Land at Kemps Farm, Walshes Road, Crowborough	Crowborough	WD/2020/0369/MFA - 100 (net) dwellings (southern part of site). WD/2020/0596/MAO and WD/2023/0803 /MRM - 130 (net) dwellings (central and northern parts of site). Under construction.

Site reference	Address	Settlement	Planning Permission Details
1067/1110	Land east of Southview Close, Crowborough	Crowborough	WD/2023/2473/MAJ - for 14 (net) dwellings.

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
1213/1110	Land southeast of Birchfield Farm, Uckfield Road, Crowborough	Crowborough	Site is within 400m of the Ashdown Forest SPA.
1270/1110	Pinewood Manor Care Home, Old Lane, Crowborough	Crowborough	Site is within 400m of the Ashdown Forest SPA.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1213/1110
Site Address: Land southeast of Birchfield Farm, Uckfield Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.76

The site is wholly located within 400 metres of the Ashdown Forest SPA and therefore, due to the potential recreational impacts on the Ashdown Forest, residential development is precluded in this location. The site comprises of two vacant grass fields located to the southwest of Crowborough and to the west of Uckfield Road (A26), which has a long vehicular access from the A26 that serves an existing depot to the east of the site. A small part of the eastern field is currently used for the storage of materials associated with the Swan Timber Yard that lies to the southeast of the site. The site is wholly contained within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is of a high landscape sensitivity to commercial/industrial development, in part due to its location within the High Weald National Landscape and the wooded backdrop, formed by woodland at the settlement edge of Crowborough, which is evident at this site. Therefore, new development in this location would have an unjustified impact on the character and appearance of the landscape.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1270/1110
Site Address: Pinewood Manor Care Home, Old Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.84

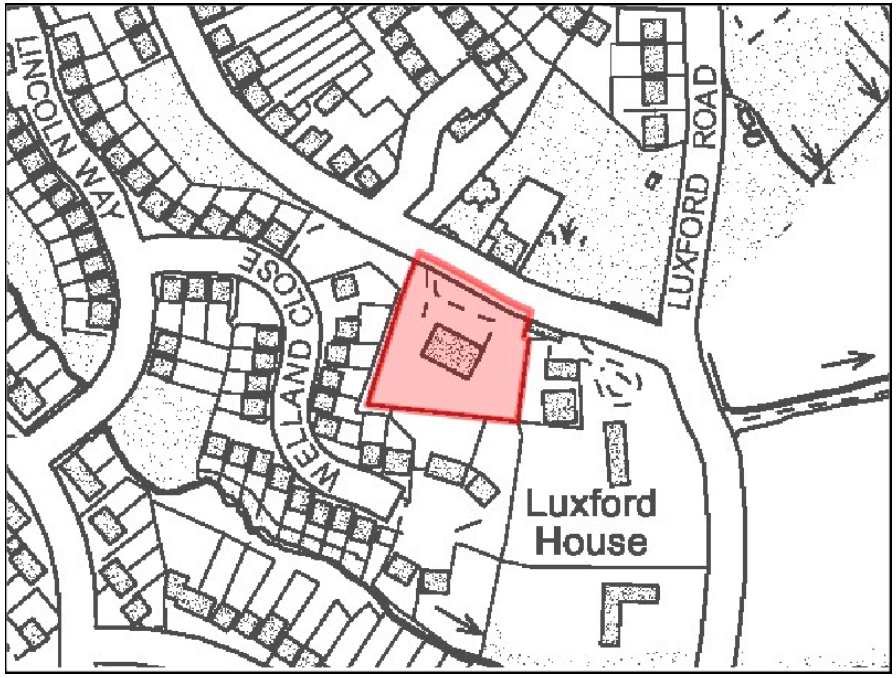
The site comprises of an existing care home to the west of Crowborough. The site is wholly located within 400 metres of the Ashdown Forest SPA and therefore, due to the potential recreational impacts on the Ashdown Forest, residential development is precluded in this location. It is noted that planning permission was granted for a replacement care home for up to 69 bedrooms under application WD/2021/1316/MAO and therefore the principle of development is accepted at this location subject to similar development being promoted. Natural England advised that where the risk on a nearby of Special Area of Conservation cannot be effectively addressed for C3 hosing within 400m, as it would be impossible to police and enforce against, it is not necessarily the case for the more controlled environment of a C2 care home, particularly one for patients requiring a high level of nursing care. As a result, mitigation measures were put in place limiting the type of C2 care offered and a suitable management plan was drawn.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	SW	No	Yes	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 038/1110
Site Address: Kingswood, Luxford Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.35

The site comprises of a large residential property surrounded by trees, some of which are mature and covered by TPOs. This site is located within the urban boundary of Crowborough to the south of Luxford Lane and to the west of Luxford Road. In terms of highways, Luxford Lane is a rural lane which is narrow in places. There are no footways and the highway boundary in vicinity of this site is confined to the carriageway with very little scope to provide footways as verges are narrow (where they exist), are banked or have mature trees. A pedestrian link is expected to support any development site to the connection with Welland Close, which is opposite Combe Edge (cul-de-sac). In addition, significant housing development to the east of Luxford Road is expected to provide a pedestrian/cycle links and improvements at the highway verge bounding Luxford House on west side of Luxford Road. Those improvements will provide a traffic free route to Walshes Road and a route towards the railway station. Development of the site could be well integrated into the existing settlement and should have limited adverse landscape impact in terms of its wider setting. The site slopes significantly from north to south and any scheme would need to reflect the reduction in developable area and the existence of mature, quality trees to all boundaries of the site, which have high amenity value and should be retained. To the east of the site is Luxford House, which is a Grade II listed building, and its setting would need to be considered as part of any scheme. The Heritage Impact Assessment 2026 considers that whilst the site is is already in residential use, it should be noted that this property, along with those to the immediate north and east reflect a looser grain of larger single dwellings than those to the south and west (further away from Luxford House). Therefore, despite the site making a neutral contribution to the significance of the asset, redevelopment on it with something denser or taller may still have an impact. The potential harm caused by the erosion of the agricultural setting of Luxford House could be reduced through the retention of hedgerows and bushes within the site and a reproduction of a similar loose grain of development that both reflects the current layout and the buildings to the immediate north and east. As the site is on higher ground, keeping building height at a maximum of two storeys and making sure the roof forms are read cumulatively and are of the same material pallet would help minimise some degree of harm to the setting of the Grade II listed Luxford House.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

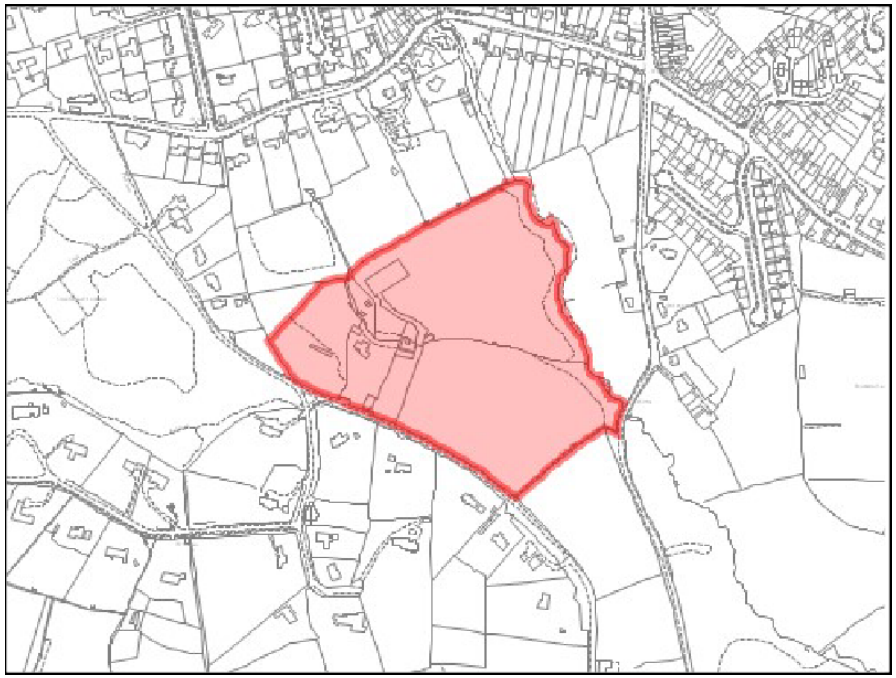
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	**Year 1-5:** 6	Year 6-10:	Year 11+:	**Total Capacity:** 6



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 046/1110
Site Address: Brook Farm, High Broom Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 6.2

This is a large site comprising of agricultural fields located on the southern fringe of Crowborough, sitting between High Broom Road to the west and Alice Bright Lane to the east. Accessibility is currently very poor / non-existent with little to no scope of improvement, even noting that the site is well located to the south of a sustainable settlement. High Brooms Road lacks consistent width, pedestrian facilities, lighting or surveillance to facilitate access for all modes of transport and ancient woodland precludes access to Alice Bright Lane. No public transport can be reached safely from the site; thus, the site remains unsuitable in this regard. The site is on the periphery of Crowborough and has significant intervisibility with the High Weald National landscape to the south and west, which may be difficult to suitably mitigate. The impact may be reduced if only part of the site were developed, or the site developed sensitively in combination with surrounding SHELAA sites. The site is assessed as being of moderate to high sensitivity to development, within the 2023 Landscape Sensitivity Assessment, as there is ancient woodland along the eastern boundary and intervisibility with the High Weald National Landscape to the south and west. There is also a number of TPO trees in the western corner of the site.

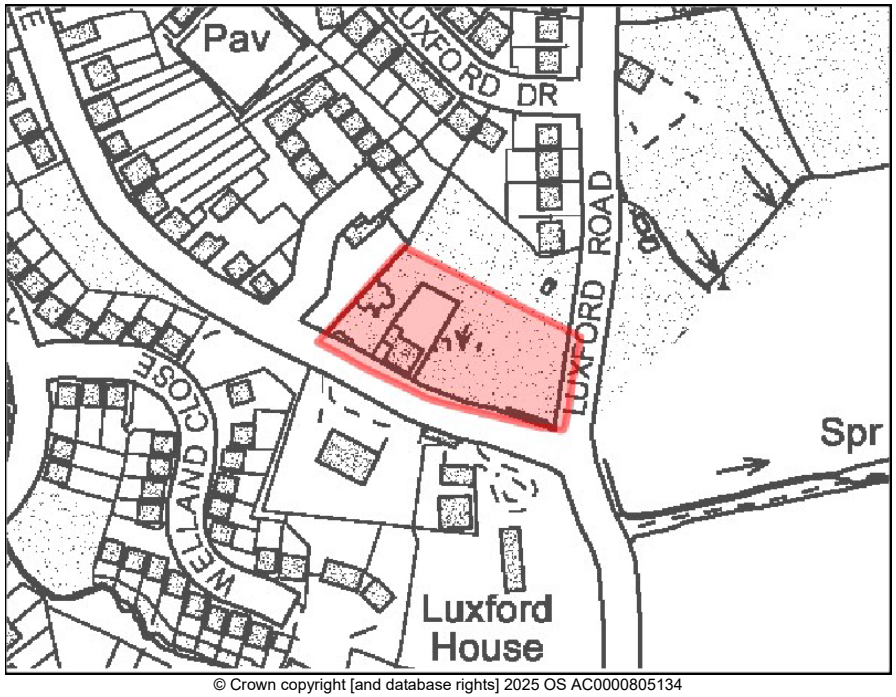
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 050/1110
Site Address: Tarka, Luxford Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.5

The site comprises of an existing dwelling, garden and amenity land to the north of Luxford Lane. The site excluding the existing dwelling was refused full planning permission for 3 dwellings under planning reference WD/2020/1887/F in 2021. It was stated that the development of the site would result in an unacceptable form of intensification that would not respect the character of the surrounding area. In addition, the development of the site would result in significant ecological damage due to the loss of a large area of woodland that surrounds the property, which is categorised as a priority habitat, along with being covered by a Tree Preservation Order (TPO). In addition, the required vehicle and pedestrian improvements needed for the development of the site is unlikely to be viable with a site of this size.

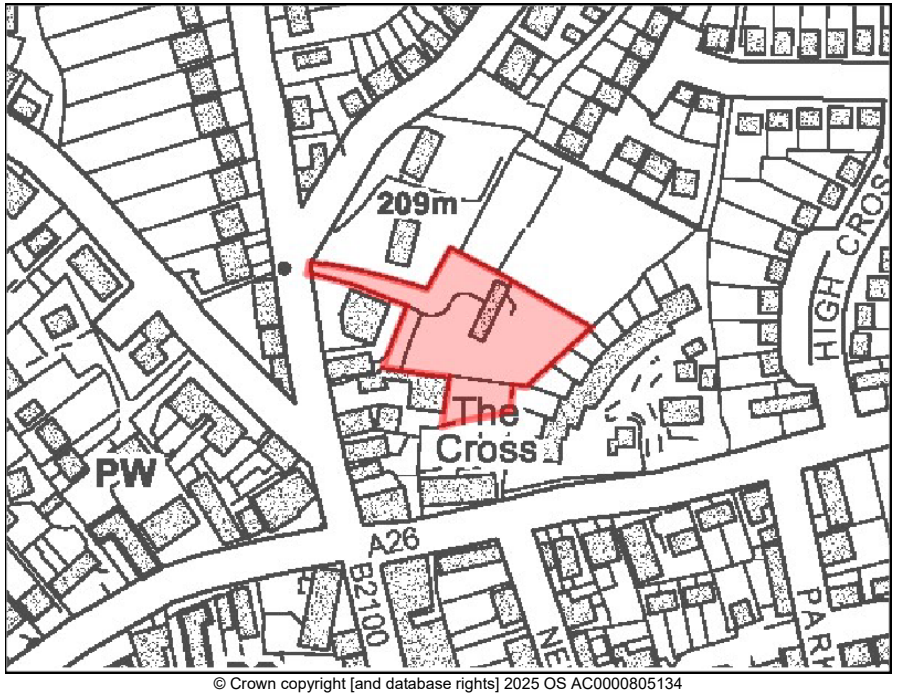
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 055/1110
Site Address: Land at Coldrums and rear of Tyre Depot, London Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.39

This site comprises of a large residential property (with garden) accessed via a driveway that is lined with mature trees. The site is located within the existing built-up area of Crowborough, set back from London Road and the existing street scene. The visual impact on the wider landscape of developing the site would be minimal. Trees with significant amenity value (and covered by a TPO) run the length of the access lane and would need to be protected. The existing access is narrow and to widen would conflict with junction Pilmer Road/London Road. The existing access is suitable for pedestrian/cycle link but for vehicles, it is considered that a suitable access solution is sought in combination with SHELAA Sites 634/1110 and 317/1110. There is a likelihood that the site may be affected by contamination, although it is unlikely that extensive mitigation will be required. The site sits close to the Crowborough Conservation area to the south and the design of any scheme will need to pay particular attention to protecting its character and appearance. The Heritage Impact Assessment considers the site to make a neutral contribution to the significance of the conservation area, which has had an urban character since before its designation in 2001, with the area being built up from the beginning of the twentieth century. The HIA concludes that the development of the site is is not likely to harmfully impact the setting of the Conservation Area. Keeping new buildings at a maximum of two storeys would ensure that they are no taller than those in the adjacent Crowborough Conservation Area.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

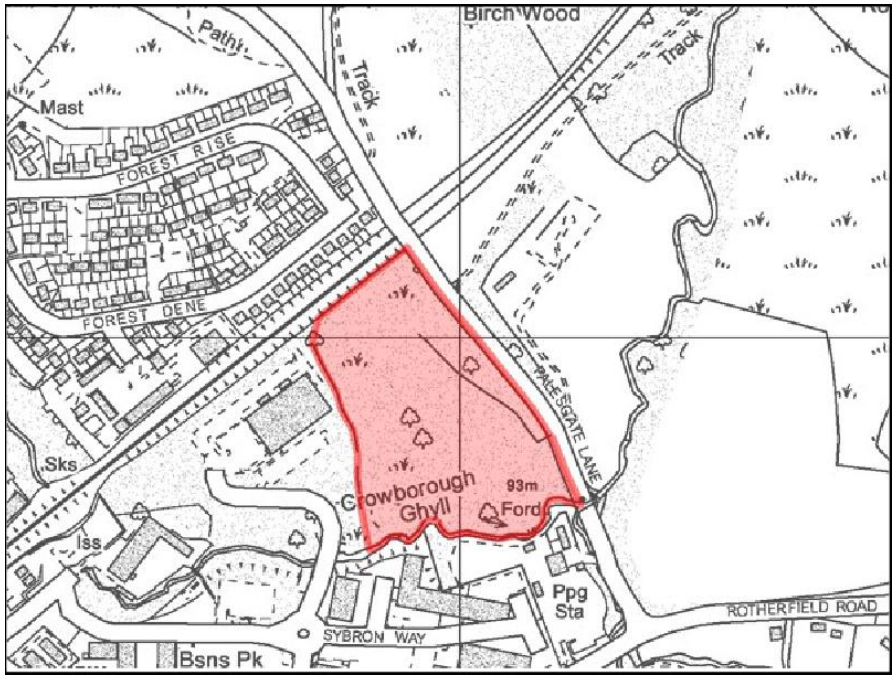
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 11

Total Capacity: 11



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 064/1110
Site Address: Land west of Palesgate Lane, Jarvis Brook, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 3.39

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

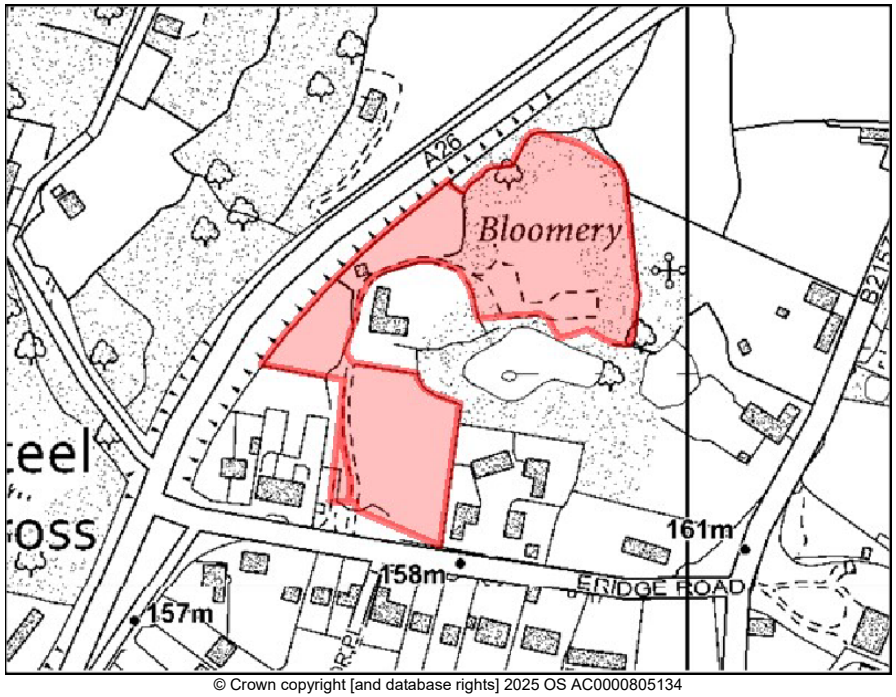
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 110/1110
Site Address: Land at Hodges, Steel Cross Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 1.54

The site comprises of residential amenity land (including a tennis court) and woodland and is located at the northeast fringe of Crowborough, to the north of Eridge Road and to the west of A26. The site lies within the High Weald National Landscape but is generally well screened from the wider landscape by trees on the boundaries. The site slopes down from a higher plateau in the south, to a lower plateau of land in the north. A Site of Archaeological Interest lies within the site. The existing access to the site could be improved to serve future development as appropriate visibility splays could be achieved. The 2026 Landscape and Visual Appraisal states that the site is of low to moderate sensitivity to small scale residetnial development, as the site demonstrates few of the characteristics which increase landscape sensitivity in the wider area, except for the areas of priority habitat woodland to the north of the site. The 2026 appraisal considers the site to have a weak expression of the core components of character of the National Landscape and judges that in landscape terms, development would have a low impact on the landscape and visual qualities/features that define the High Weald National Landscape. The site supports significant ecological habitat due to the broadleaved woodland and large pond in close proximity and therefore, ecological surveys and mitigation and enhancement of habitat for biodiversity would be required.

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

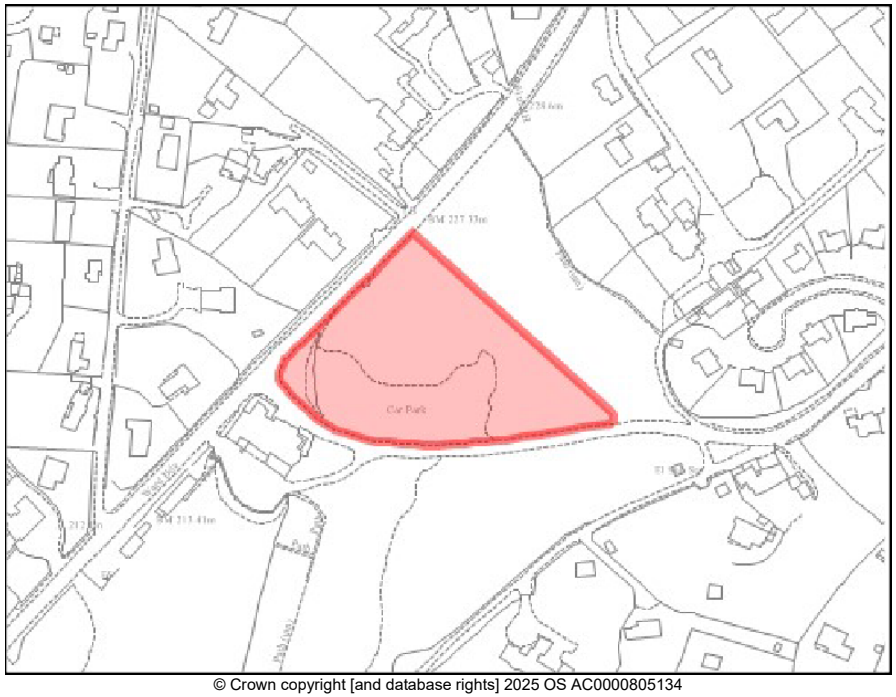
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 138/1110
Site Address: Crowborough Golf Club, Beacon Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.83

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

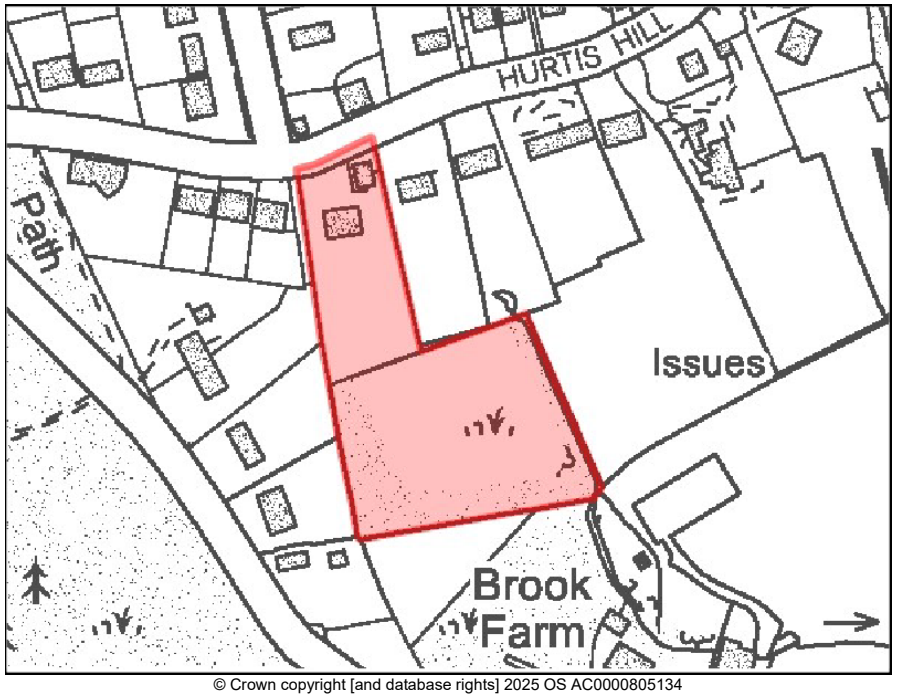
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 139/1110
Site Address: Dalvern, Hurtis Hill, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 1.12

The site comprises of a residential dwelling, garden and small parcel of woodland located at the southern fringe of Crowborough. The site is well integrated into the existing settlement and is well enclosed from the wider landscape due to the presence of tree screens to the rear of the site. However, the current vehicular access has poor visibility onto Hurtis Hill and due to the location of buildings and hedgerows, suitable visibility could not be achieved. There are no pedestrian footways on the southern side of Hurtis Hill and the road alignment limits the provision of a pedestrian crossing to the footway on the other side of the highway. The site is well screened from all sides; however, the southern part of the site is categorised as a priority habitat due to the deciduous woodland present, with the woodland adjacent to the southern boundary covered by a TPO. The loss of mature woodland on the southern parcel of the site would have a detrimental impact on the character and appearance of the area.

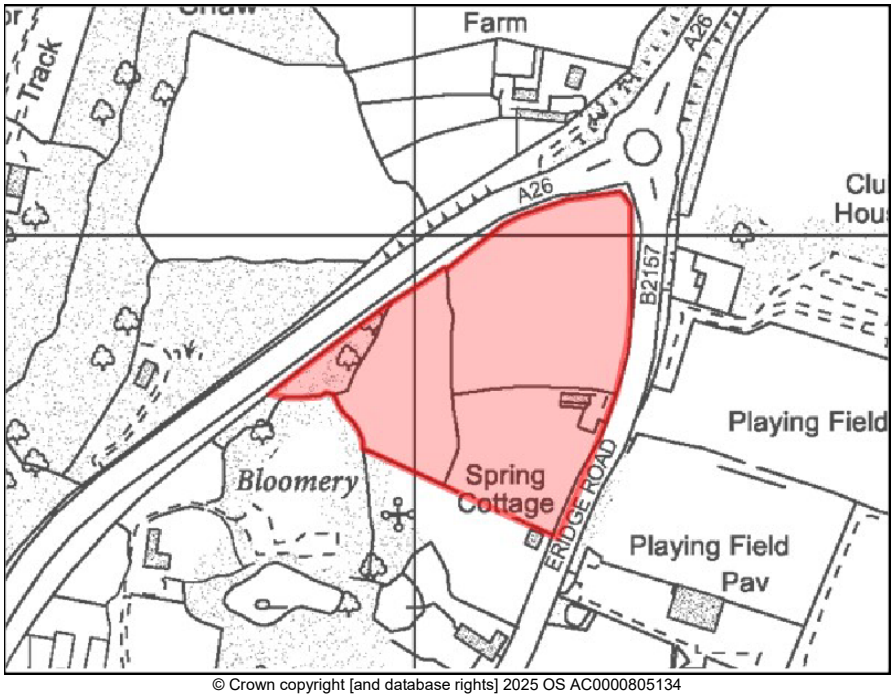
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 158/1110
Site Address: Land at junction of Eridge Road and A26, Steel Cross, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 2.54

This site comprises of three fields that includes a paddock and agricultural land located at the northeastern fringe of Crowborough, to the west of Eridge Road (B2157) and to the east of the A26. The site is wholly within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal considers the site to have moderate sensitivity to small scale residential development, with the northern part of the site more sensitive than the southern half. The site is an assart and is enclosed by mature trees, shaws and hedgerows, with strong internal field boundaries that emphasise the historic field pattern. However, the site is visually enclosed and contained by mature vegetation, does not contain any heritage features, and is influenced by proximity to the A26 and the recently constructed houses within the site (under planning reference WD/2021/2877/RM). A further planning application for 2 (net) dwellings behind the approved frontage development under planning reference WD/2022/2638/F was refused planning permission, as the proposal would result in unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, by encroaching into the open countryside, materially altering its character. This was subject to a planning appeal that was dismissed in November 2023. The 2026 appraisal considers the site to have a moderate expression of the core components of character of the High Weald National Landscape due to the presence of mature woodland, shaws, trees and hedgerows; site forming part of an assart field pattern (contributing to the medieval character) with grazed pastures; and being part of a landscape with dark night skies. The assessment judges that development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape. The remaining parts of the site may not be suitable for wholesale development without consideration of connectivity into Crowborough.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

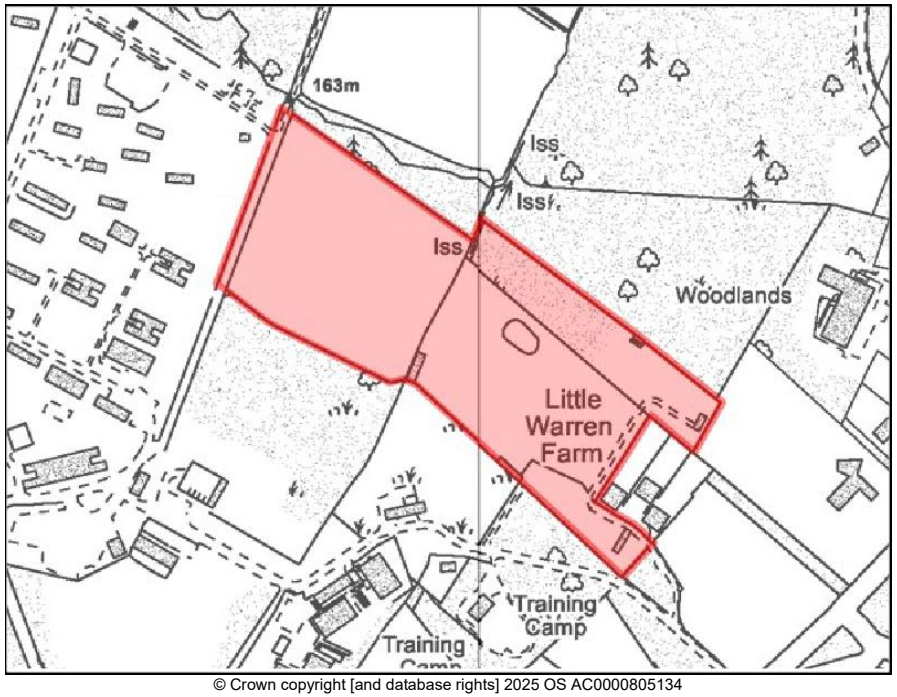
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10: 10	Year 11+: 10	**Total Capacity:** 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 174/1110
Site Address: Land at Little Warren Farm (Site 1), Beacon Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 4.75

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

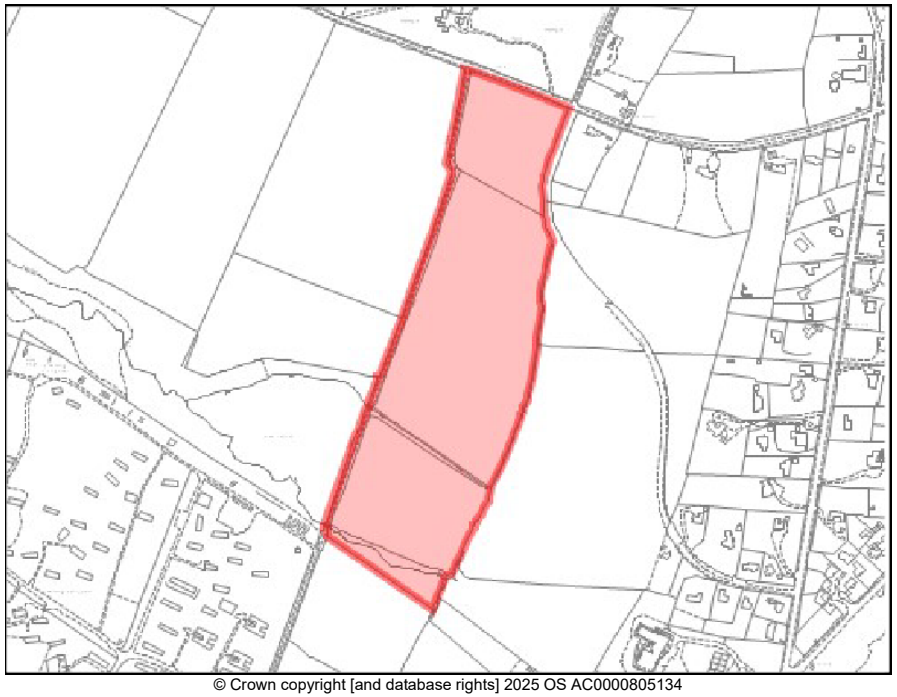
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 175/1110
Site Address: Land at Little Warren Farm (Site 2), Beacon Road
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 10.1

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

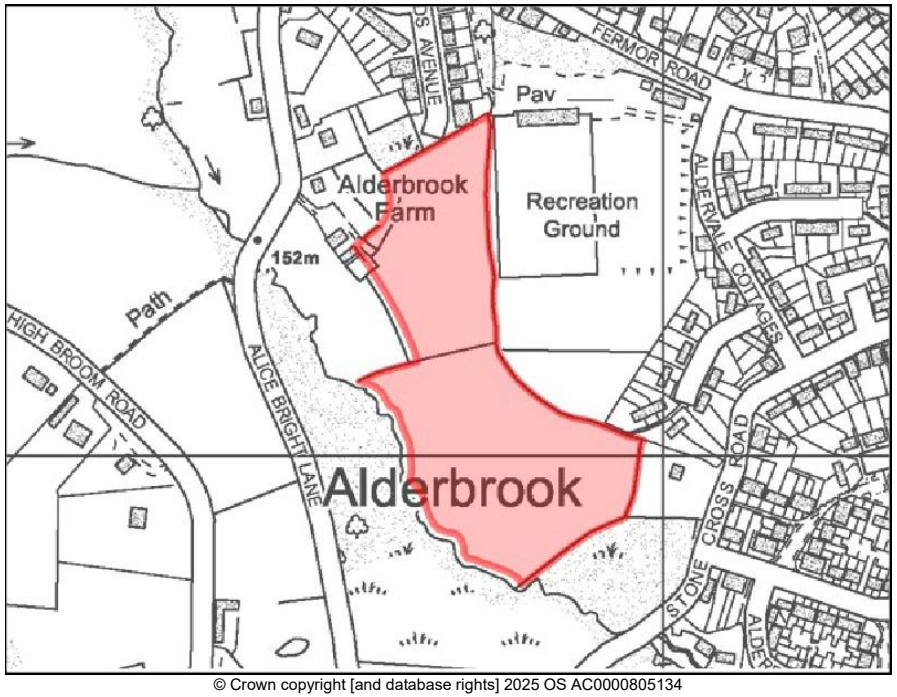
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 200/1110
Site Address: Land north of Stone Cross Road at Alderbrook, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 3.19

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

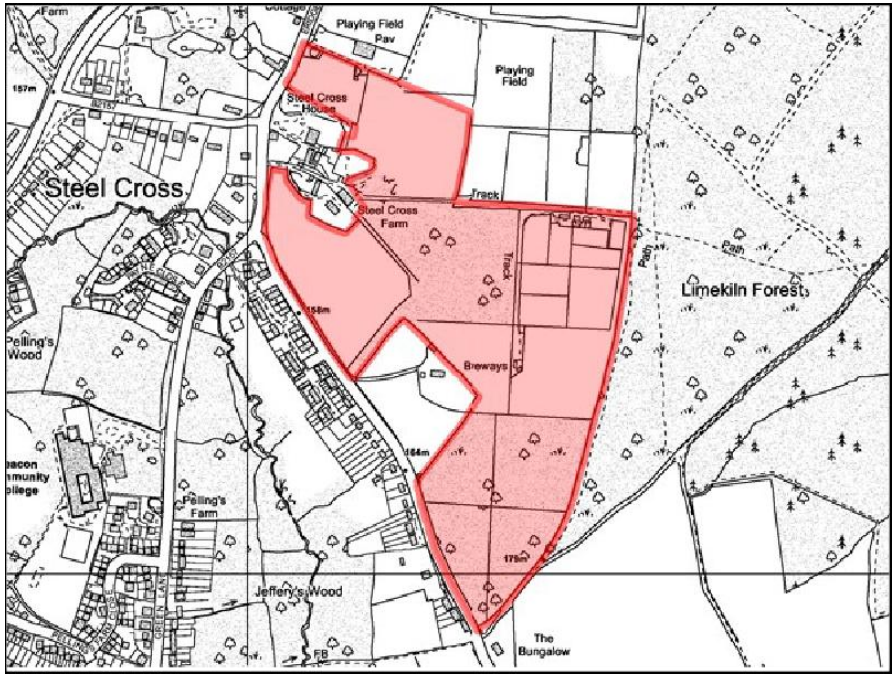
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 250/1110
Site Address: Land at Steel Cross Farm, Green Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 21.05

Note: site with part planning permission under construction. This is a substantial site comprising of an equestrian stud farm, fields and woodland located on the northern fringe of Crowborough within the High Weald National Landscape to the east of Palesgate Lane. The western fields within the middle section of the site, and fronting onto Green Lane, have outline planning permission for the construction of up to 103 dwellings and associated infrastructure (WD/2018/2122/MAO), establishing the principle of development in this location. A reserved matters application pursuant to the existing outline permission was approved under planning reference WD/2022/0398/MRM in December 2022. More recently, planning permission (Reference WD/2023/1798/MAJ) was granted in February 2025, increasing the quantum of development from 103 (net) dwellings to 120 (net) dwellings on that element of the site which is currently under construction. The southernmost portion is unsuitable due to the presence of priority habitat. The northernmost porting is considered unsuitable due to the likely landscape impact and its role in minimising encroachment of the settlement edge beyond the soft boundary feature formed by Limekiln Wood. The remainder of the site is a flat enclosed land with limited views to the wider landscape. Upon development of the area with planning permission, it will provide opportunities for a vehicular access to be gained to the rest of the SHELAA site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

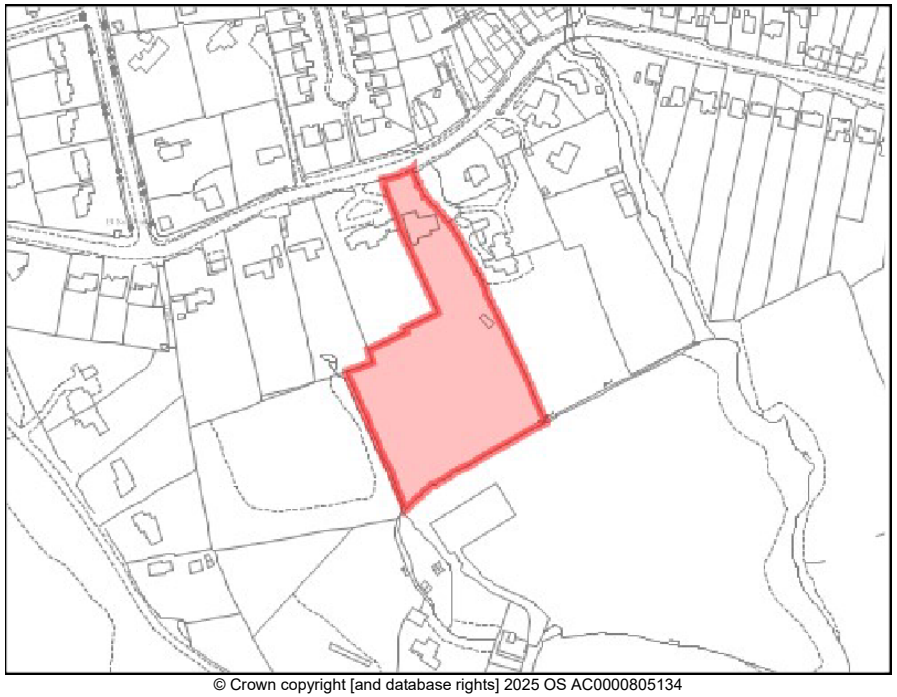
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Remainder of site Developable

DELIVERY	Year 1-5: 40	Year 6-10: 55	Year 11+:

Total Capacity: 95



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 272/1110
Site Address: Caxton House, Hurtis Hill, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.89

The site comprises of a dwelling and garden located on the southern fringe of Crowborough. The site is within walking distance of a bus stop, however there are no pedestrian footways on the southern side of Hurtis Hill and the road alignment of the highway limits the provision of a pedestrian crossing to the footway on the other side of the road. Notwithstanding this, the footway on the opposite side of the road is elevated and problematic to reach. No public transport can be reached safely from the site due to this, making development unsafe and unsuitable The site is close to the High Weald National Landscape boundary however, it is well screened from all sides as it is enclosed by a mature tree screen and has residential development to the northeast and northwest. Although the site is not within the conservation area, there are listed buildings to the east of the site and development could impact on their setting. The current vehicular access would require improvement, including establishing whether suitable visibility splays could be achieved.

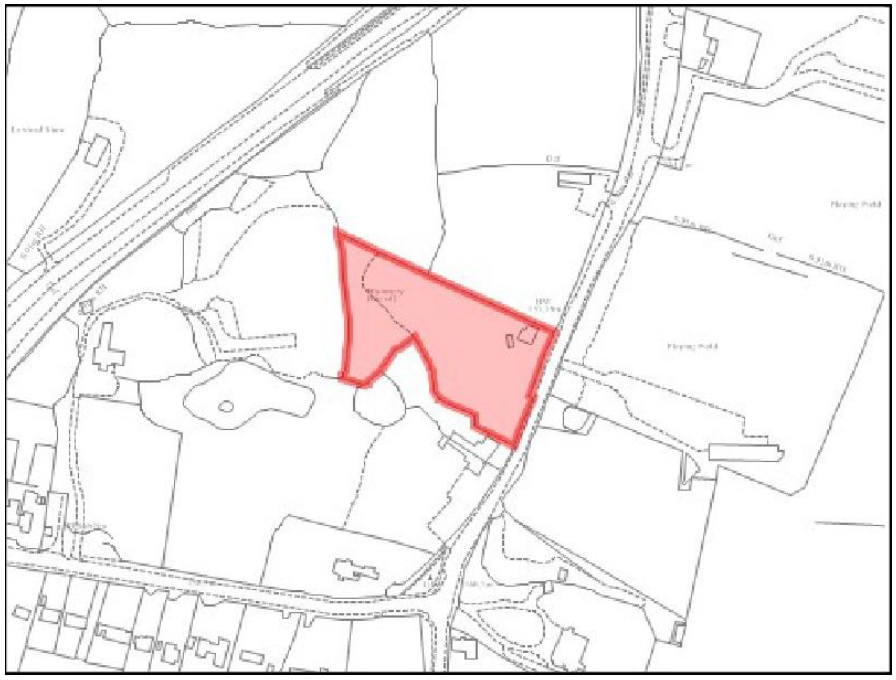
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 298/1110
Site Address: Spring Cottage, Eridge Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.67

The site comprises a single residential dwelling, residential curtilage and woodland and is on the periphery of Crowborough, surrounded by Eridge Road / A26 on all three sides, providing natural containment. Development of this site could represent infill, if appropriately scaled and designed. The site is within walking distance of several bus stops, with regular services into Crowborough, and has good footpath connectivity to them along Eridge Road/A265, giving good access to sustainable modes of transport. Vehicular access to the site would need to be improved but it is considered possible as part of any development. Notwithstanding this, the site is within the High Weald National Landscape and provides a wooded backdrop to the edge of Crowborough. The 2026 Landscape and Visual Appraisal considers the site to have moderate sensitivity to small scale residential development, with a moderate expression of the core components of character of the High Weald National Landscape and judges that development would have a moderate inmpact on on the landscape and visual qualities/features that define the National Landscape. However, large scale development has been granted (103 dwellings) on site 250/1110 on the opposite side of Eridge Road and to the south, providing some urbanizing context to this site. A small-scale low-density development, appropriate and sensitive to the location and character, may therefore be suitable. The southeastern corner of the site has received planning permission under reference WD/2023/2251/F for 1 (net) dwelling. Sensitive development may be possible subject to mitigation (particularly in terms of landscape impact) and the achievement of a suitable vehicular access.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

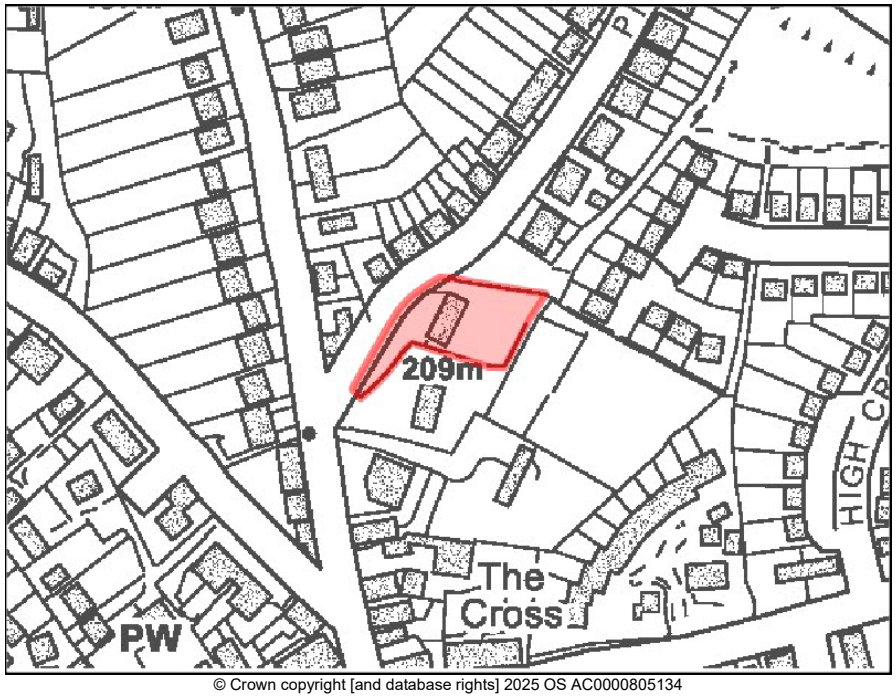
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	Year 11+:

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 317/1110
Site Address: Willetts House, Pilmer Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.2

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

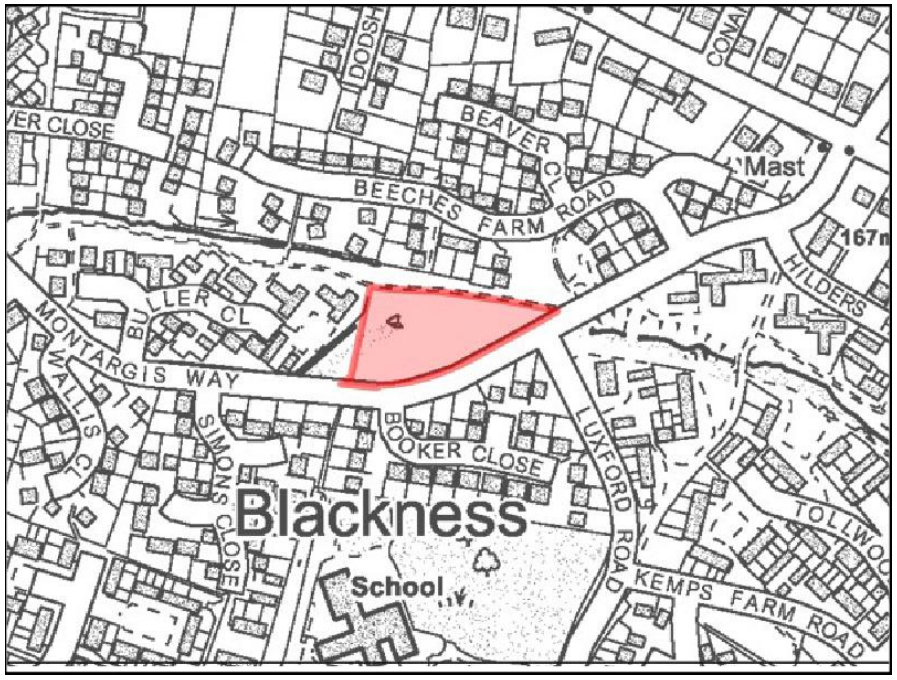
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 9

Total Capacity: 9



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 469/1110
Site Address: Land at Montargis Way, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.47

The site comprises of amenity space within the existing urban area of Crowborough to the east of Buller Close. This site provides important visual amenity for the surrounding estate to the west and is in topographic terms, undulating with significant changes in land levels across the site. The trees on the site which are subject to a TPO, have high amenity value and also restrict the site's potential for development. In addition, the loss of this informal amenity green space in an urban area would need to be justified through evidence and subject to the policies contained within the statutory development plan. Over 50% of the site is at risk of surface water flooding which significantly reduces the developable area. This is unlikely to be mitigated for the lifetime of the development without increasing flood risk elsewhere considering the site is within a major surface water flow path.

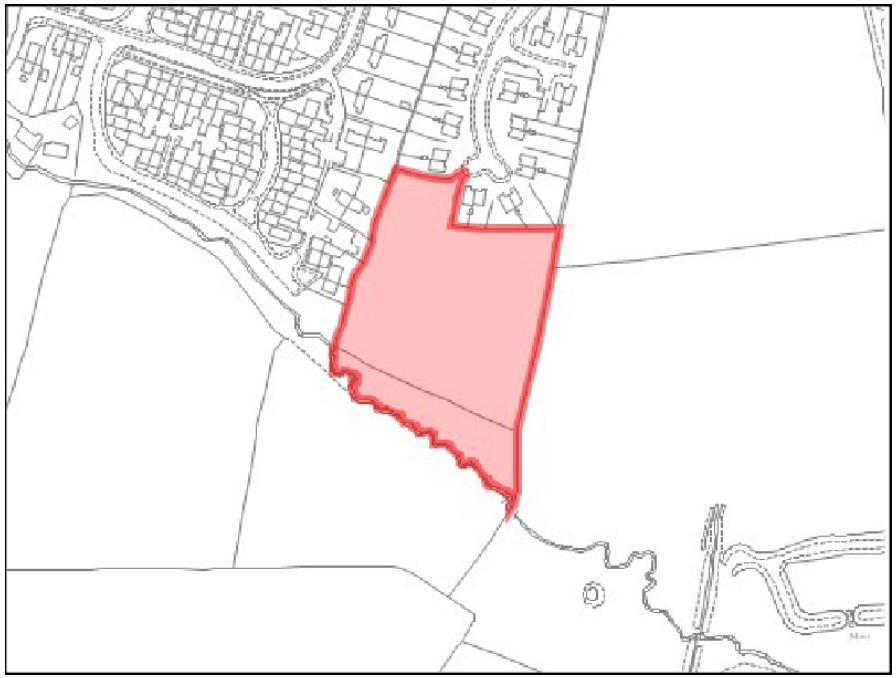
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 472/1110
Site Address: Adams Close, Alderbrook, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 1.3

This site is located to the south of Crowborough and Adam Close and comprises formal recreation land (includes play equipment and playground area). The site is well integrated into the existing settlement, is within a reasonable distance from local services, and would have a minimal impact on the landscape as it would be read in conjunction with existing development to the north and west. However, the site forms part of the existing residential estate and provides formal recreational land associated with the residential development including children's and young adult play provision. The play area is in an accessible location serving the local community. The site also acts as an entrance to the Suitable Alternative Natural Green Space (SANGS) to the south (Walshes Parks) and sits adjacent to the High Weald National Landscape. In accordance with the NPPF and local planning policy, this site would only be acceptable in planning terms if there is a surplus of play/young adult provision in the area in relation to quantity and accessibility of provision or provision could be suitably re-provided elsewhere and would not diminish access to formal play provision for the local community. The SHELAA submission has not provided evidence to show that this constraint can be overcome. The Council's latest Open Space Study (September 2022) confirms that there are gaps in catchments for play provision within Crowborough Parish. Development must also consider the risk of surface water flooding associated with the watercourse on the southern boundary, the Archaeological Notification Area adjacent the site to the east and the setting of the High Weald National Landscape to the south. In addition, vehicular access to the site would be reliant on third party land at Adams Close or adjacent sites.

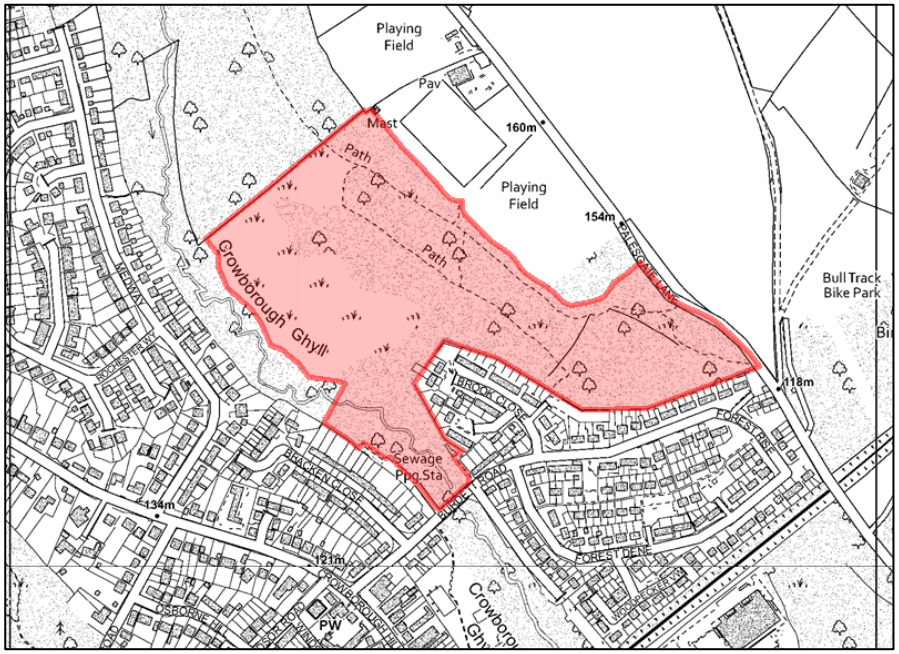
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 505/1110
Site Address: Land off Brook Close, Jarvis Brook, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 10.18

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No		No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 506/1110
Site Address: Land off Cornford Close, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.16

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

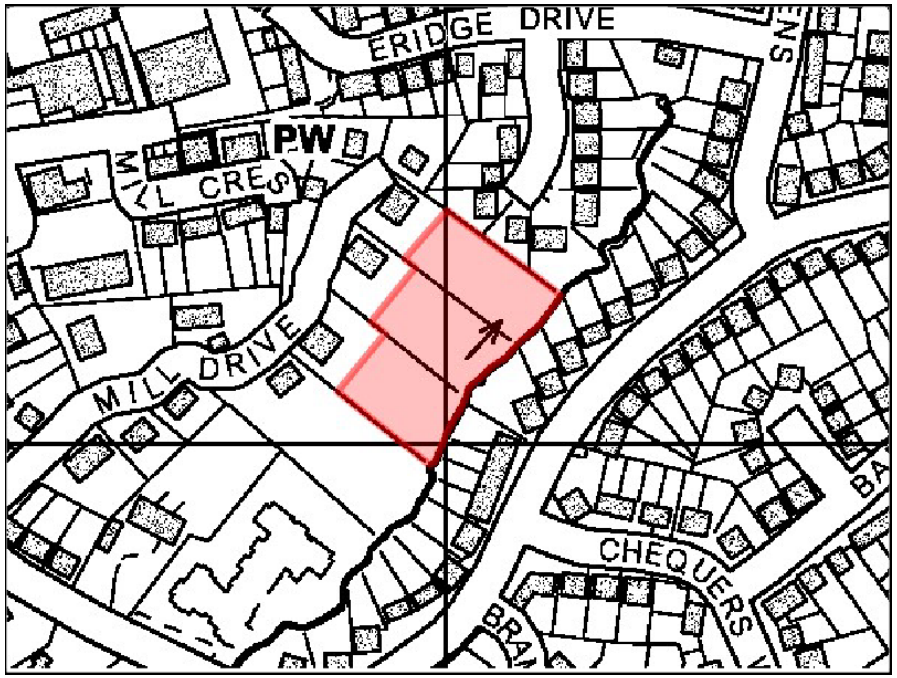
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 507/1110
Site Address: Land at Millbrook Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.49

The site comprises land, which forms part of residential curtilages along Mill Drive to the east of the centre of Crowborough town centre. Mill Drive is privately owned, and it is not considered that this road would be suitable for additional traffic relating to the development of this land. However, the site is considered suitable for development provided that a pedestrian/vehicular access could be achieved through land to the southwest (known as Burnside). It is noted that planning permission has been granted for three dwellings on this adjacent land, reference WD/2023/2220/F, the layout of which may prohibit development into this site. However, if development were considered wholesale there may be an opportunity to deliver an acceptable vehicular access to this site also. Landscaping to the east and north of the site specifically would need to be retained and strengthen.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 5	Year 6-10: 10	Year 11+:	Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 572/1110
Site Address: Castle End, Hurtis Hill, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.66

The site comprises of a residential dwelling, access drive and gardens to the south of Hurtis Hill, Crowborough. The site is within walking distance of bus stops on Hurtis Hill however there are no pedestrian footways on the southern side of Hurtis Hill, and the nature of the road means a pedestrian crossing to the footpath on the opposite side is unachievable. Notwithstanding this, the site as submitted cannot be provided with a suitable vehicular access to serve new housing development and it is not known whether appropriate sightlines along Hurtis Hill can be achieved for a vehicular access, given the existing 30 mph speed limit, topography of the site and bend in the road. The site is reliant on site 573/1110 to deliver this. Without safe access, development is unsuitable. In addition, there are two Grade II listed buildings adjacent to the north of the site (Old Smuggles Cottage and the Entrance Gates, Gatepiers and Flanking Wall to the north of Old Smugglers Cottage) and new development (including the creation pedestrian and vehicular access) may have a detrimental impact on their setting. The 2026 Heritage Impact Assessment considers that development would potentially have a low level of harm on the the listed buildings and the views from them. The Assessment recommends avoiding development on the northern part of the site to provide a buffer and retaining established trees, bushes and hedgerows. Given the uncertainties around the provision of an appropriate pedestrian/vehicular access, this site is considered unsuitable.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 573/1110
Site Address: Hurtis Hill House, Hurtis Hill, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.53

The site comprises of a residential dwelling, access drive and gardens to the south of Hurtis Hill, Crowborough. The site is within walking distance of bus stops on Hurtis Hill however there are no pedestrian footways on the southern side of Hurtis Hill, and the nature of the road means a pedestrian crossing to the footpath on the opposite side of is unachievable. The current vehicular access would require substantial improvement, with a traffic speed data assessment required to establish whether the site could accommodate satisfactory visibility splays at the existing access, given the topography of the site and the bend in the road at this point. Without safe access, development is unsuitable. There are two listed buildings adjacent to the east of the site (Old Smuggles Cottage and the Entrance Gates, Gatepiers and Flanking Wall to the north of Old Smugglers Cottage) and new development (including the creation of a pedestrian and vehicular access) may have a detrimental impact on their setting. The 2026 Heritage Impact Assessment considers that development would potentially have a low level of harm on the the listed buildings and the views from them. The Assessment recommends retaining established trees, bushes and hedgerows as mitigation measures. Given the uncertainties around the provision of an appropriate pedestrian/vehicular access, this site is considered unsuitable.

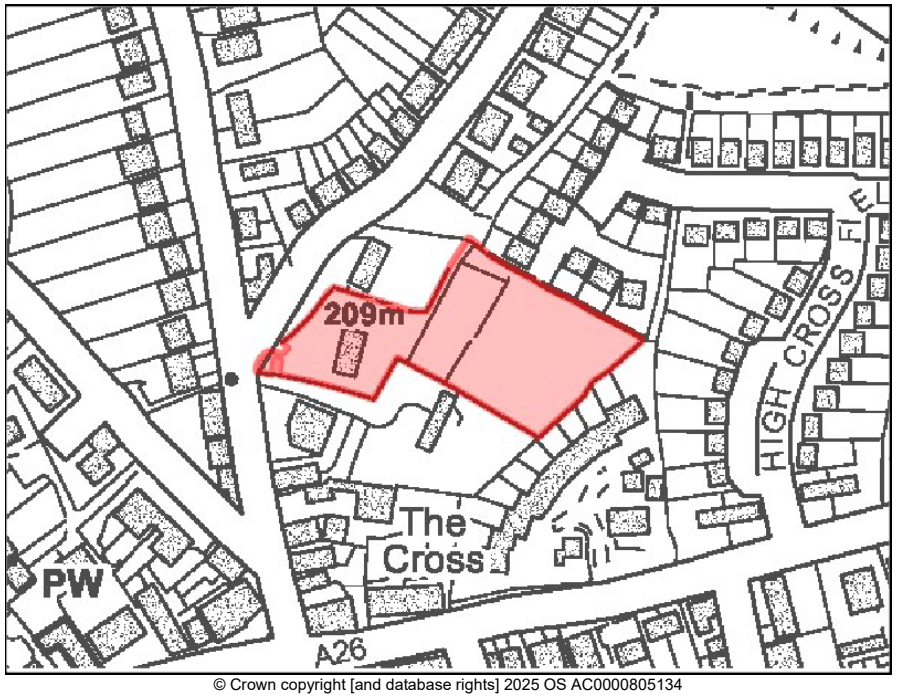
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 634/1110
Site Address: Land at Pilmer House, London Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.65

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 20

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 698/1110
Site Address: Land at Byeways, Palesgate Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 2.22

The site comprises of a residential property and garden on the northern edge of Crowborough. The site is wholly within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of moderate sensitivity to small scale residential development (2 storey and 2.5 storey), as the site has relatively gently undulating topography with no historic features on site, is visually enclosed and contained by mature vegetation, and is influenced by the surrounding residential development. The 2026 appraisal considers the site to demonstrate a moderate expression of the core components of character of the High Weald National Landscape due to the gently sloping landform; presence of woodland and tee clumps; irregular field pattern; and forming part of a landscape with dark skies. Development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape. The design of any scheme would need to incorporate improvements to the existing landscape structure and create a strong landscape setting for new housing. This would include the retention and setting back of development from existing tree clumps on site, as well as the wooded boundaries that surround the site where possible. The site is enclosed to the north and east by land at Steel Cross, which has been planning permission for 103 houses (WD/2022/0398/MRM), which has since increased to 120 (net) dwellings. This provides the opportunity to gain access to this site, and this would ideally be from the northeast or northwest boundary of the site. A full transport report would be necessary to measure the impacts of development on the highway network locally and to ensure connectivity with the town centre. The existing vehicular access to the existing dwelling from Palesgate Lane could not be supported and traffic along Palesgate Lane is not supported due to its narrow alignment. Given the site's location within the High Weald National Landscape, any development proposals would be required to meet the requirements in paragraph 190 of the NPPF.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 30	Year 11+:	**Total Capacity:** 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 704/1110
Site Address: Land at Green Lane, opposite Beacon School, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 2.63

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

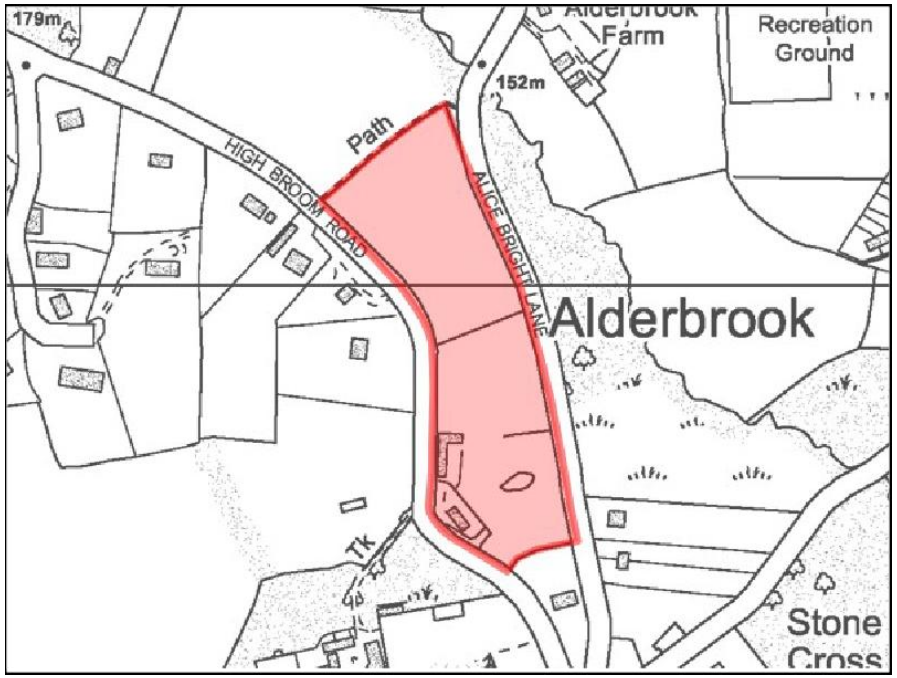
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 749/1110
Site Address: Land at Orchard Cottage, High Broom Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 2.72

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

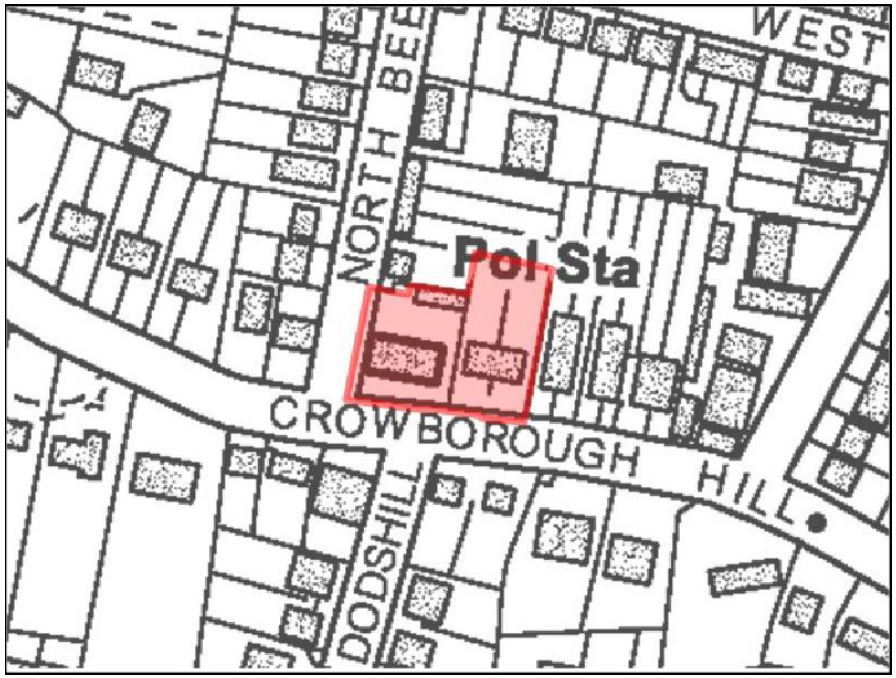
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 955/1110
Site Address: Crowborough Police Station, Crowborough Hill, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.22

The site comprises a former police station and is located along the northern part of Crowborough Hill to the southeast of Crowborough Town Centre and lies within the existing development boundary. The police station itself is a non-designated heritage asset and therefore the conversion of the site to either residential or employment use must be appropriate and well designed with limited harm to the heritage asset. The demolition of the existing police station would not be supported. The Heritage Impact Assessment 2026 considers that the adjacent area of land makes a neutral contribution to the setting of the police station as part of the prevailing modern residential townscape. The Assessment concludes that the conversion of the site to either residential or employment use must be appropriate and well designed with limited harm to the police station and that harm could only be of a limited nature if the former police station is retained. Restricting development to the north of the former police station building, not building further south than the prevailing building line on Crowborough Hill and restricting the height of any new development to lower than the highest point of the former police station would also help mitigate harm. The site has the potential to be well integrated into the existing settlement close to services and facilities. Development would not be harmful to the wider landscape character of the area, and a suitable vehicular access already exists to the site. A new police station has opened in Crowborough Town Centre, and this site is therefore vacant and can be repurposed. However, the existing police station and car park was subject to a change of use application for conversion into offices (Use Class E) under WD/2022/2997/F, but this has been withdrawn owing to the heritage issues identified. A more recent planning application for redevelopment of the site, reference WD/2025/1433/F was recently refused, but the principle of development is deemed suitable subject to addressing site constraints and issues above.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 5	Year 11+:	**Total Capacity:** 5



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 964/1110
Site Address: Land part of Steel Cross Farm, Green Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.67

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

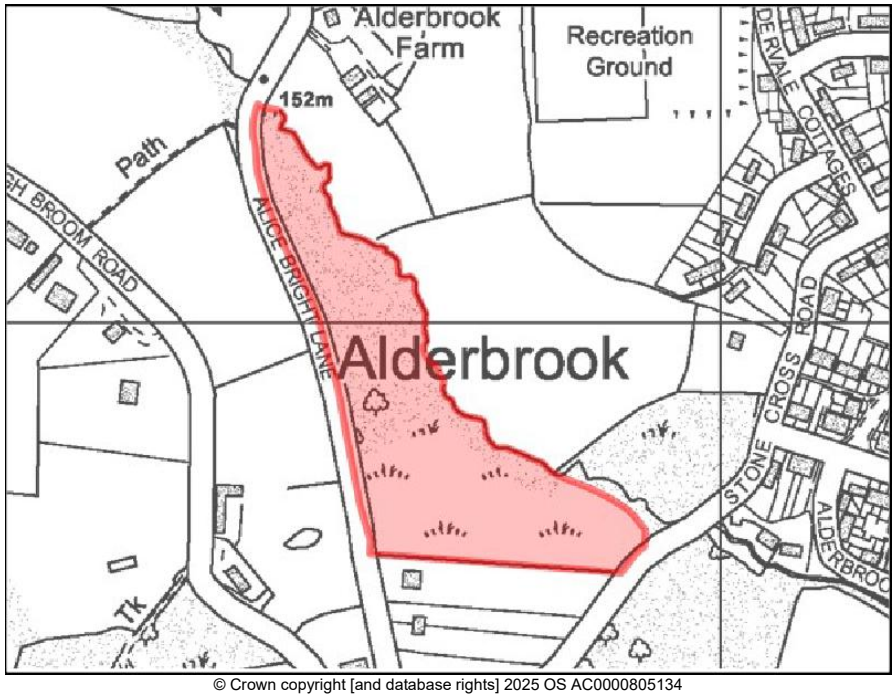
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1014/1110
Site Address: Land east of Alice Bright Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 2.47

This site is located to the east of Alice Bright Lane, to the south of Crowborough and contains mature woodland (including some ancient woodland). The site itself would require the removal of mature trees and site levelling, which would have a substantial impact on ecology in this location. Moreover, the site is situated in an exposed location adjacent to the High Weald National Landscape to the southeast. The site is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states that this area is to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), in part due to its intervisibility with the High Weald National Landscape, mature interconnected deciduous woodlands and sloping landform that is evident on this site. There is little to no natural containment of the site and additional landscaping could not suitably mitigate the impact of new housing development in this location. In addition, the provision of a new vehicular/pedestrian access to the site from Alice Bright Lane would be difficult to achieve given the narrowness of the road and its topography and visibility. There are no footways alongside Alice Bright Lane and no potential for this without reducing road width further.

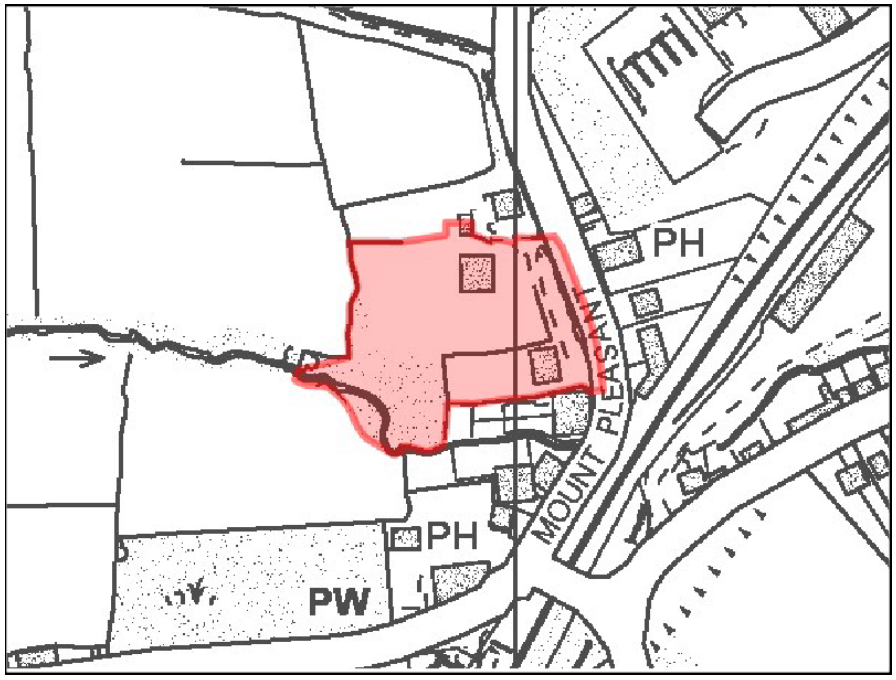
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1022/1110
Site Address: Salters and Steam End, Mount Pleasant, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.81

The site is located to the west of Mount Pleasant and to the east of SHELAA site 695/1110 that has an extant planning permission for 230 (net) dwellings in total. The site comprises of two residential dwellings, garden and woodland that is currently accessed from Mount Pleasant. The site is considered to be in a sustainable location for growth, within the development boundary for Crowborough, although the site is located at the southeastern rural fringe of the settlement. The development of this site for housing would be required to consider surface water flood risk associated with the watercourse that travels through the site and the woodland within the southwestern corner of the site. Whilst it is considered possible that the above issues could potentially be resolved, the site is subject to additional constraints. The site is unable to achieve a suitable vehicular access to Mount Pleasant, as the removal of mature trees that are protected by a group TPO and the existing stone wall is considered to have an unacceptable biodiversity and landscape impact. This road is narrow (particularly to the north of the site) and has no footways which will be difficult to achieve without detrimental impacts to the character of the highway. This reasoning is also supported within the Council's decision to refuse planning permission for 5 (net) dwellings on the site (WD/2022/0050/O).

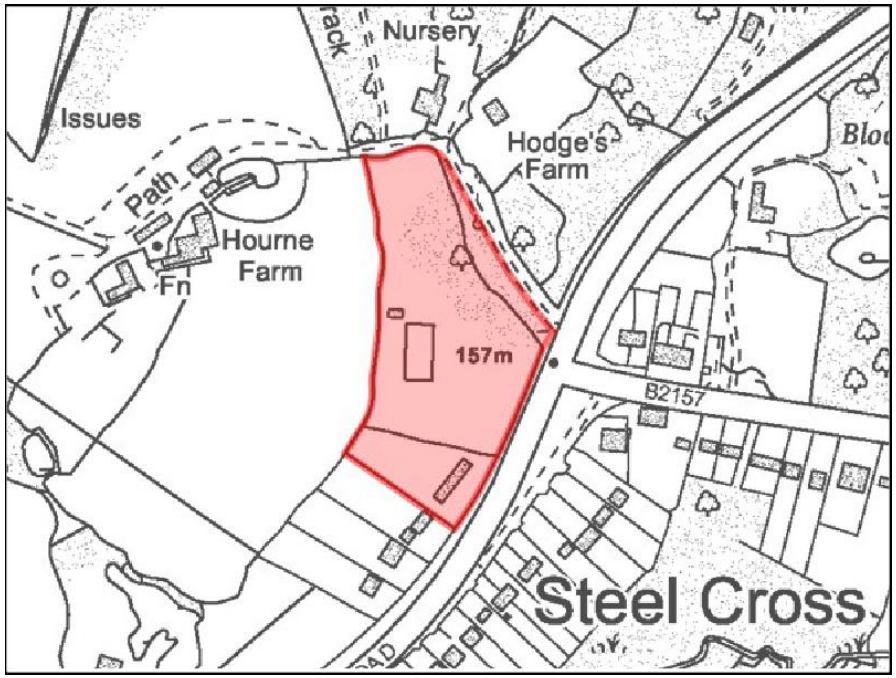
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1024/1110
Site Address: Land adjoining Freshfields, Eridge Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 1.71

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

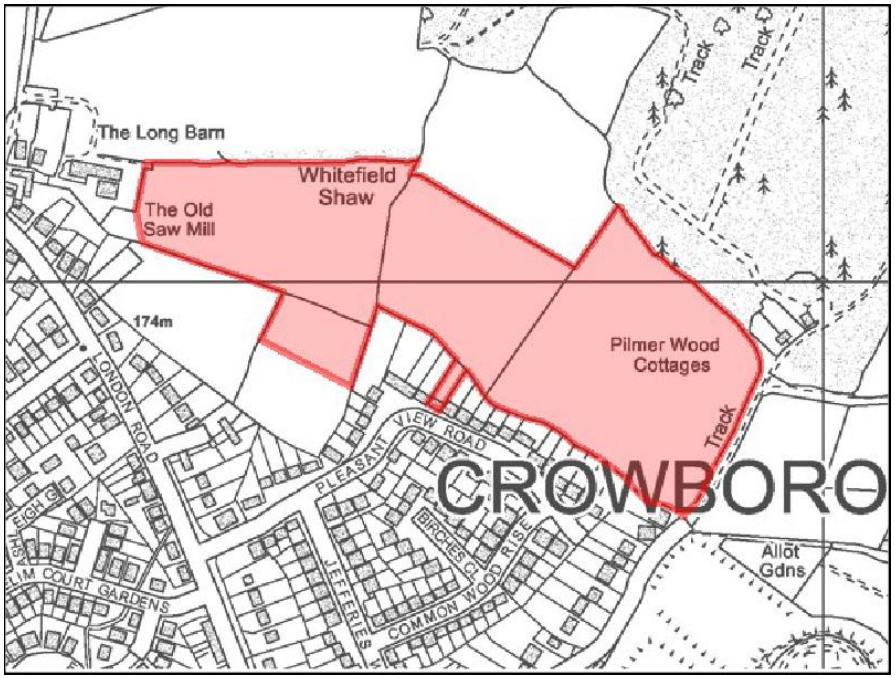
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1026/1110
Site Address: Land at Beechenwood Farm, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 8.26

The site comprises of agricultural land on the northern outskirts of Crowborough and to the north of both London Road and Pleasant View Road. Housing development would be prominent in this location, extending the built form of the town, but seen in context of the existing urban development that abuts the boundary of this site and the High Weald National Landscape, and forms the urban edge of the edge immediately adjacent to the countryside. The site itself is wholly within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal considers the site to be of moderate sensitivity to small scale residential development, due the sites sloping topography, the eastern half of the site comprising an assart and being abutted by priority habitat deciduous woodland whilst the fields in the western half of the site have strong internal field boundaries that emphasise the historic field pattern. The assessment considers the eastern half of the site to be less sensitive than the western half although not by a degree as to alter the overall sensitivity rating. The land drops steeply from Pleasant View Road northwards and therefore development would be relatively exposed to longer distance views but seen in context of development that rises behind it, in a tight urban layout characterised by houses in Pleasant View Road. Overall, the site has a moderate expression of the core components of character of the National Landscape and development would have a moderate impact on the landscape and visual qualities/features that define it. Development within the western half of the site is considered to have a slightly greater impact on the core character components than the eastern half due to the historic field pattern being more intact than the eastern half, and proximity to Cooks Corner Farm historic farmstead. Ancient woodland bounds the site's northeastern boundary (Beechen Wood), and a surface water flow path crosses the site. The site has good pedestrian links and is within walking distance to the High Street, also being 3.4km to the north of Crowborough Railway Station which is a 5-10-minute bus ride. A vehicular access to the site would be required from Pleasant View Road and this is shown through the removal of an existing dwelling.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

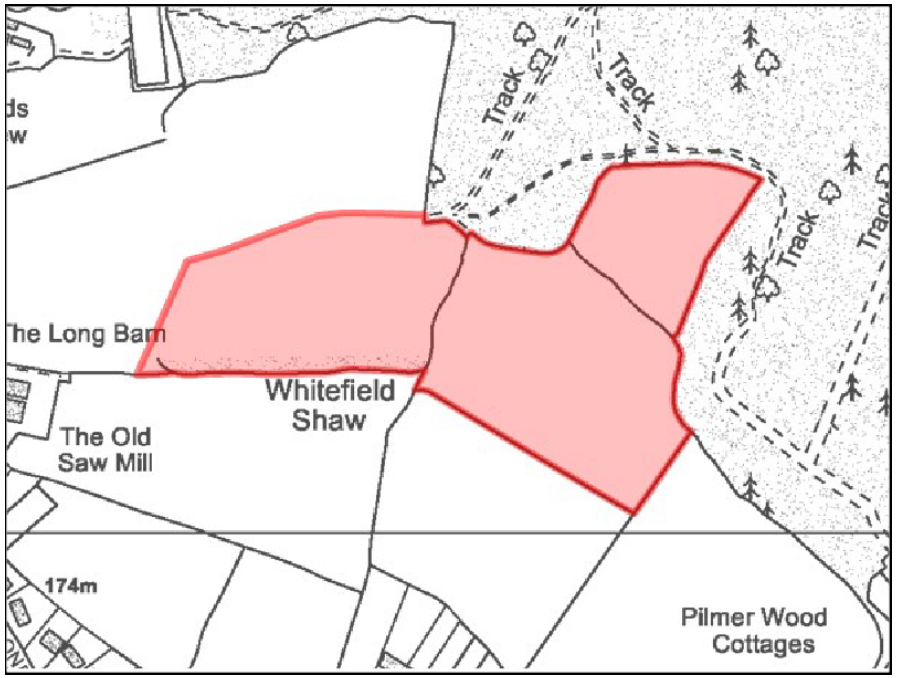
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 20	**Year 11+:** 100	**Total Capacity:** 120



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1027/1110
Site Address: Land at Whitefield Shaw, Cooks Corner Farm, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 4.64

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

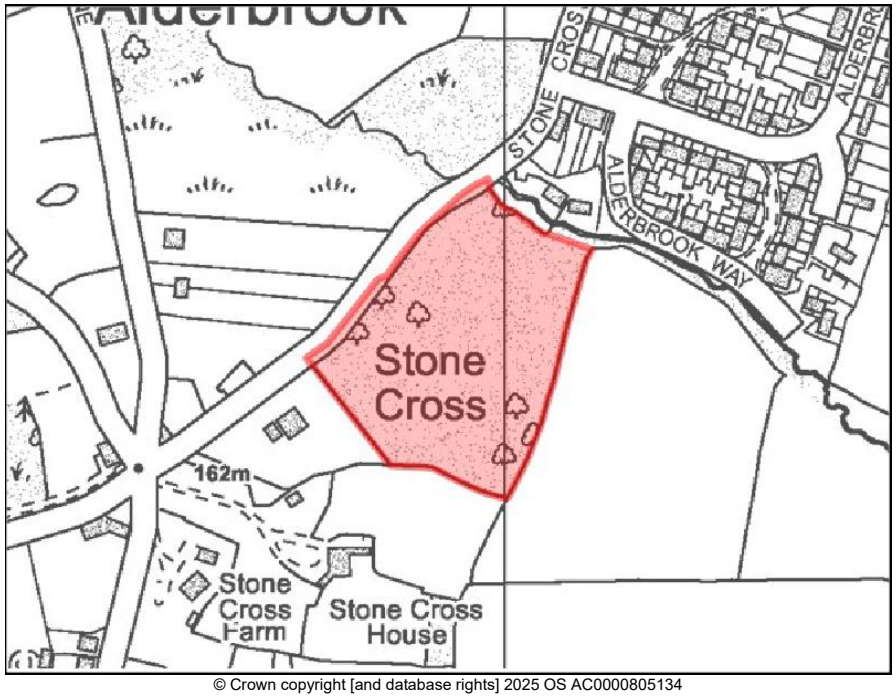
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1028/1110
Site Address: Woodland adjoining Bird View, Stone Cross Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 1.93

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

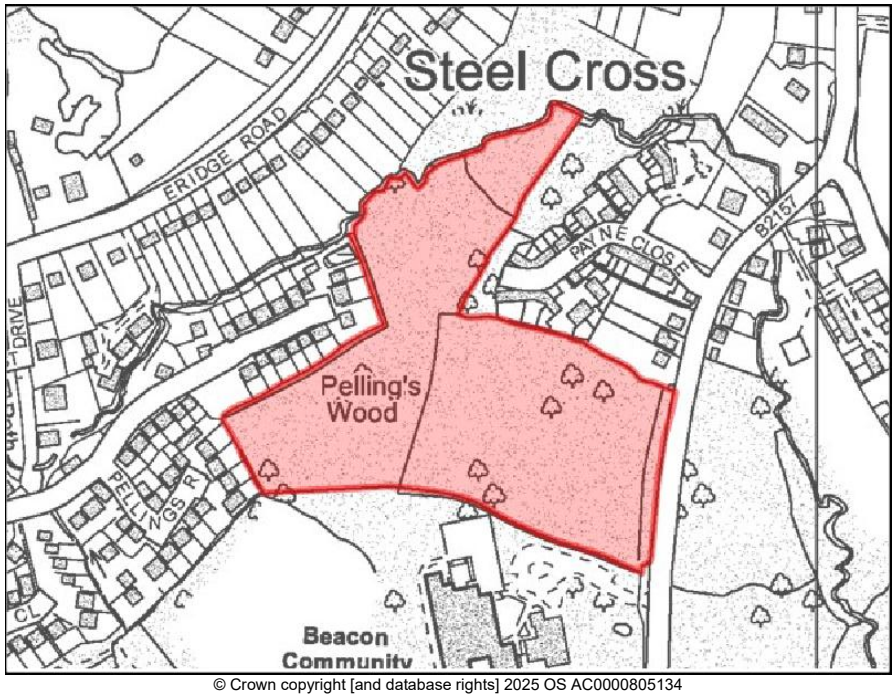
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1161/1110
Site Address: Land adjacent to Green Lane, opposite Beacon School
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 4.8

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

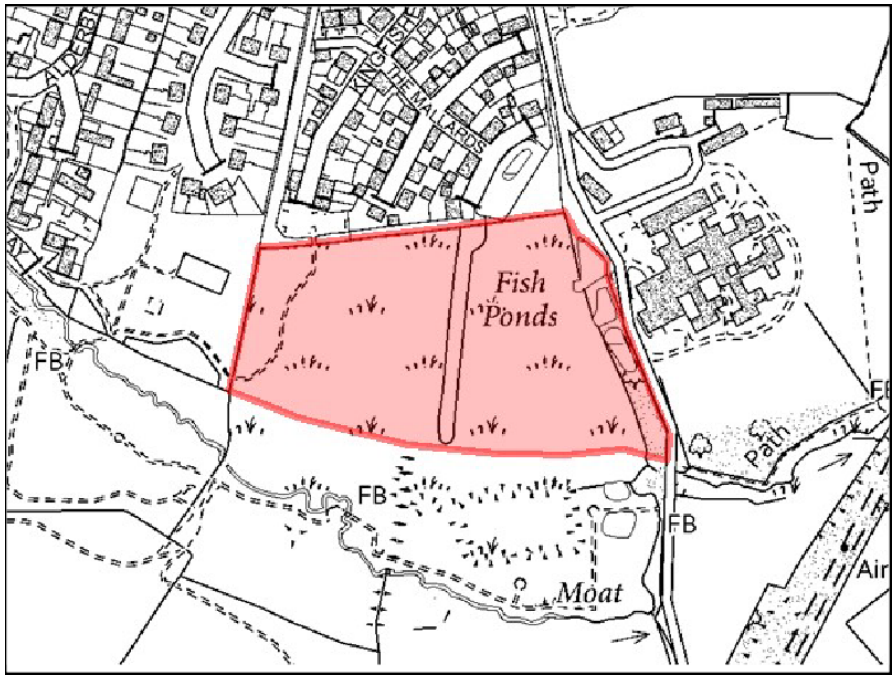
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1195/1110
Site Address: Land west of Walsh Manor Farm, Nightingales, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 3.11

The site comprises of a grass field located on the southern outskirts of Crowborough, to the south of Kingfisher Drive and to the west of Nightingales. Ponds form a natural boundary and drainage area to the east of the site. A public right of way crosses north to south along the eastern boundary of the site. The site is bordered by new residential development to the north, which gained planning permission for 160 dwellings under planning reference WD/2017/2608/MRM and has now been constructed. The site also acts as an entrance to the Suitable Alternative Natural Green Space (SANGS) to the south (Walshes Parks) and sits adjacent to the High Weald National Landscape. The site is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey), in part due to its location and intervisibility with the High Weald National Landscape and the wooded and rural backdrop to settlement edge of Crowborough that is evident at this site. The site is located adjacent a Scheduled Ancient Monument (Medieval Moat and Pondbay associated with Walsh Manor) that extends marginally into the southeast corner of the site and new development in this location is likely to detrimentally impact this heritage asset also. Any built form and development may adversely affect setting to a significant degree, due to loss of open space and appreciation of the asset. The Heritage Impact Assessment 2026 considers that the greater part of the site forms the immediate setting to the Scheduled Monument and makes a strong positive contribution to this setting as undeveloped open space that would have historically defined the rural setting of the moated manor. Development on the Scheduled Monument would severely impact its rural setting and potentially harm the below ground archaeology within the site. The Assessment concludes that there are heritage sensitivities with this site and development has the potential to cause a high degree of harm to the Pondbay Walsh Manor scheduled monument and its immediate setting. This could be minimised through setting development back from it and mitigated through design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald, specifically the introduction and retention of a border of trees along the site's southern edge would help retain the rural and agricultural feel of the scheduled monument within its historic environment. Nightingales (road) to the east of the site is considered as unsuitable to serve as a vehicular access to the site, given its narrow form. The site may be able to achieve a vehicular access through the new development to the north of the site (Kingfisher Drive), but this would require third party land and a transport assessment to verify whether the existing access would need to be upgraded.

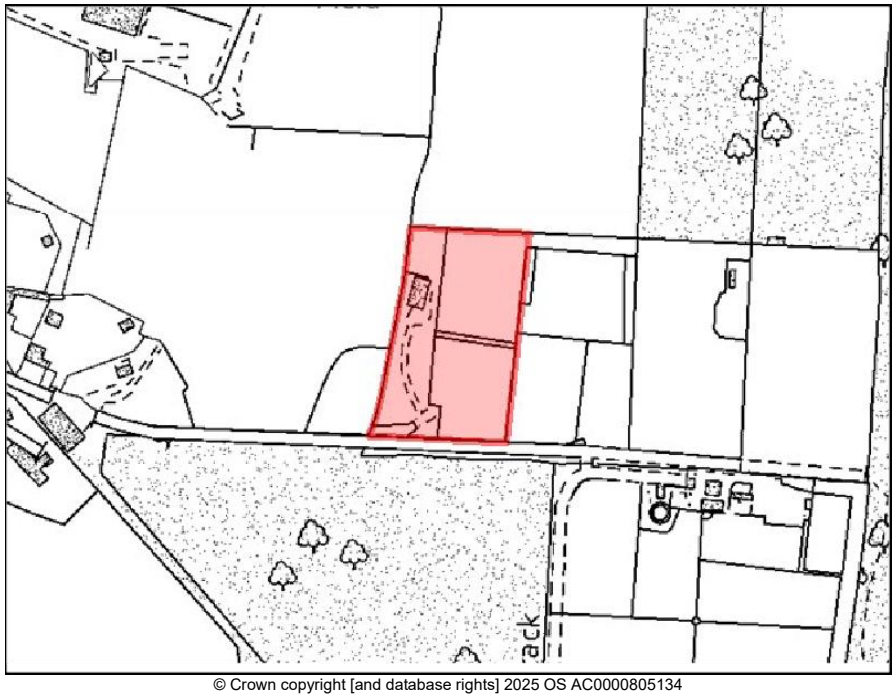
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1214/1110
Site Address: Land at The Orchard, Green Lane, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 0.72

This site comprises of an agricultural barn and grazing land located to the northeast of Crowborough at Steel Cross. The site sits to the east of Steel Cross Farm and to the northeast of an approved planning permission for 103 (net) dwellings (under planning reference WD/2022/0398/MRM), which has since increased to 120 (net) dwellings. The site is wholly located within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) in part due to its location within the High Weald National Landscape and the elevated position of the landscape within this location, albeit that approved residential development to the south of the site will alter character of the area. This site would read at odds with the form of development at this location, out of character with the settlement pattern that contains development to the south of this exposed ridge top location, if developed in isolation. Moreover, if developed alongside the neighbouring site (SHELAA Ref 1267/1110) to the east to create a new edge to built form, the sites are located to the north side of the ridge, exposed in long distance views, with residential development spilling into an area currently characterised by softer less intrusive development that acts as a transition to the countryside setting and High Weald National Landscape. In addition, the site's current access is provided via a narrow track (Public Right of Way) from Green Lane, which is unsuitable to serve residential development. Therefore, the site cannot demonstrate that a suitable vehicular access is achievable without the use of third-party land from the approved planning permission to the south.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1267/1110
Site Address: Land to the rear of Steel Cross Farm, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 3.35

This site comprises of agricultural land that is located to the northeast of Crowborough at Steel Cross and is currently only accessed by an existing Public Right of Way via Green Lane to the west. The site sits to the east of Steel Cross Farm and to the northeast of an approved reserved matters planning application for 103 (net) dwellings (under planning reference WD/2022/0398/MRM). The site is wholly located within the High Weald National Landscape and is located within the Crowborough North assessment unit of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to residential development (2 storey to 2.5 storey) in part due to its location within the High Weald National Landscape and the elevated position of the landscape within this location, albeit that approved residential development to the south of the site will alter the character of the area. This site would read at odds with the form of development at this location, out of character with the settlement pattern that contains development to the south of this exposed ridge top location, if developed in isolation. Moreover, if developed alongside the neighbouring site (SHELAA Ref 1214/1110) to the east to create a new edge to built form, the sites are located to the north side of the ridge, exposed in long distance views, with residential development spilling into an area currently characterised by softer less intrusive development that acts as a transition to the countryside setting and High Weald National Landscape. In addition, the site cannot demonstrate a suitable vehicular/pedestrian access and there are currently no means to do this without third party land from the approved planning permission.

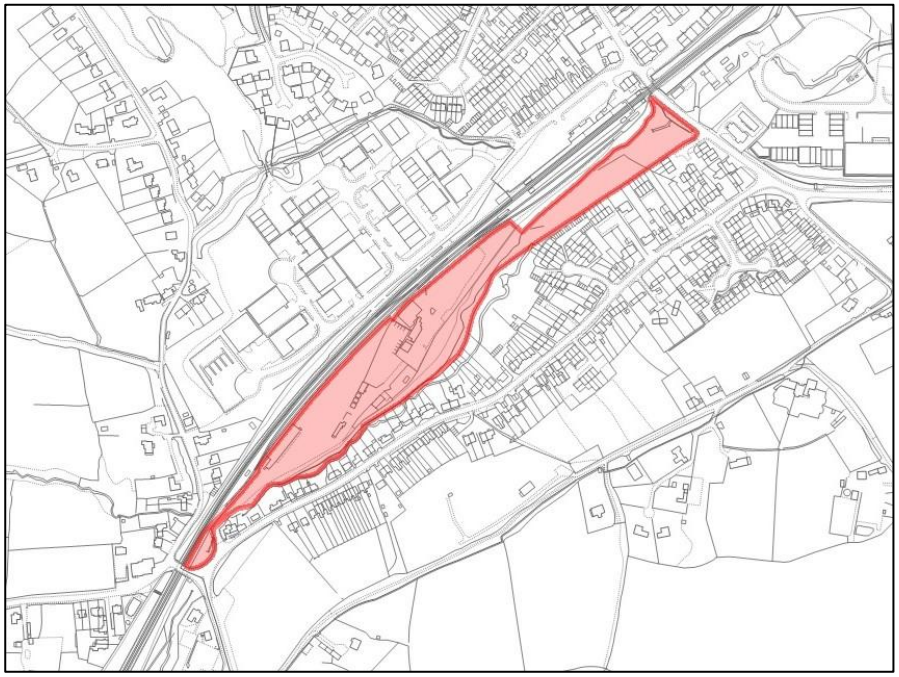
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1278/1110
Site Address: Jarvis Brook Yard, Western Road, Crowborough
Settlement: Crowborough
Parish: Crowborough
Site Area (ha) Gross: 3.25

The site comprises of commercial and storage units. The northern portion of the site is priority habitat and within flood zone 2 and 3 which would directly impact the developable area. The site is located to the south of the train track and immediately adjacent to the Crowborough train station. The site benefits from existing access onto Western Road, although improvements may be necessary, albeit it is affected by surface water flooding and would require appropriate mitigations to ensure safe access can be provided at all times. The site is located within the existing development boundary for Crowborough where development is accepted in principle. Its urban location results in good connectivity with services and facilities, as well as existing pedestrian and public transport connectivity. However the site is in close proximity with the train line which would require further assessment to confirm suitability. Overall, the assessment identifies a number of uncertainties for which limited mitigation has been demonstrated. Some of these uncertainties relate to the principle of development on the site and parts thereof, such as flood risk, access, and how proximity to the trainline will affect quantum and areas of development. Furthermore, the loss of employment space would be inconsistent with a formal allocation of the site and spatial strategy that seeks retention of employment floorspace.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Yes	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable

Danehill

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
129/1930	Land adjacent Police House, London Road, Danehill	Danehill	Not deliverable or developable
130/1930	Land off Freshfield Lane, Danehill	Danehill	Not deliverable or developable
131/1930	Land west of Springrise, Horsted Lane, Danehill	Danehill	Not deliverable or developable
132/1930	Land off School Lane, near Crocodile Cottages, Danehill	Danehill	Too small for assessment
395/1860	Land at The Pines, Lewes Road, Chelwood Gate	Chelwood Gate	Absolute constraint (400m of Ashdown Forest)
412/1860	Land at Stone Quarry Road, Chelwood Gate	Chelwood Gate	Not deliverable or developable
1141/1930	Land rear of The Coach and Horses, Coach and Horses Lane, Danehill	Danehill	Not deliverable or developable
1275/1630	National Cat Centre and associated land at Lewes Road, Chelwood Gate, Haywards Heath	Chelwood Gate	Absolute constraint (400m of the Ashdown Forest)

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
132/1930	Land off School Lane, near Crocodile Cottages, Danehill	Danehill	0.07	The site is too small to yield the minimum number of units required for the assessment.

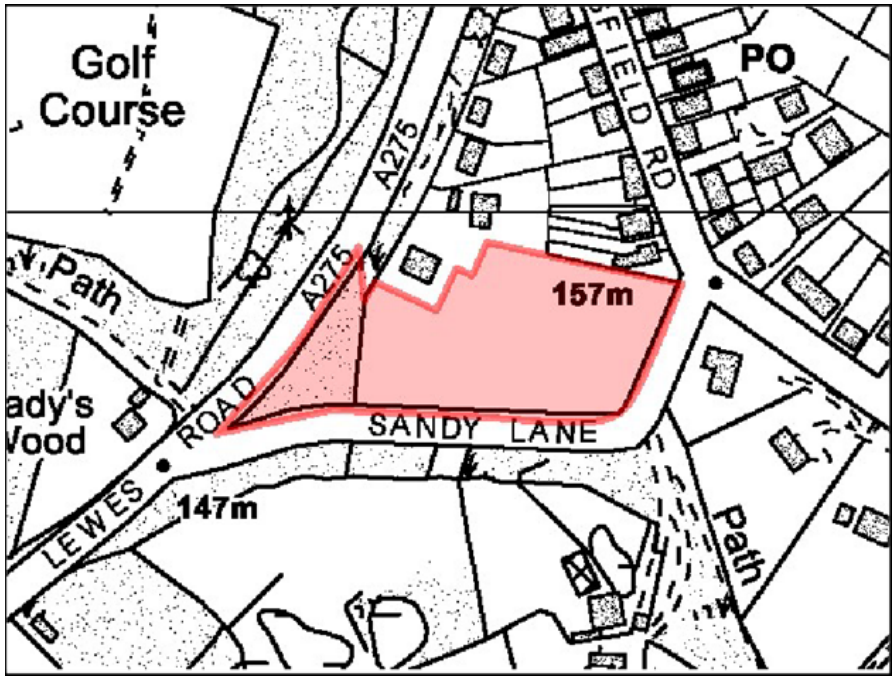
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

None

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
395/1860	Land at The Pines, Lewes Road, Chelwood Gate	Chelwood Gate	Almost the entirety of the site is located within 400 metres of the Ashdown Forest SPA.
1275/1630	National Cat Centre and associated land at Lewes Road, Chelwood Gate, Haywards Heath	Chelwood Gate	Wholly within 400 metres of the Ashdown Forest SPA.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

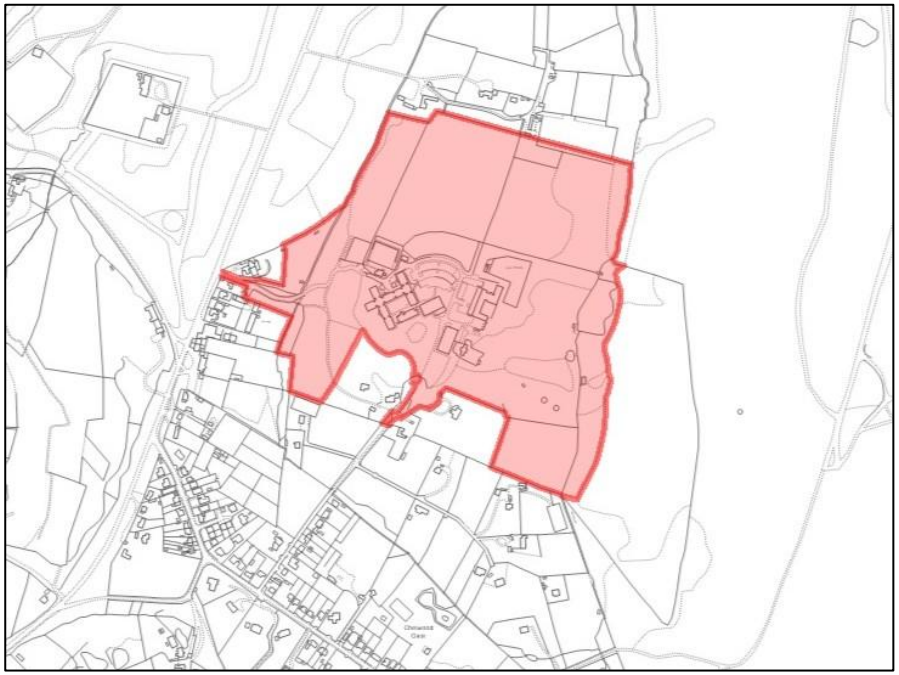
Site Reference: 395/1860
Site Address: Land at The Pines, Lewes Road, Chelwood Gate
Settlement: Chelwood Gate
Parish: Danehill
Site Area (ha) Gross: 0.99

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1275/1630
Site Address: National Cat Centre and associated land at Lewes Road, Chelwood Gate, Haywards Heath
Settlement: Chelwood Gate
Parish: Danehill
Site Area (ha) Gross: 20.30

The site is comprised of existing commercial/business and sui generis uses as well as greenfield and infrastructure provision. The site is wholly within 400m of the Ashdown Forest SPA. This area is of international significance for wildlife and biodiversity, and therefore the principle of new housing development is precluded within the 400 metre zone outside the Ashdown Forest SPA boundary as advised by Natural England. The site is within the High Weald National Landscape. Significant housing development would appear out of keeping and have an unacceptable impact on the character and appearance of this attractive landscape within the countryside. The site is within a rural location, remote from local services and facilities, and disconnected from the boundary of any sustainable settlement.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1 SW	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 129/1930
Site Address: Land adjacent Police House, London Road, Danehill
Settlement: Danehill
Parish: Danehill
Site Area (ha) Gross: 2.11

The site is comprised of agricultural land located to the north of Danehill and to the west of Lewes Road (A275). This site is in a sensitive and open rural location and is situated wholly within the High Weald National Landscape. Housing development would appear out of keeping and would have an unacceptable impact on the character and appearance of this attractive landscape within the countryside. Due to the site's sloping topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental landscape impacts.

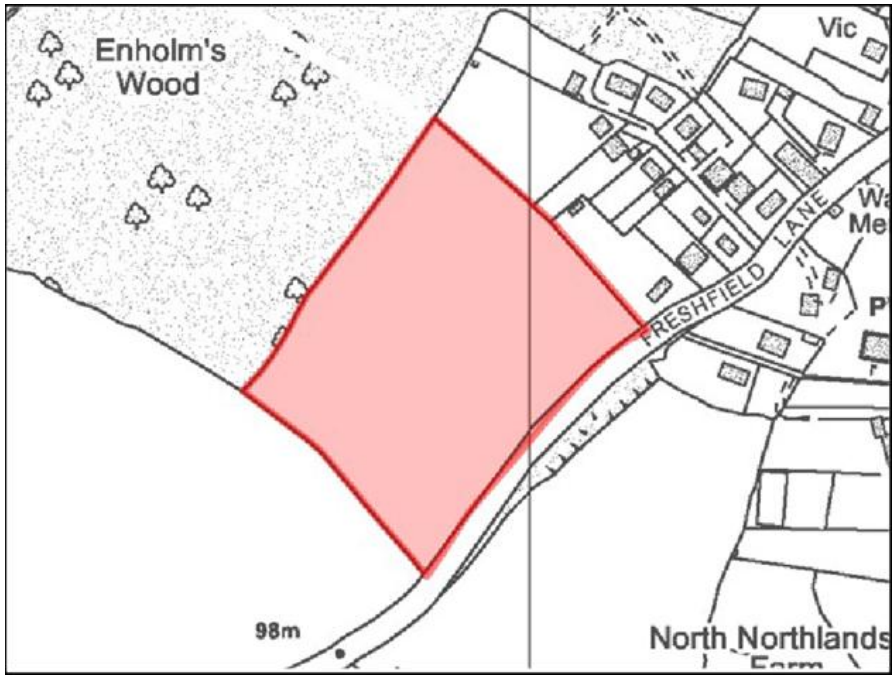
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 130/1930
Site Address: Land off Freshfield Lane, Danehill
Settlement: Danehill
Parish: Danehill
Site Area (ha) Gross: 3.29

The site is comprised of agricultural land located to the southwest of Danehill and to the west of Freshfield Lane. This site is in a sensitive and open rural location and is situated wholly within the High Weald National Landscape. Housing development would appear out of keeping and would have an unacceptable impact on the character and appearance of this attractive landscape character within the countryside. Due to the site's sloping topography and the exposed nature of the land, it would not be possible to adequately mitigate these detrimental landscape impacts. Furthermore, the existing access requires widening and improvements to the visibility splay to make it suitable for residential development, and a footpath along Freshfield Lane may be unachievable due to the limited width of the verges on the roadside. Therefore. any development would be unable to provide pedestrian connectivity to the limited amenities in the Danehill village centre and bus stop.

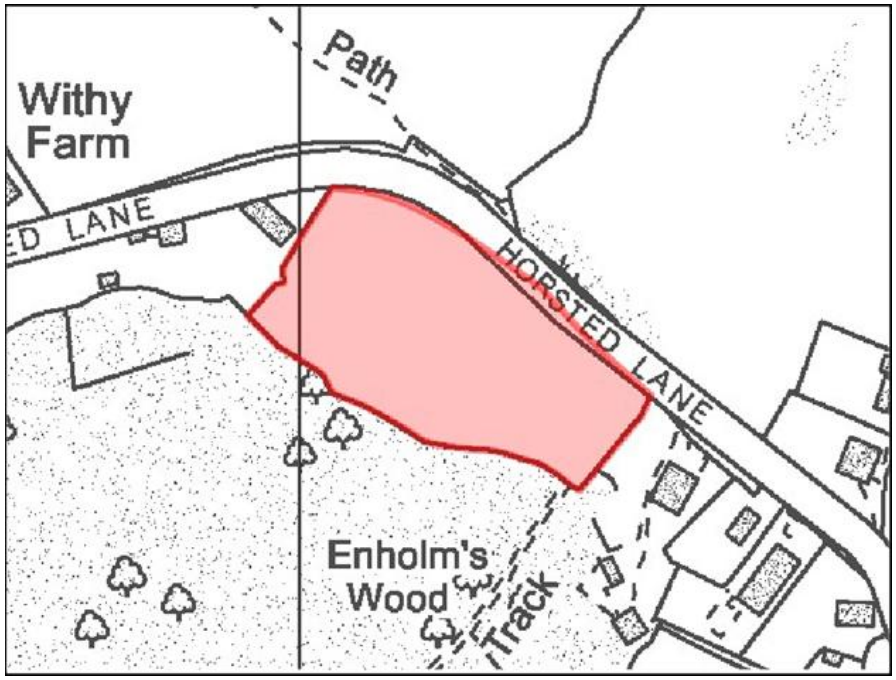
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 131/1930
Site Address: Land west of Springrise, Horsted Lane, Danehill
Settlement: Danehill
Parish: Danehill
Site Area (ha) Gross: 1.2

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

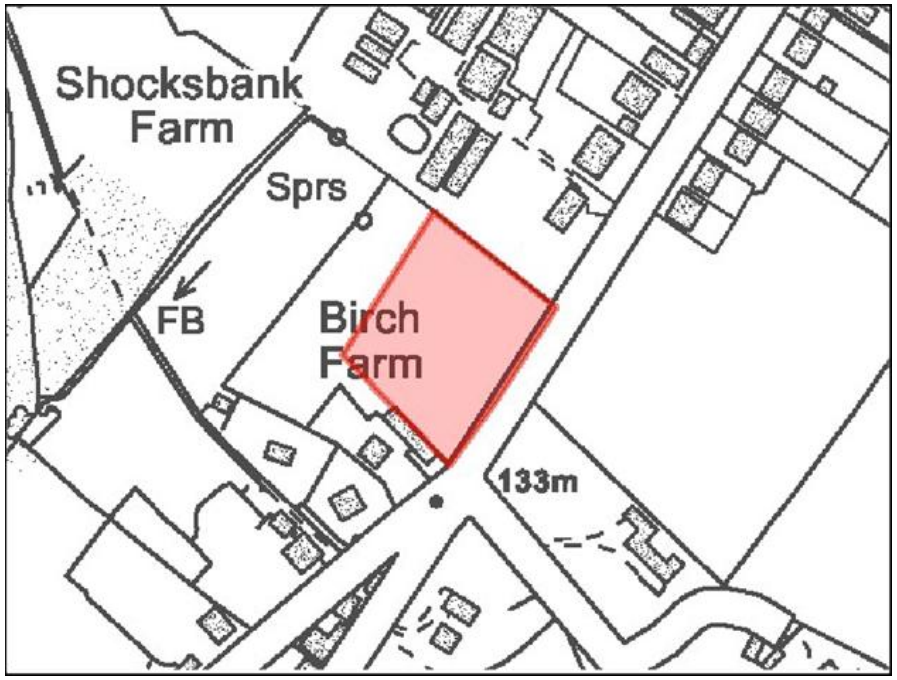
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 412/1860
Site Address: Land at Stone Quarry Road, Chelwood Gate
Settlement: Chelwood Gate
Parish: Danehill
Site Area (ha) Gross: 0.52

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

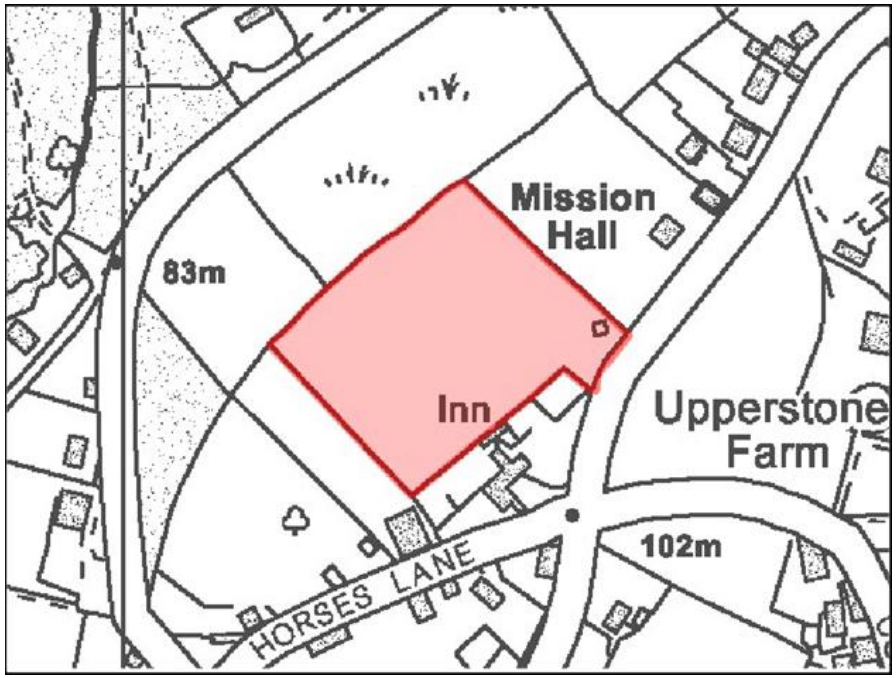
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1141/1930
Site Address: Land rear of The Coach and Horses, Coach and Horses Lane, Danehill
Settlement: Danehill
Parish: Danehill
Site Area (ha) Gross: 1.06

The site comprises of pastureland to the rear of The Coach and Horses Inn and to the west of Stone Quarry Road. This site is in a sensitive and open semi-rural location on the edge of Chelwood Common, where significant housing development would appear out of keeping with the surrounding area. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape, which does have long range views from the northeast corner of the site. Christmas Tree Farm is adjacent to the south of the site and is considered a priority habitat as it is deciduous woodland. The Western Ouse Streams and Ashdown Forest BOA is also adjacent to the site. The Coach and Horses Inn is a Grade II listed building and is located to the south of the site; therefore, housing development could have a detrimental impact on its setting. The existing access requires widening and improvements to the visibility splay to make it suitable for residential development owing to the poor visibility caused by the curvature of the road. This would likely result in the removal some of the hedgerow and trees along the frontage of the site. These issues affecting character, biodiversity and heritage, combined with the unsustainable nature of the settlement, make the site unsuitable for residential development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

East Hoathly with Halland

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
029/2060	Land rear of Ivy Cottages, Eastbourne Road, Halland	Halland	Not deliverable or developable
060/1950	Land to the west of South Street, East Hoathly	East Hoathly	Absolute constraint (Ancient Woodland)
074/2060	Land at Bramblebank, Lewes Road, Halland	Halland	Not deliverable or developable
154/1950	Land off South Street, East Hoathly	East Hoathly	Site with extant planning permission
232/2060	Warrenside and Autumn Ridge, Lewes Road, Halland	Halland	Too small for assessment
466/1950	Broomy Lodge Field, London Road, East Hoathly	East Hoathly	Developable
685/2060	Land at The Halland Forge Hotel, Eastbourne Road, Halland	Halland	Not deliverable or developable
706/2060	Land with frontages to B2019, A22 Eastbourne Road and Back Lane, Halland	Halland	Not deliverable or developable
764/2060	Land at Old Acres, Heathfield Road, Halland	Halland	Not deliverable or developable
765/2060	Land north of Knowle Lane and west of the A22, Halland	Halland	Not deliverable or developable
766/2060	Land west of Lewes Road, Halland	Halland	Not deliverable or developable
771/2060	Land to the east of Eastbourne Road, Halland	Halland	Not deliverable or developable
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly	Site with extant planning permission Developable (in part)
782/1950	Land east of South Street (Site A), East Hoathly	East Hoathly	Developable
814/2060	Crockstead Green Farmhouse, Eastbourne Road, Halland	Halland	Not deliverable or developable
837/1950	Land east of South Street (Site B), East Hoathly	East Hoathly	Not deliverable or developable
884/2060	Land south west of Sandhill Lane, Uckfield	Halland	Not deliverable or developable
899/2060	Land at Sandhill, Sandhill Lane, Halland	Halland	Not deliverable or developable
962/2060	Land to the west of Eastbourne Road, Halland	Halland	Not deliverable or developable
985/1950	Harrison's, south of London Road, East Hoathly	East Hoathly	Developable
996/1950	Hesmonds Stud, East Hoathly	East Hoathly	Not deliverable or developable
998/2060	Matthews, Lewes Road, Halland	Halland	Not deliverable or developable
1157/1950	Land south of Boyne, Hollow Lane	East Hoathly	Not deliverable or developable
1200/1950	Land to the east of Hollow Lane, East Hoathly	East Hoathly	Not deliverable or developable
1202/1950	Old Whyly, London Road, East Hoathly	East Hoathly	Not deliverable or developable
1235/1950	Land at Laughton Park Farm, East Hoathly with Halland	East Hoathly	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
232/2060	Warrenside and Autumn Ridge, Lewes Road, Halland	Halland	0.34	Site is too small for assessment.

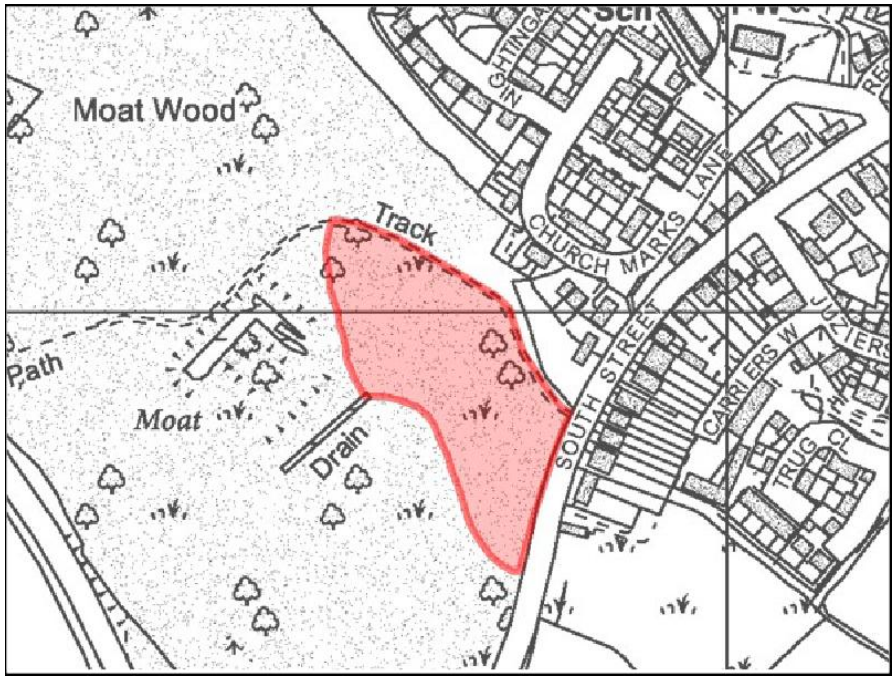
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
154/1950	Land off South Street, East Hoathly	East Hoathly	WD/2023/2516/MAJ - 17 (net) dwellings. WD/2025/0376/MAJ (across Sites 154, 985 and 773) for up to 275 (net) dwellings - pending determination.
773/1950	Land at Hesmonds Stud, East Hoathly	East Hoathly	WD/2016/2796/MAO (northern parcels of land) - up to 205 (net) dwellings. The site was separately granted full planning permission under planning reference WD/2022/0341/MAJ in October 2022 and has since commenced works on site. WD/2025/0376/MAJ (across Sites 154, 985 and 773) for up to 275 (net) dwellings - pending determination.

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
060/1950	Land to the west of South Street, East Hoathly	East Hoathly	The site is wholly covered by Ancient Woodland.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 060/1950
Site Address: Land to the west of South Street, East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.52

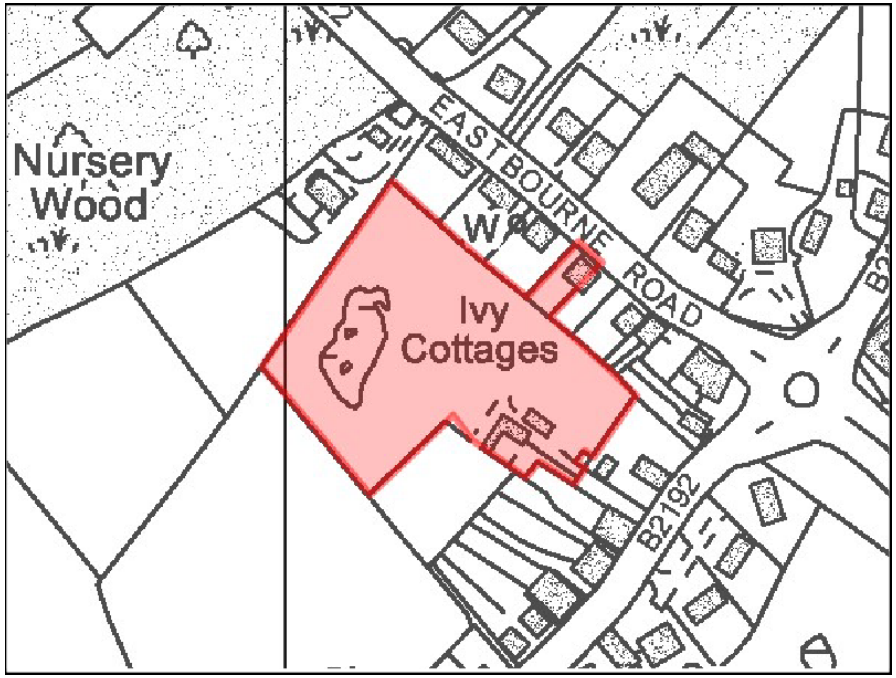
The site is comprised wholly of ancient woodland, which is also protected by a TPO and therefore the development of the site is precluded on this basis alone. A public right of way runs along the site's northern boundary. The site is located on the southern edge of East Hoathly and is rural in character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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Yes	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 029/2060
Site Address: Land rear of Ivy Cottages, Eastbourne Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.19

The site comprises of a single field with a former stable block and garages located behind residential properties along the A22 (Eastbourne Road) and B2192 in the centre of Halland. A public house is located to the southeastern corner of the site with grazing fields to the west. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development in part due to ancient woodland (Nursery Wood) to the northwest of the site. Development in this location would not respect the landscape character and grain of the existing settlement or the character of the existing, largely linear built form of Halland. Development at this scale would also be unsustainable in the rural settlement of Halland, which does not have a significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. This is demonstrated within planning appeal decisions (WD/2018/0320/MAJ, WD/2017/0331/MAJ and WD/2016/2343/MAO). In addition, the site as submitted, does not provide a suitable vehicular access in terms of its width, nor any indication of how a satisfactory vehicular access could be reasonably provided onto the local highway network. For these reasons the site is considered unsuitable for development.

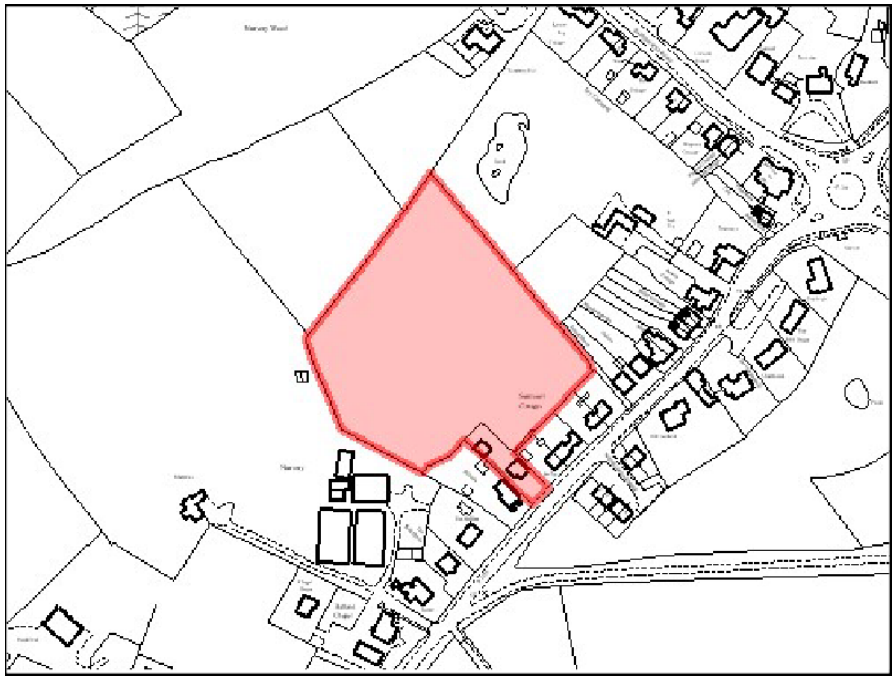
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 074/2060
Site Address: Land at Bramblebank, Lewes Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.6

This site consists of a single dwelling with a field to the rear located at the southern edge of Halland and to the west of Lewes Road. The development of the site would introduce development to the rear of an existing linear settlement pattern in Halland. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development in part due to landscape features on site that in-field trees and hedgerow trees across the site. Planning permission was refused on appeal for 30 homes at this site (ref: WD/2016/2343/MAO) for two primary reasons. The first was that development in this location would not respect the landscape character and grain of the existing settlement that is largely linear along Lewes Road and Eastbourne Road. The second reason for refusal was that development would be in an unsustainable location, delivering 30 homes in a rural settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping. A similar conclusion was drawn for planning applications WD/2018/0320/MAJ and WD/2017/0331/MAJ. For these reasons the site is considered unsuitable for development.

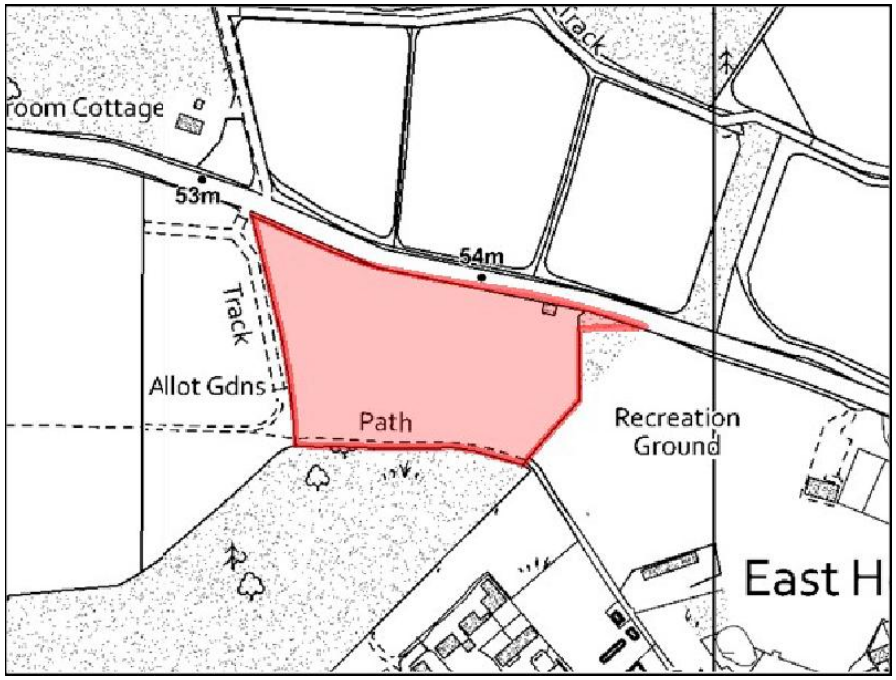
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 466/1950
Site Address: Broomy Lodge Field, London Road, East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.94

The site comprises a single agricultural field and a small agricultural barn and is located on the western edge of East Hoathly some 600m to local services and facilities. The site is located opposite a scheme for residential development of 205 (net) dwellings at Hesmonds Stud that has received planning permission and is under construction, so would integrate well with this new residential development on the western entrance to the village. Public Rights of Way exist on the western, southern and eastern boundaries of the site and may require improvements so that a direct non-motorised link would be extended from the site to the centre of the settlement. The vehicular access to the site will need to consider the highway works relating to planning permission at Hesmonds Stud for 205 homes to the north of the site (SHELAA site 773/1950) under planning reference WD/2022/0341/MAJ and coordinate an agreed solution. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to development, as the site has a limited relationship to the historic settlement core of East Hoathly, including its Conservation Area, and the movement and noise associated with London Road decreases sensitivity. If development were to come forward, a suitable buffer to the ancient woodland located at the southern boundary of the site would be required together with appropriate screening to the western edge of the site to soften the urban edge of the settlement. Furthermore, existing vegetation along the London Road should be enhanced and protected to maintain the contribution they make to the existing green infrastructure network. The Heritage Impact Assessment 2026 states that the site contributes to the wider setting of the Grade II* Listed parish Church as it reflects its original rural setting which is today generally semi-urban in character. As green space, the site makes a minor contribution to the wider setting of Foresters Arms, as it reflects its original rural setting which is today generally semi-urban in character. The distance and intervening vegetation between the site and this asset mean that the contribution to setting is of a minor nature. Forming part of the surrounding rural area, the site makes a contribution to the setting of this side of the East Hoathly conservation area. However, this setting has been severely eroded through recent development north of London Road. The HIA concludes that whilst there are heritage sensitivities with this site and development has the potential to cause a degree of harm to the setting of the three adjacent heritage assets, where views may be affected, this is likely to be able to be mitigated.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

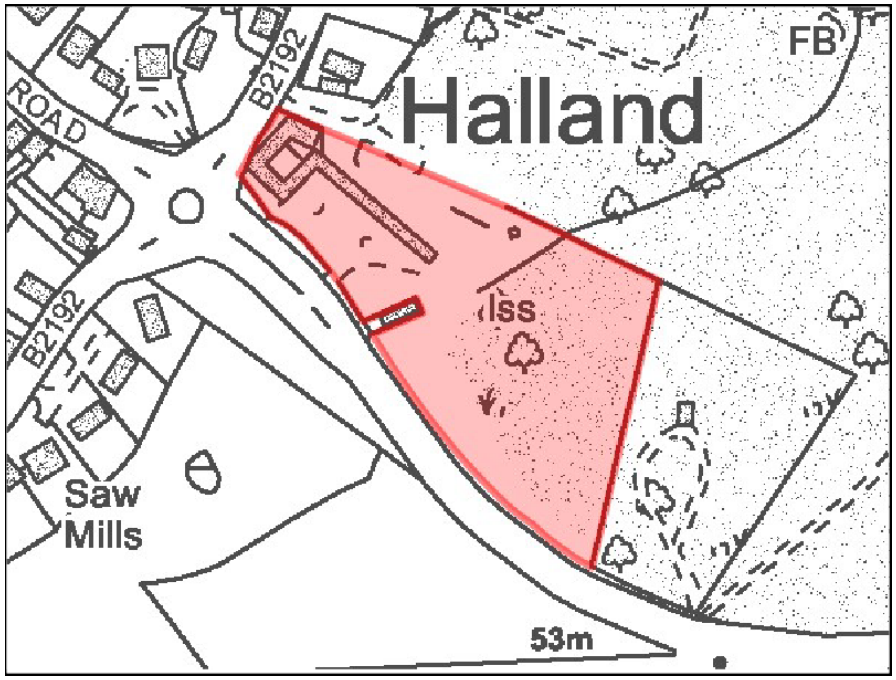
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:**30

Total Capacity: 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 685/2060
Site Address: Land at The Halland Forge Hotel, Eastbourne Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.58

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

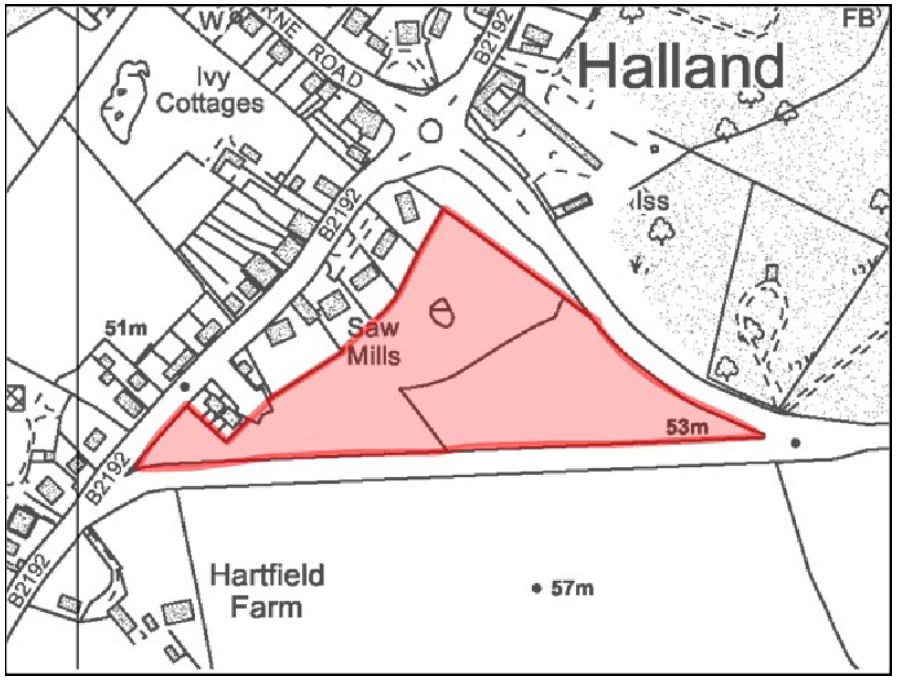
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 706/2060
Site Address: Land with frontages to B2019, A22 Eastbourne Road and Back Lane, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 2.53

This site comprises a large field that wraps behind linear residential development along the B2192 to the west and the A22 to the east. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to new development, owing to the mature hedgerows that surround the site, as well as in field trees and hedgerows, which is a key landscape feature of the area. It is considered that the development of the whole site would not be in keeping with the scale and rural character of the area and the surrounding countryside. Moreover, development at this scale would also be unsustainable in a rural settlement of Halland, which does not have significant level of services and has limited alternatives to the private car to access key services such as employment, education or shopping. These refusal reasons have been provided at appeal for nearby SHELAA Sites (074/2060 and 685/2060) under planning references WD/2016/2343/MAO and WD/2018/0320/MAJ.

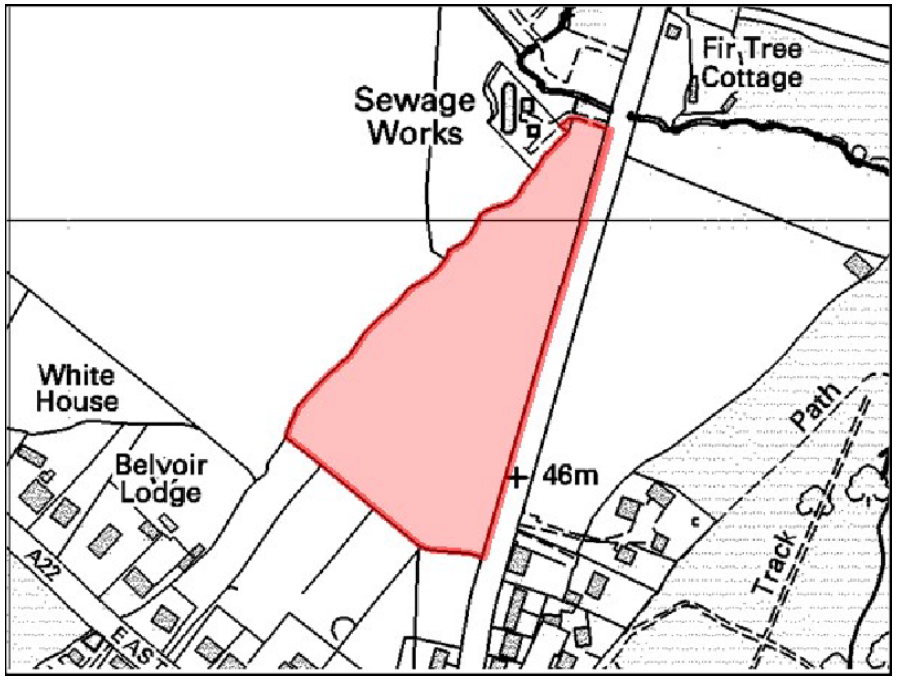
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 764/2060
Site Address: Land at Old Acres, Heathfield Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 2.28

This site comprises a field abutting the B2192, which acts as a gap between residential properties to the south and a wastewater treatment works to the north. The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to new development with numerous in-field and hedgerow trees across the site increasing sensitivity. Development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. Moreover, development at this scale would also be unsustainable in the rural settlement of Halland, which does not have significant level of services and has limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for a nearby SHELAA Sites (074/2060 and 685/2060) under planning references WD/2016/2343/MAO and WD/2018/0320/MAJ.

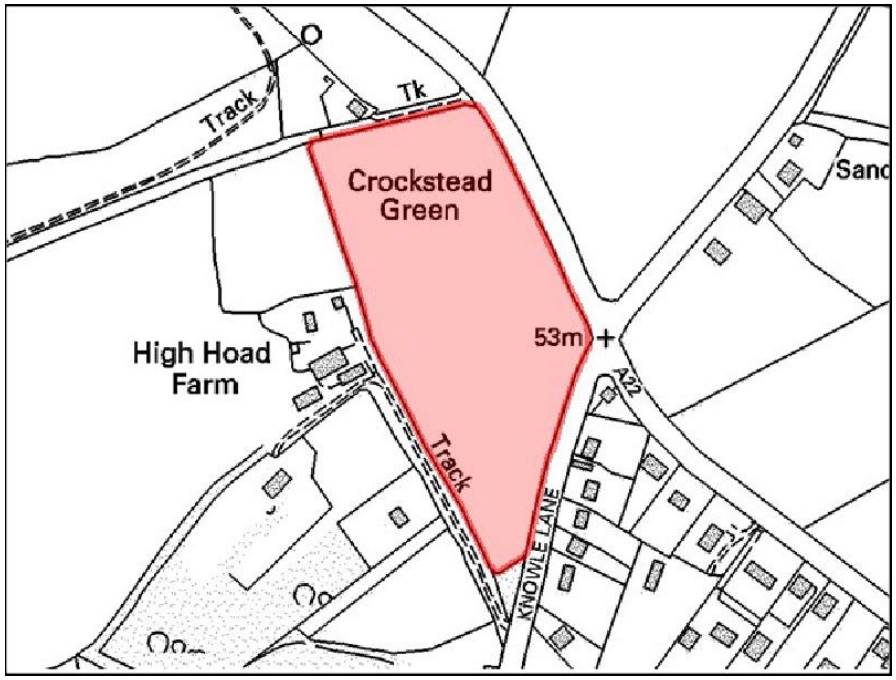
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 765/2060
Site Address: Land north of Knowle Lane and west of the A22, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 3.59

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

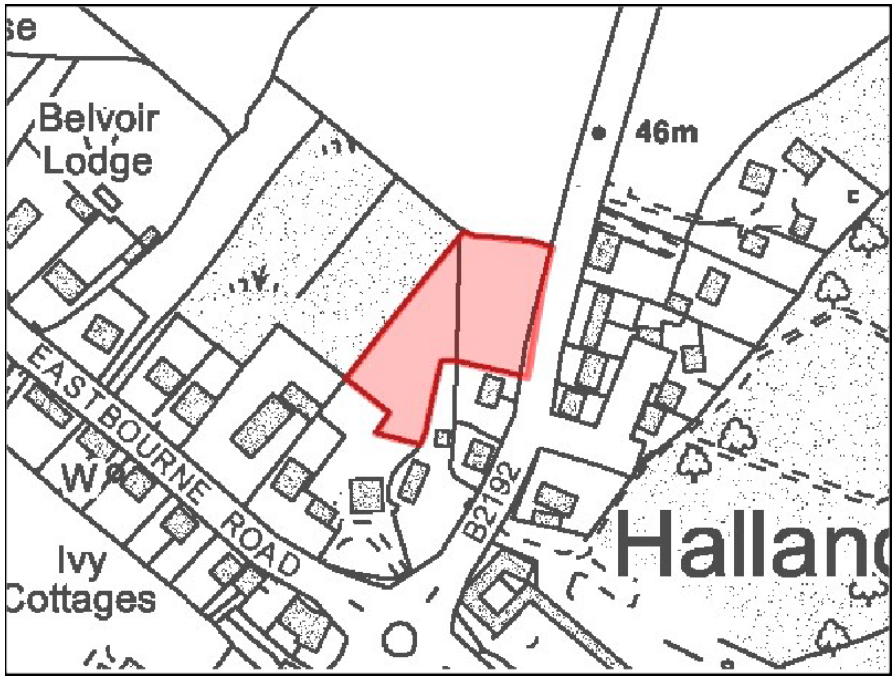
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 766/2060
Site Address: Land west of Lewes Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 0.41

The site comprises of two small agricultural fields to the northeast of Halland along the B2192. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to new development in part due to the in-field trees, hedgerow trees and priority habitat deciduous woodland that is located to the west of the site. Therefore, development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. Moreover, development at this scale would also be unsustainable in the rural settlement of Halland, which does not have significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for a nearby SHELAA Sites (074/2060 and 685/2060) under planning references WD/2016/2343/MAO and WD/2018/0320/MAJ.

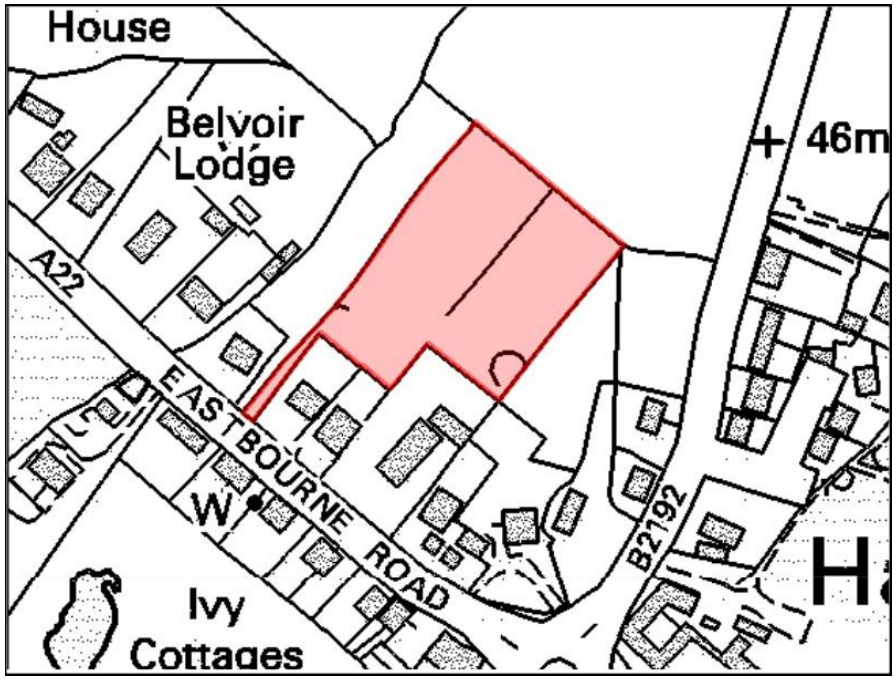
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 771/2060
Site Address: Land to the east of Eastbourne Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 0.75

The site is comprised predominantly of thick woodland (including priority habitat deciduous woodland) to the north of Eastbourne Road, in the centre of Halland. The narrow access from Eastbourne Road is affected by a group TPO making this access unsuitable to support development. A suitable vehicular access could only be achieved via third party land from neighbouring SHELAA sites to the north (764/2060) and east (766/2060) that are also considered unsuitable for development. The 2023 Landscape Character Assessment states that this site has moderate to higher sensitivity to development owing to the site being covered by thick woodland. Therefore, even if a site access was achievable, the site is not considered suitable for backland residential development in Halland, given the loss of biodiversity on site. Moreover, development at this scale would be unsustainable in a rural settlement of Halland, which does not have a significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for nearby SHELAA Sites (074/2060 and 685/2060) under planning references WD/2016/2343/MAO and WD/2018/0320/MAJ.

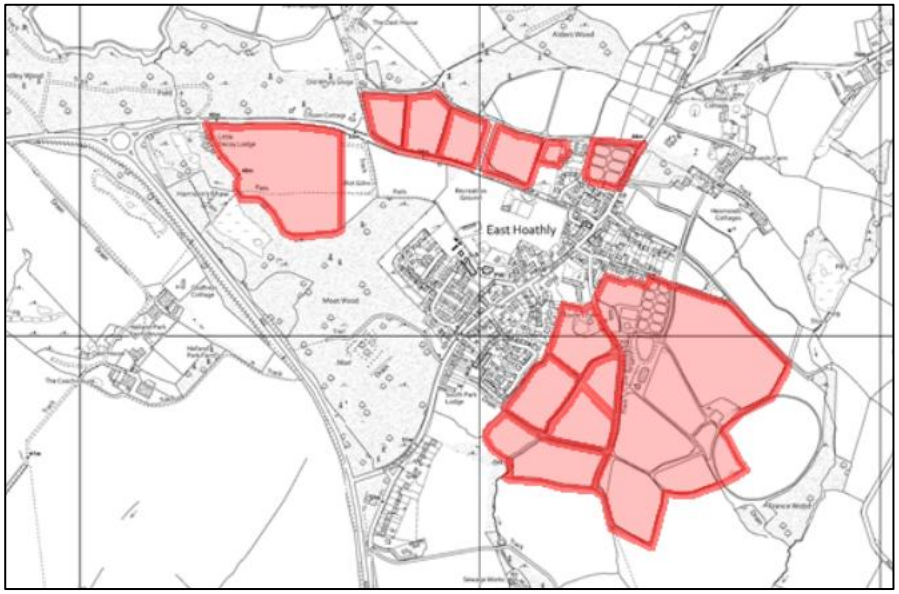
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 773/1950
Site Address: Land at Hesmonds Stud, East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 16.1

This is a substantial site of mainly agricultural land within the vicinity of the settlement. The submission comprises three distinct parcels of land consisting of combined fields to the northern parcel located along the north side of London Road, one field to the south side further west along London Road, and combined fields located at the south-eastern edge of the village, behind South Street. The land is currently used as grazing for the stud with associated tracks and outbuildings/stables. Outline planning permission has been granted on the northern parcels north of London Road for up to 205 homes (including 35% affordable provision), access, landscaping and other associated infrastructure on 11 June 2021 (ref: WD/2016/2796/MAO). The site was separately granted full planning permission under planning reference WD/2022/0341/MAJ in October 2022 and has since commenced works on site. This site is expected to be completed by the end of the 2027/28 period. The southern parcel of land that comprises multiple fields located on the south-eastern edge of the village, has significant access issues, which may not be able to be overcome without access to the sites via the submitted sites along South Street, albeit that these have been considered suitable for development within the SHELAA process. The existing tracks accessing the sites are narrow and are unsuitable for access. Nonetheless, subject to a transport assessment and a suitable vehicular and pedestrian access to the site being achieved through adjoining SHELAA sites (most notably 154/1950), parts of the have only a small number of constraints. The central part of the site is subject to a small amount surface water flooding although this is an isolated area which could be engineered out through any proposed development. Parts of the site include ancient woodland.The 2023 Landscape Character Assessment states that the original site composition to the west of this parcel has moderate to high sensitivity due to a number of mature trees that divide the fields (the western boundary has a TPO along Juziers Drive) and existing PROWs that would need to be incorporated into the design of any scheme. However, the additional land now included in this eastern area of this part of the site makes signficant aleration to the site. The land is extensive in nature, disproportionate in scale to the existing settlement, and would fail to repect the townscape of the village, causing harm to rural amenities and likely having a harmful landscape impact; especially in combination with land already assessed to the west. Further evidence will be required on landscape impact to further assess these parts of the site. For these reasons, this additional site area is deemed unsuitable for development and the conclusion on site suitability relates only to the SHELAA site as previously assessed (as detailed in SHELAA 2024). Other parts of the site are assessed under Site reference 985/1950. planning application for up to 275 (net) dwellings across Sites 154, 985 and 773 under reference WD/2025/0376/MAJ is pending determination providing access to the proposed development via SHELAA Site154.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	Partly	1 L M H	No	No	No	No	No

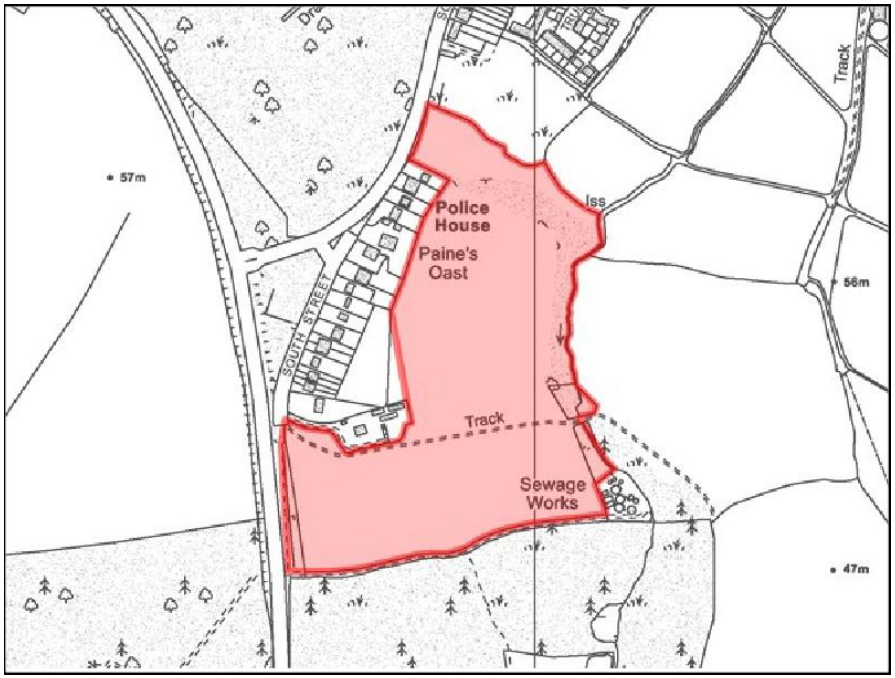
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Remainder of site Developable (in part)

DELIVERY	Year 1-5:	**Year 6-10:** 176	Year 11+:

Total Capacity: 176



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 782/1950
Site Address: Land east of South Street (Site A), East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 9.72

This substantial site comprises agricultural land east of the settlement, on the south side of East Hoathly off the A22. Located east and south-east of South Street, it adjoins a linear group of dwellings and is currently in arable use, with areas of woodland and grassland. The site is currently in arable use and includes woodland and grassland areas. The northern part of the site has planning permission for up to 55 net dwellings (WD/2019/1674/MAO), with reserved matters approved under WD/2023/0633/MRM. The permission excludes land south of the access road to the East Hoathly Waste Water Treatment Plant. The appeal inspector found the site to be well related to local services and offering future residents a genuine choice of transport modes to access services and employment. This would include accessing employment opportunities outside of East Hoathly by bus'. The 2023 Landscape Sensitivity Assessment identifies the site as having moderate sensitivity to residential development due to the presence of Ancient Woodland and a Public Right of Way crossing the site, requiring appropriate mitigation. A public footpath runs through the southern part of the site from South Street, and a sewage treatment works adjoins the southeastern boundary. The eastern boundary of the site is subject to a surface water flooding flow path which would marginally reduce the developable area. Further odour assessments would be required to assess any impact on the proposed residential development and appropriate mitigation incorporated into any development. Subject to the above constraints being mitigated, the remaining portion of the SHELAA site is considered suitable for residential development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

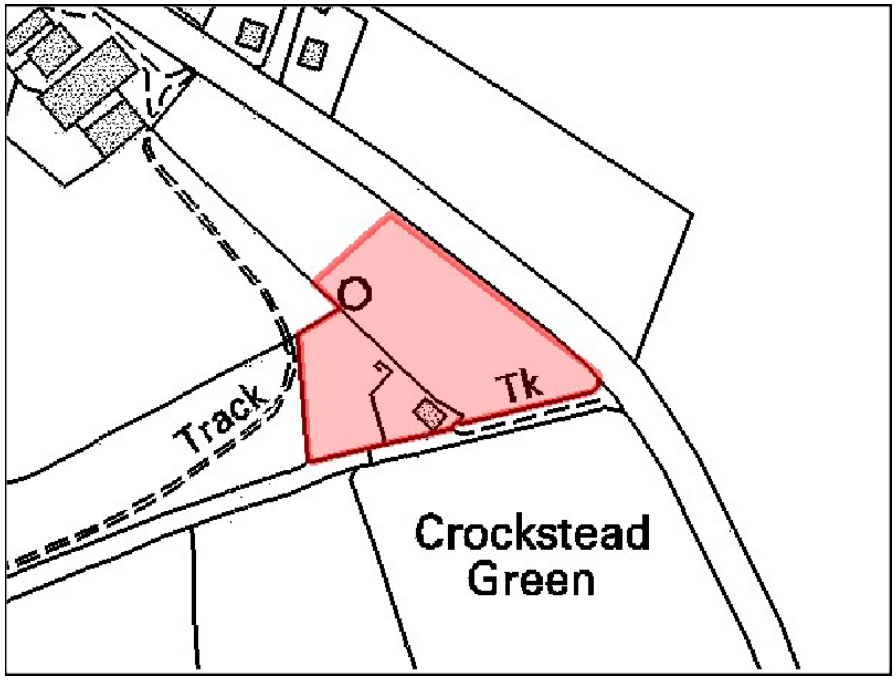
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 30

Total Capacity: 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 814/2060
Site Address: Crockstead Green Farmhouse, Eastbourne Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 0.78

The site comprises of a residential dwelling, garden and field located in countryside to the northwest of Halland and south of the A22. This site is in an isolated location, detached from the settlement of Halland. The 2023 Landscape Sensitivity Assessment states that the site has low to moderate sensitivity to residential development owing to its proximity to the A22, the modern settlement edge of Halland, as well as development already on site. However, development in this location at this scale would be unsustainable in the rural settlement of Halland, which does not have a significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for nearby SHELAA Sites 074/2060 and 685/2060 and under planning references WD/2016/2343/MAO and WD/2018/0320/MAJ.

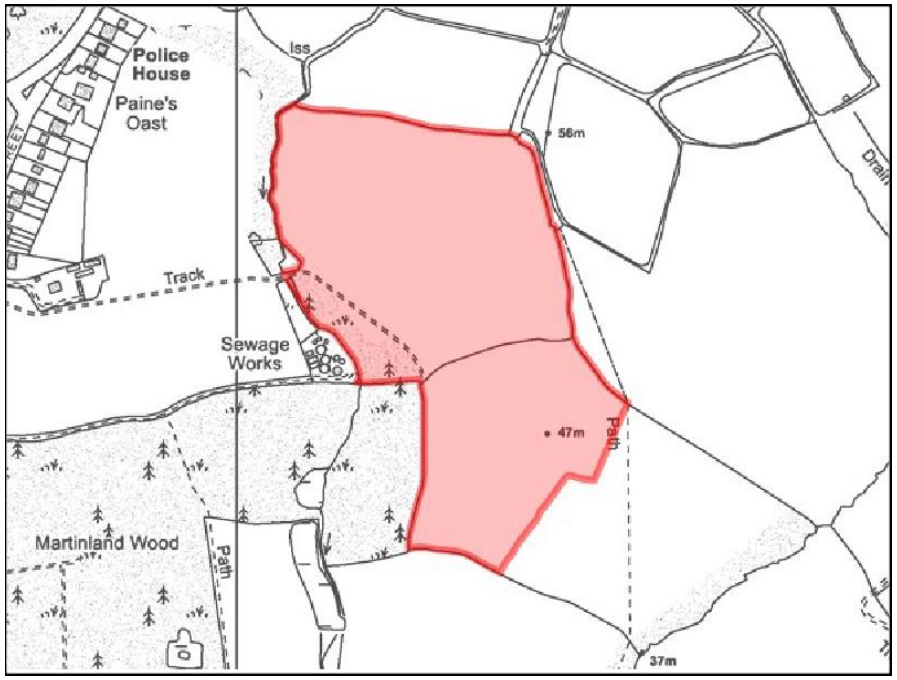
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 837/1950
Site Address: Land east of South Street (Site B), East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 10.14

The site comprises two agricultural fields to the southeast of East Hoathly. The site is currently detached from East Hoathly. Ancient woodland bounds the sites western boundary. The SHELAA site to the west of the site (782/1950) has been granted outline planning consent for up to 55 dwellings on appeal but has yet to be constructed. The site as submitted would require access to be provided through third party land to provide a suitable access and this could potentially be achieved from the adjacent SHELAA site 782/1950 or 773/1950. The site is divided from SHELAA site 782/1950 by a small stream and dense belt of woodland and the land slopes to the east and north-east. The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to residential development. The elevated parts of the site are open and exposed in long range views to the south. Due to the site's topography, development in this location would be elevated and exposed within the wider landscape In addition, the depth of the site would extend development into the countryside, and this would have detrimental impact on landscape character in this location. The site is divided from SHELAA site 782/1950 by a small stream and dense belt of woodland and the land slopes to the east and north-east. A sewage treatment works lies to the west, and this is likely to present an odour constraint that would require mitigation as part of any scheme. Also, the ancient woodland and group of TPOs located adjacent to the site's southwestern boundary and the risk of surface water flooding within the northwestern part of the site, and the sewage treatment works, which lies to the west would need to be taken into consideration.

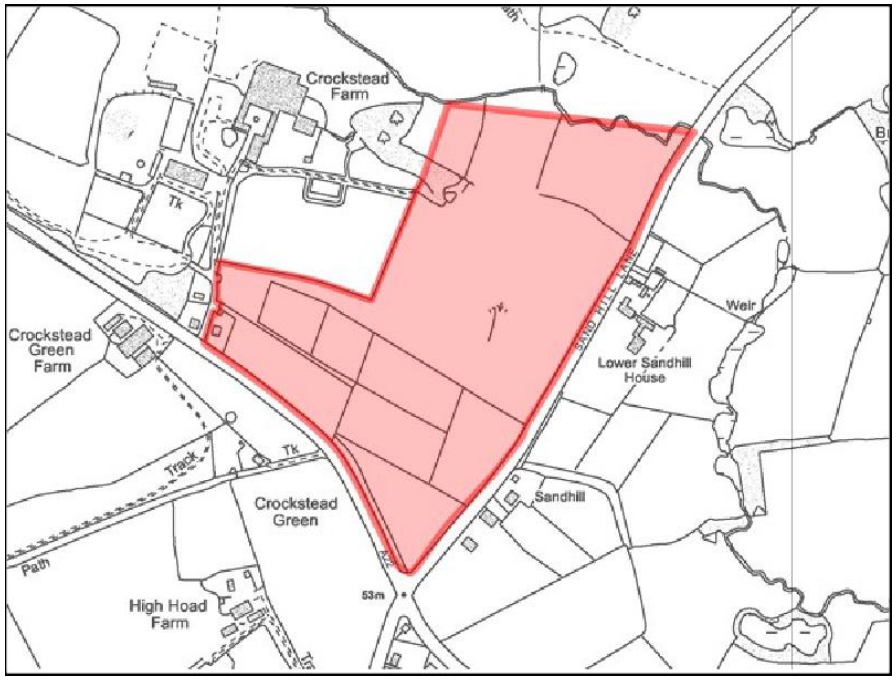
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 884/2060
Site Address: Land south west of Sandhill Lane, Uckfield
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 14.86

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

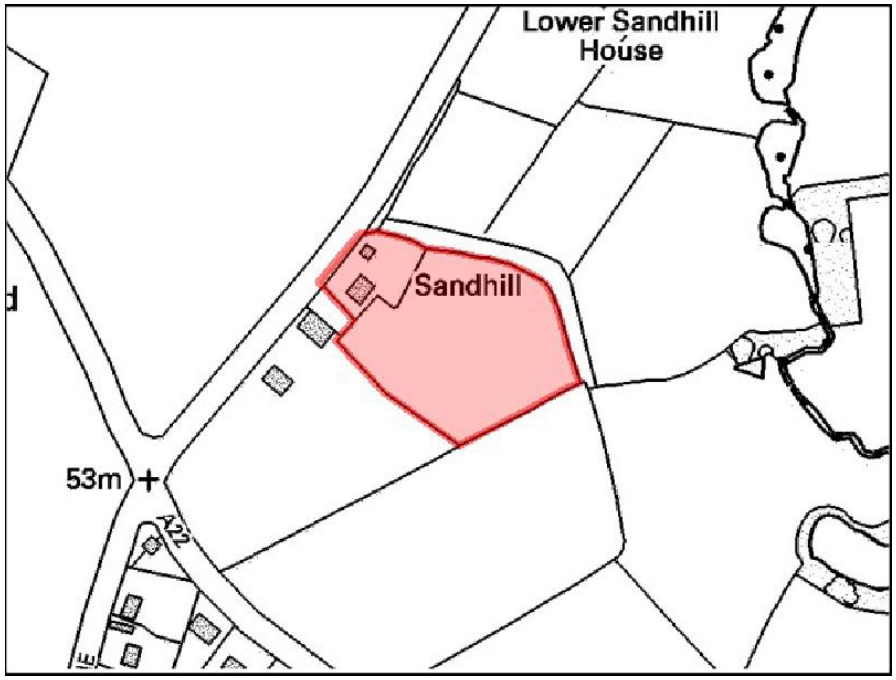
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 899/2060
Site Address: Land at Sandhill, Sandhill Lane, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.3

The site comprises of a residential dwelling, garden and land in equestrian use to the northwest of Halland. The site is detached from Halland and is isolated from local services, facilities and public transport. Large scale residential development for this site would result in an isolated housing estate, unrelated to any urban or semi urban features, which would be out of keeping with the generally rural character and appearance of the countryside.

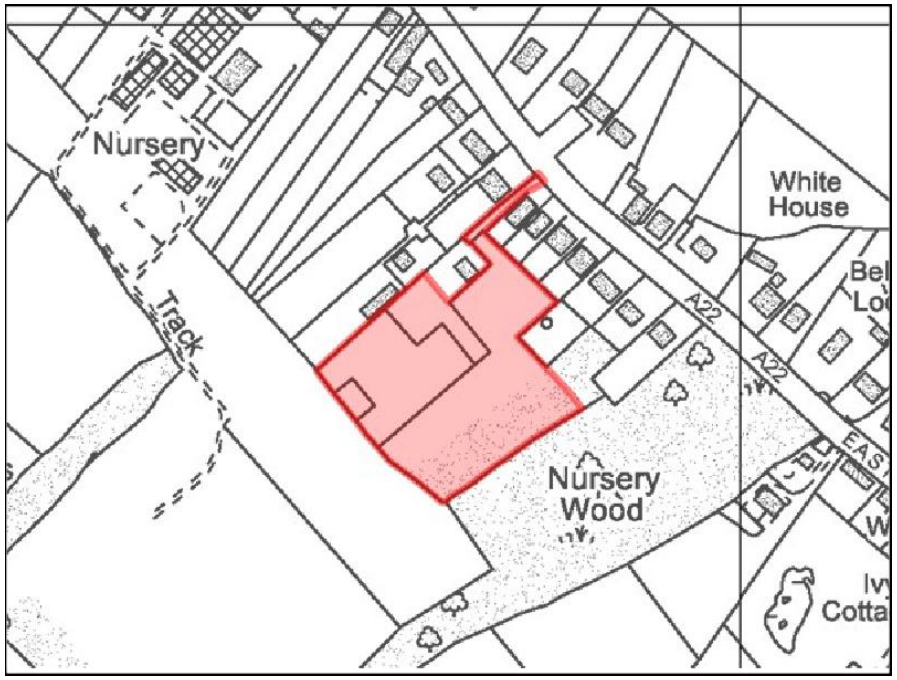
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 962/2060
Site Address: Land to the west of Eastbourne Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.41

The site is comprised of vacant grassland located to the west of the centre of Halland, behind the A22. The site is bordered by a line of existing properties on its north-eastern edge. The site's southern boundary is located adjacent to Ancient Woodland (Nursery Wood). Planning permission for 21 homes at this site (ref: WD/2017/0331/MAJ) was dismissed at planning appeal. In determining the planning appeal, the inspector considered the suitability of the location for residential development at this scale. The inspector's report included that 'development would not provide a suitable location for housing having regard to local and national policies, the accessibility of services and facilities and policies concerned with rural housing.' This assessment was based on the limited day to day services and facilities within Halland and the consequent reliance on the private motor car to access essential day to day services and facilities. These refusal reasons have been provided at appeal for other nearby SHELAA Sites (074/2060 and 685/2060) under planning references WD/2016/2343/MAO and WD/2018/0320/MAJ.

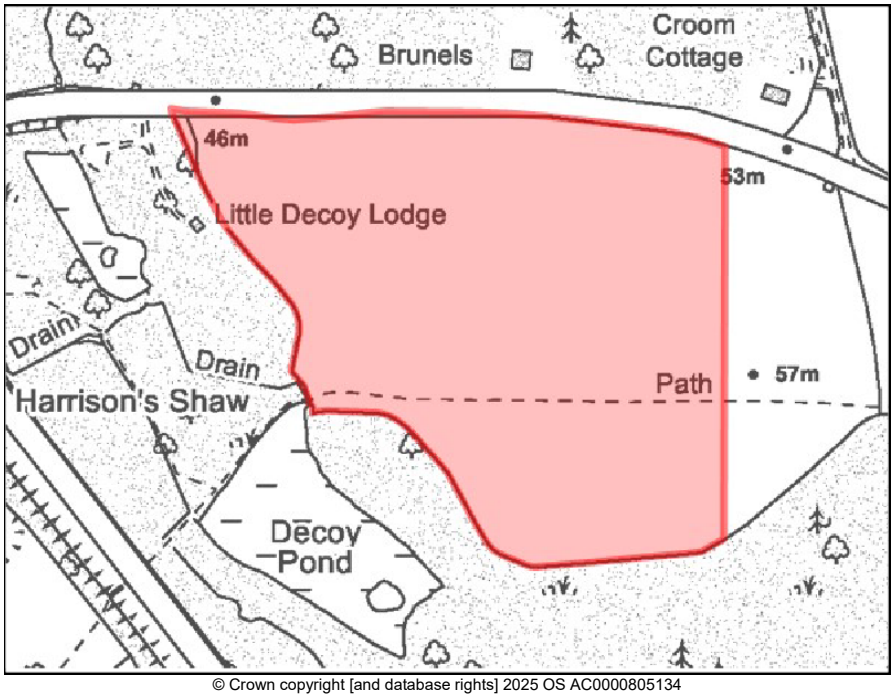
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 985/1950
Site Address: Harrison's, south of London Road, East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 6.67

This site is located to the west of the village of East Hoathly and is currently separated from the built-up area by the East Hoathly with Halland Community Garden (allotments), SHELAA site 466/1950 and the recreation ground. Planning permission has recently been granted for land to the north of London Road for 205 homes (SHELAA site 773/1950). This site is under construction and if SHELAA site 466/1950 were also to come forward for residential development, then new residential development in this location would be suitable subject to the provision of accompanying infrastructure, including a new vehicular access and pedestrian connectivity to the centre of East Hoathly. Additional bus stops and service improvements to serve the development would be sought on London Road to ensure that public transport is available, along with infrastructure to reach them (footways and crossing points). Good quality walking routes to connect to the village core may require upgrades to the existing PROWS adjacent to the site. Ancient woodland is located to the south and west of the site. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site has a limited relationship to the historic settlement core of East Hoathly, and the movement and noise associated with London Road. decreases sensitivity. Furthermore, the site is well contained within the existing landscape with the ancient woodland acting as a landscape buffer in this location, particularly to the south. Nevertheless, existing vegetation should be enhanced and protected to maintain the contribution they make to the existing green infrastructure network. A planning application for up to 275 (net) dwellings across 154, 985 and 773 (southern sites) under reference WD/2025/0376/MAJ is pending determination.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

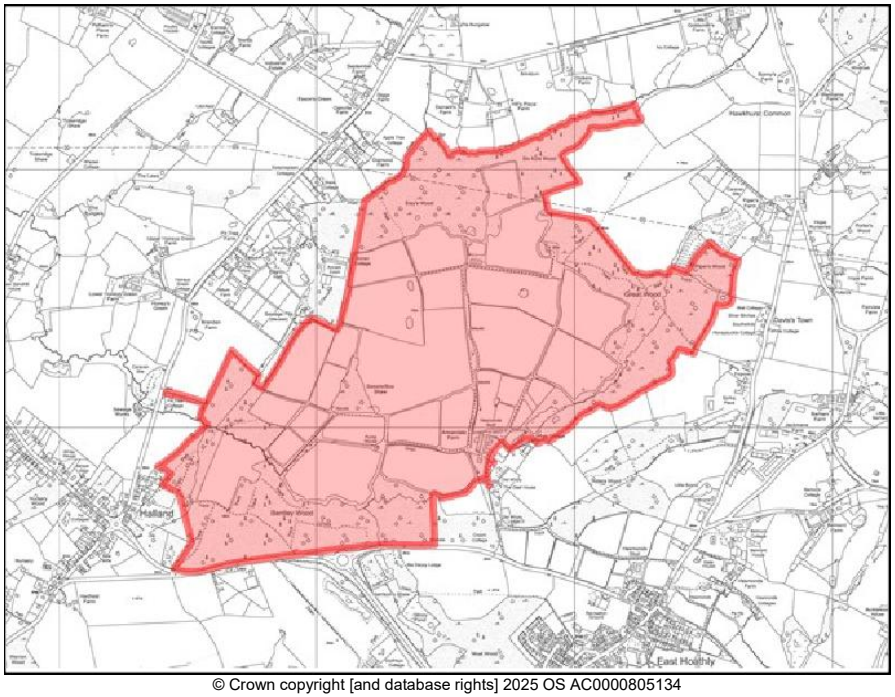
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 70	**Year 11+:** 80

Total Capacity: 150



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 996/1950
Site Address: Hesmonds Stud, East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 192.7

This is an extensive site to the northwest of East Hoathly and to the northeast of Halland. In terms of the road network, the site is located to the east of the B2192 and to the north of the A22 and East Hoathly (Road). The site is primarily in use for equestrian uses at Hesmonds Stud and its main facilities and stable buildings are located in the southern portion of the site. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to two storey residential development, with a higher sensitivity to commercial/ industrial type development. The topography of the site rises gently as you move northwards and at its highest point, you are capable of viewing the South Downs National Park on the horizon. The site is dominated by ancient woodland to the south (Bentley Wood) and the northeast and northwest boundaries. There is also a small triangular parcel of ancient woodland in the central part of the site. There are multiple public rights of way that pass through the site and a small amount of flood risk at the south-western part of the site. Development of the site would extend built form into a rural and tranquil area and lead to some perception of coalescence between East Hoathly and Halland. The site is reasonably well positioned along the highway network with the A22, but the site does not currently benefit from any sustainable modes of transport or infrastructure (such as a rail station). Therefore, a site of this scale and nature would be required to deliver a level of housing that would provide services and facilities to internalise trips to reduce car usage and / or provide sustainable transport solutions to link with other services, facilities and employment opportunities elsewhere. There is a significant constraint to the site in terms of vehicular access points to either the A22 or B2192. The southern portion of the site that fronts onto the A22 and East Hoathly Road is entirely dominated by ancient woodland, and it is therefore not possible to deliver a suitable access point through to the site in its southern section and onto the A22. As submitted, the western portion of the site cannot deliver an alternative vehicular access point to the B2192 as its does not provide sufficient land to be able to do this and would require third party land to achieve this. Given the above, the site is not deemed suitable for any development. Even if it were, development would also require careful consideration in relation to impacts on highway capacity on the A22, and transport modelling will be required noting the need for a ‘vision-led’ approach to identify transport solutions that deliver well designed and sustainable places. In this regard, the site would need to demonstrate that suitable opportunities to create safe and legible access, especially via sustainable travel options. In addition to this, the site would need to be carefully masterplanned to allow for a mixture of uses and connectivity across the site, whilst ensuring that flood zones and habitat are respected; the retention of landscape features; and providing necessary mitigation measures. Significant off site and onsite infrastructure will be required and subject to all necessary studies.

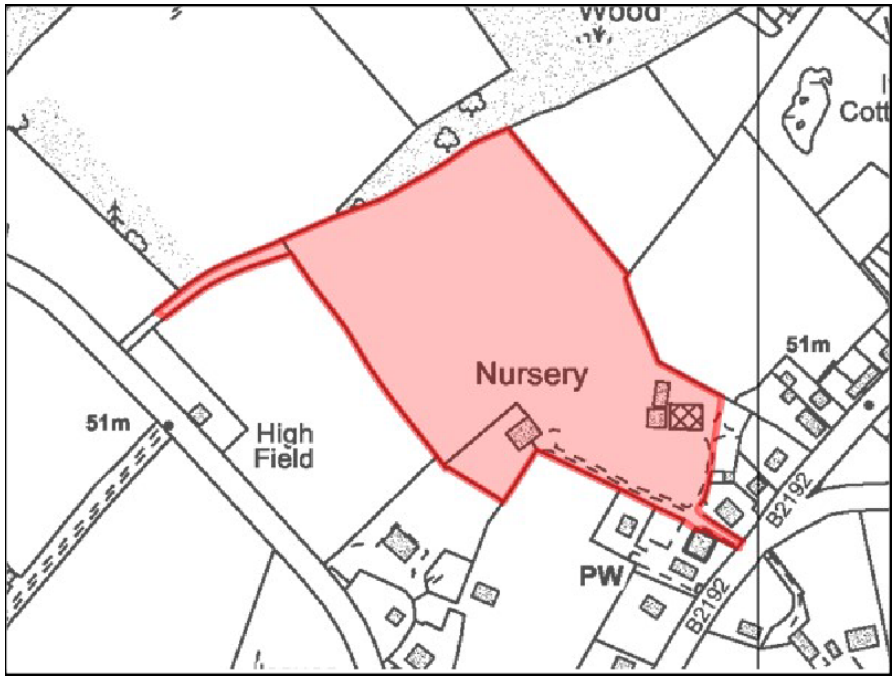
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 998/2060
Site Address: Matthews, Lewes Road, Halland
Settlement: Halland
Parish: East Hoathly with Halland
Site Area (ha) Gross: 3.49

This site comprises a former garden nursery and dwelling located at the southern edge of Halland behind the B2192 and to the east of the Knowle Lane. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to ancient woodland in close proximity to the site (Nursery Wood) at its northern boundary and occasional partial views towards the South Downs National Park. Development in this location would not respect landscape character and/or grain of the existing settlement and the character of existing built form. As submitted, the site cannot also be provided with a suitable vehicular access from the B2192. Moreover, development at this scale would also be unsustainable in the rural settlement of Halland, which does not have significant level of services and with limited alternatives to the private car to access key services such as employment, education or shopping. A development of this scale in this location is therefore considered unsustainable. These refusal reasons have been provided at appeal for neighbouring SHELAA Sites (074/2060 and 685/2060) under planning references WD/2016/2343/MAO and WD/2018/0320/MAJ.

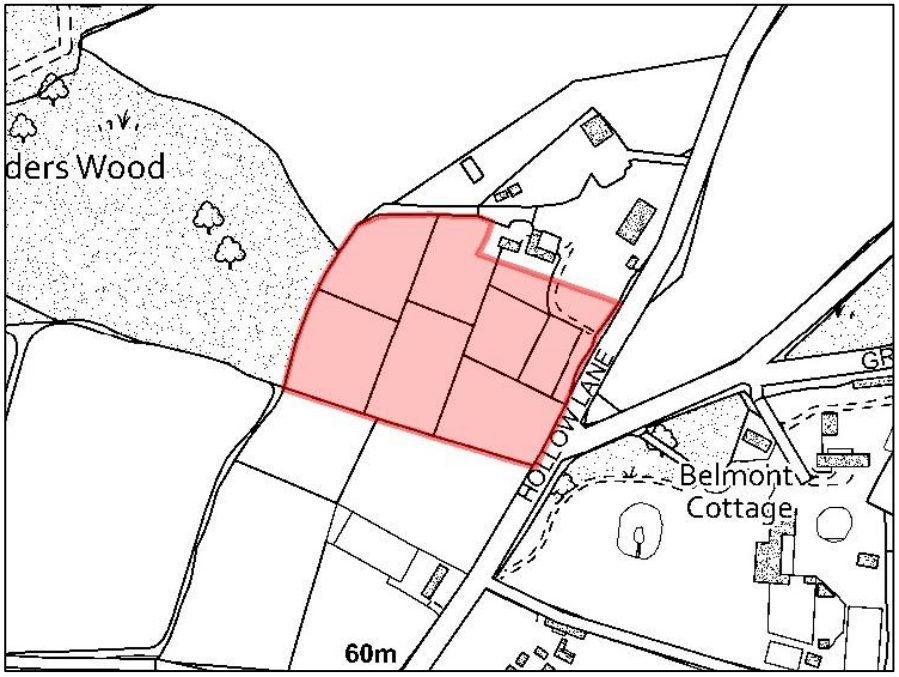
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1157/1950
Site Address: Land south of Boyne, Hollow Lane
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 1.50

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

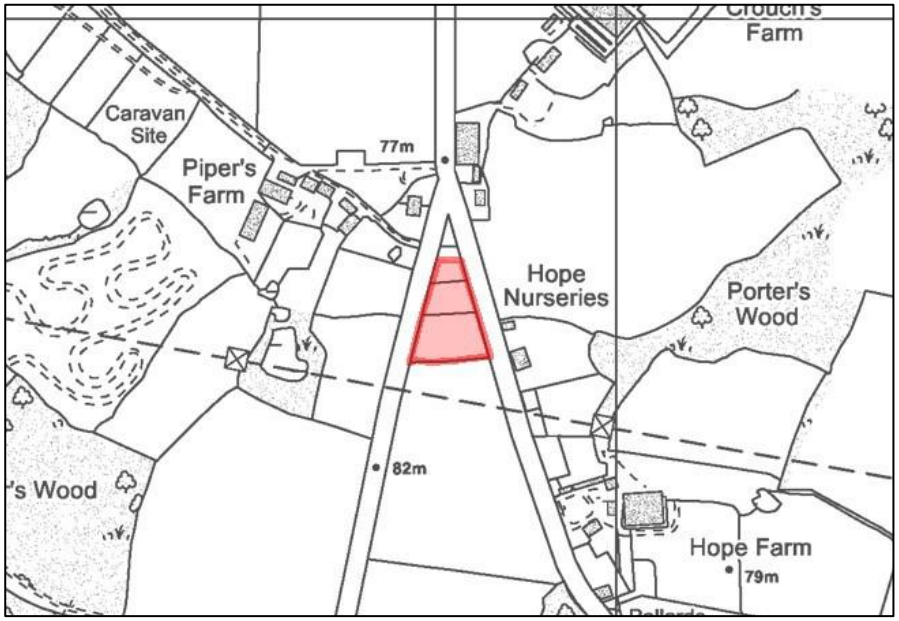
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1200/1950
Site Address: Land to the east of Hollow Lane, East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 0.33

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

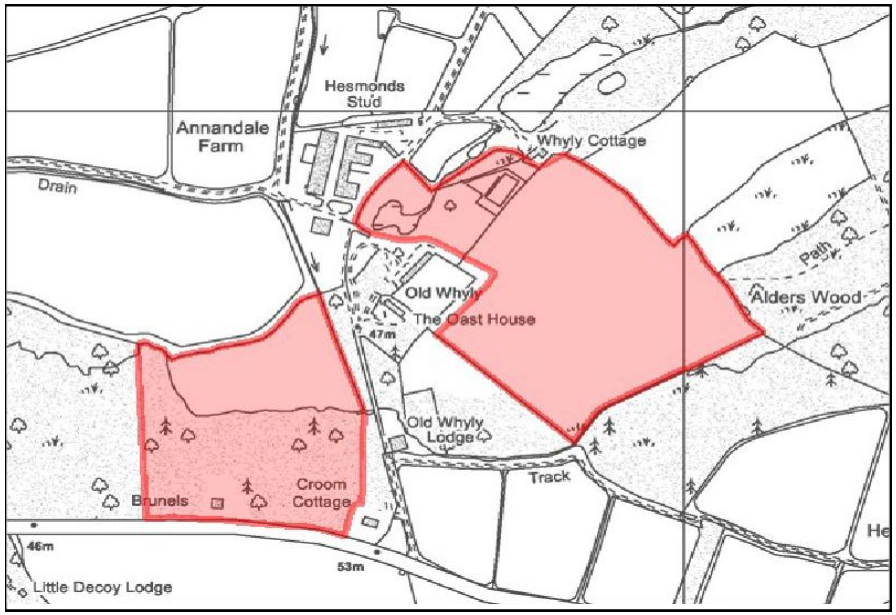
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1202/1950
Site Address: Old Whyly, London Road, East Hoathly
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 11.38

The site is comprised of two separate parcels of greenfield land located in the countryside to the northwest of East Hoathly. The unnamed lane located between both sites (that leads to Hesmonds Stud) is unsuitable to serve as a suitable vehicular access, as it is a narrow lane that would require significant improvement to serve further development. It also serves as a public right of way that provides important connectivity across the wider countryside to the north west of East Hoathly. The western part of the site is formed of a small field and significant amount of ancient woodland, which would preclude development on much of the parcel. In addition, the presence of the ancient woodland means it is not possible to deliver a suitable access point through to the site along the southern boundary, and it would therefore be reliant on third party land to do this (i.e. SHELAA site 996/1950) which has similar vehicular access concerns. The eastern part of the site is comprised of a large open field, a tennis court, pond and garden containing mature vegetation that is associated with Old Whyly Boutique Bed & Breakfast. Ancient woodland bounds a small part of the northern and large part of the site's eastern and southern boundaries. Without third party land, it is not considered that an appropriate vehicular access to the site could be provided given the woodland to the south and east of the site, much of which is ancient woodland. However, development may be possible if adjacent sites came forward and suitable access could be provided. There are multiple public rights of way that pass through the site and land located at the southern and northern boundaries are at risk of surface water flooding, particularly around the pond located in the northwestern corner of the site. A dwelling, Whyly, is Grade II listed and is located adjacent the sites southwestern boundary, which could be impacted new residential development in this location. The Heritage Impact Assessment 2026 considers that the site contributes to the setting of the listed building, as it would have always sat within a rural landscape. This rural setting has been somewhat eroded in recent years through ongoing development of land to the south along East Hoathly/London Road. However, as a result, this final piece of rural, open, space is of elevated sensitivity to the listed building. Development on the site could lead to the further erosion of the listed building's immediate rural setting and could harm views to and from it in all directions. The potential harm could be reduced through the retention of hedgerows and bushes around the grounds of the Grade II listed building and by focussing development on the western site. Development of the eastern site carries greater potential heritage impacts due to it being adjacent to the listed building and the underlying topography rising eastwards away from the listed building.

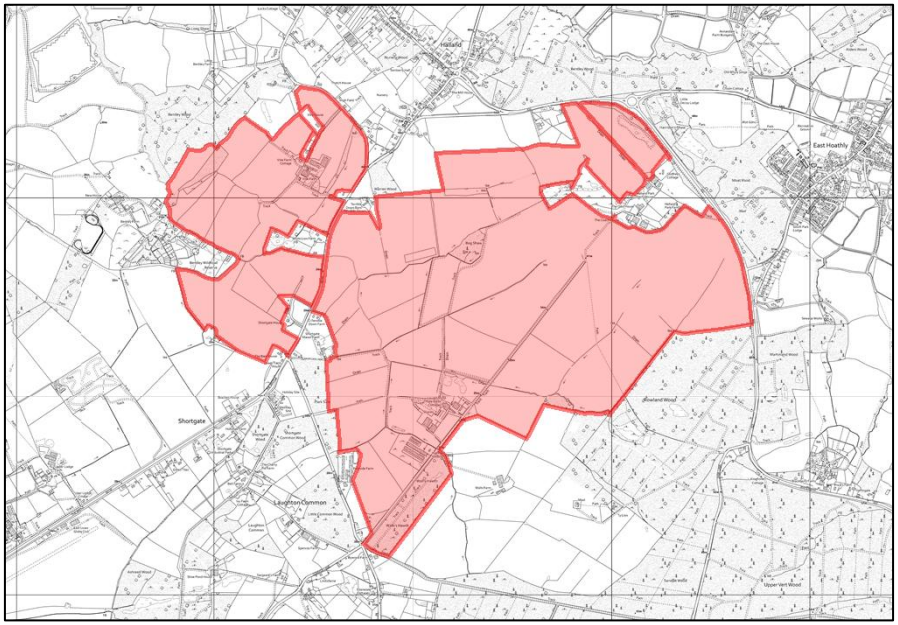
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1235/1950
Site Address: Land at Laughton Park Farm, East Hoathly with Halland
Settlement: East Hoathly
Parish: East Hoathly with Halland
Site Area (ha) Gross: 324

This is an extensive site to the west of East Hoathly and to the southeast of Halland. In terms of the road network the site is located either side of the B2192 and to the southwest of the A22. The 2026 Landscape and Visual Appraisal considers the site to have a moderate-high sensitivity to small and medium scale residential and commercial development. Areas north and east are influenced by the proximity of the A22 corridor and the settlement edge of Halland to the north, with some modern field amalgamation which reduces the perception of remoteness, reducing sensitivity. The proximity to the A22, modern field amalgamation in the centre and east, limited natural heritage outside of the woodlands, and visually enclosed character decrease sensitivity. The centre of the site has a higher sensitivity, where although modern field amalgamation has reduced the historic field pattern, the presence of Bog Shaw ancient woodland and the rural open character of this area, with some intervisibility across the wider landscape, increases sensitivity. The north-west of the site includes the ancient woodland at Bentley Wood, remnant assart field patterns, mature well-established hedgerows with hedgerow trees, listed buildings at Vine Cottage and Bentley Farm and intervisibility with the South Downs National Park. The Appraisal concludes that if development does come forward on the site, it should be predominantly located in the east and south-west so as to avoid areas of remnant ancient woodland and areas of historic assart field pattern, and to utilise the screening of the existing woodlands. Development should also be set back from ancient woodlands on the site and adjacent to it, with appropriate buffers provided to protect the woodland. The extent of the development would result in a significant change to the landscape. Development of the site would extend the built form into a rural and tranquil area and lead to some perception of coalescence between East Hoathly and Halland. This site would need to be subject to specific landscape assessment to consider this issue further. The proposals are likely to have a significant impact upon the setting of the heritage assets owing the scale of the development. Mitigation measures will need to be identified. The 2026 Heritage Impact Assessment considers that due to its size and location (adjacent to several designated assets), there are many heritage sensitivities with this site and development has the potential to cause a high degree of harm to the three assets at Park Farm, the setting of the assets at Halland Park, Vine Cottage, and to a lesser degree, the other assets identified. This is because these buildings sit within a largely well-preserved rural setting, with most development in the immediate area being historic villages that have only grown slightly in size during the twentieth century. Mitigation measures are generally minor in nature due to the size of the site, but notably include reducing the scale of the site and concentrating development in areas of less sensitivity, such as adjacent to the A22 and the existing settlements of East Hoathly and Halland, and west of Lewes Road. There are some small pockets of ancient woodland in the centre and to the south of the site, as well as to the west of the site and adjacent to the eastern boundary which will need suitable buffers put in place. There are multiple public rights of way that pass through the site. The site is affected by fluvial and pluvial flood risk, which includes a flowing water course that crosses the western parcel of the site and continuing in the southern area of the site. The site is reasonably well positioned along the highway network with the A22, but the site does not currently benefit from any sustainable modes of transport or infrastructure (such as a rail station). Therefore, a site of this scale and nature would be required to deliver a level of housing that would provide services and facilities to internalise trips to reduce car usage and / or provide sustainable transport solutions to link with other services, facilities and employment opportunities elsewhere. A vehicular access is proposed both on the A22 at the easternmost point and on the B2192. Development would require careful consideration in relation to impacts on highway capacity on the A22, and transport modelling will be required, noting the need for a ‘vision-led’ approach to identify transport solutions that deliver well designed and sustainable places. In this regard, the site would need to demonstrate that suitable opportunities to create safe and legible access, especially via sustainable travel options is possible. In addition the site would need to be carefully masterplanned to allow for a mixture of uses and connectivity across the site, whilst

ensuring that flood zones and habitats are respected; the retention of landscape features; and providing necessary mitigation measures. Significant off site and onsite infrastructure will be required and subject to all necessary studies. East Hoathly is classed as a sustainable settlement within the Settlement Hierarchy and contains the services and facilities required to support development, however the quantum of development in this isolated location is questionable and the proposals therefore conform with the Spatial Strategy only to a lesser degree.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Fletching

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
013/1410	Copwood Farm, Rocks Road, Uckfield	Uckfield	Not deliverable or developable
674/1410	Land north of Copwood Farm, A22, Uckfield	Uckfield	Not deliverable or developable
722/1630	Land south of A272, between Newick & Piltdown, Piltdown	Piltdown	Not deliverable or developable
723/1630	Land at Parsonage Field, Ruston Bridge Road	Fletching	Not deliverable or developable
908/1630	Land adjoining Millstones, Batts Bridge Road, Piltdown	Piltdown	Not deliverable or developable
1113/1630	Land at Flitteridge Farm, Splaynes Green, Fletching	Fletching	Not deliverable or developable
1180/1410	Land south east of Rocks Road, Uckfield	Uckfield	Not deliverable or developable
1196/1630	Land at Old Spot Farm, A272, Filching	Piltdown	Site with extant planning permission
1272/1630	Little Barkham Farm, Goldbridge Road, Piltdown , Uckfield	Piltdown	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

NONE

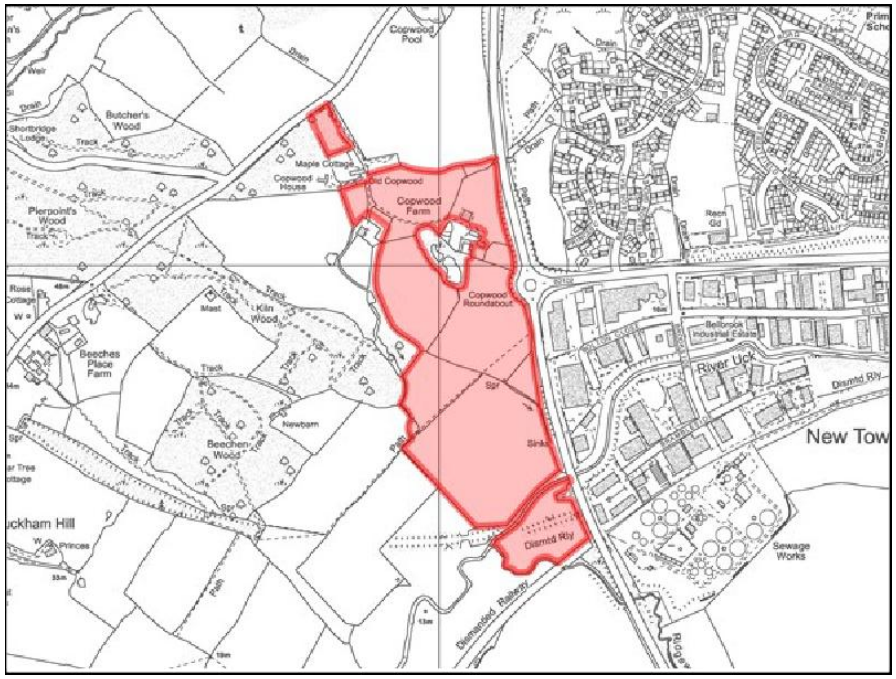
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
1196/1630	Land at Old Spot Farm, A272, Filching	Piltdown	WD/2025/1153/F – 7 dwellings

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 013/1410
Site Address: Copwood Farm, Rocks Road, Uckfield
Settlement: Uckfield
Parish: Fletching
Site Area (ha) Gross: 17.28

This is a substantial site comprising of a patchwork of fields in agricultural use located to the western side of the A22 to the west of Uckfield and the Copwood Roundabout. The site is currently remote from local services and facilities and separated from the centre of Uckfield by the A22. Development would be visually and functionally separated from the town which lies to the east of the A22. The southern portion of the site is located within Flood Zones 2 and 3 associated with the River Uck, which reduces the developable area of the site. The site is located within the Uckfield South and West assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity to residential development and high landscape sensitivity to commercial development. Housing development may be detrimental to the rural character and appearance of the landscape, which forms part of the setting of the town and therefore this would need to be considered in the layout and design of any development at this location. However, owing to its roadside position (A22) at an important junction at the edge of Uckfield, part of the site has been approved planning permission for solar electric forecourt linked with a new access from Copwood Roundabout and a pedestrian crossing across the A22 under planning reference WD/2021/2001/MFA. The remaining land available for development is unsuitable, owing to the detachment from Uckfield and ability to access the site via non car modes of transport.

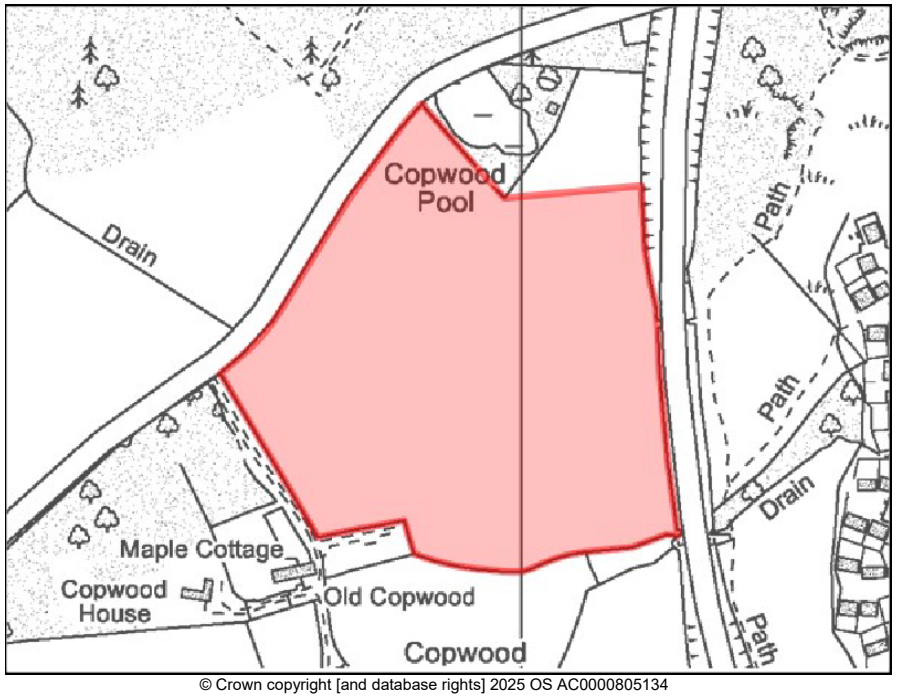
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 674/1410
Site Address: Land north of Copwood Farm, A22, Uckfield
Settlement: Uckfield
Parish: Fletching
Site Area (ha) Gross: 6.5

This is a large site located on the western side of the A22 comprising agricultural land and is remote from local services and facilities and separated from the centre of Uckfield by the A22. Development would be visually and functionally separated from the town which lies to the east of the A22. The western boundary of the site is adjacent to ancient woodland at the existing vehicular access to the site. The 2023 Landscape Sensitivity Assessment confirms that the site is of low to moderate sensitivity to residential development, in part due to the proximity of the A22, enclosed character (largely) and lack of heritage assets on site. However, the northwest portion of the site (aligned with Rock Road) is in a highly prominent location, elevated within the landscape with far reaching views that cross Uckfield before sloping downwards towards the A22 and is therefore more sensitive. The development of the site would therefore be out of keeping with and be detrimental to the rural character and appearance of the landscape which forms part of the setting of the town. Part of the neighbouring SHELAA site to the south (013/1410) has been approved planning permission for solar electric forecourt linked with a new access from Copwood Roundabout and a pedestrian crossing across the A22 under planning reference WD/2021/2001/MFA. However, the site remains unsuitable for development, owing to the detachment from Uckfield and ability to access the site via non car modes of transport.

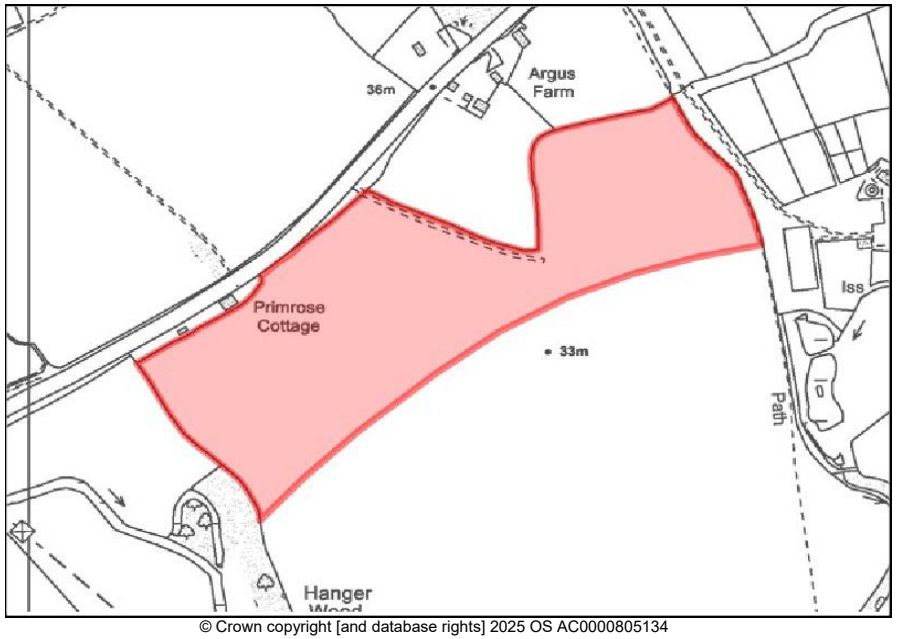
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 722/1630
Site Address: Land south of A272, between Newick & Piltdown, Piltdown
Settlement: Piltdown
Parish: Fletching
Site Area (ha) Gross: 9.24

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

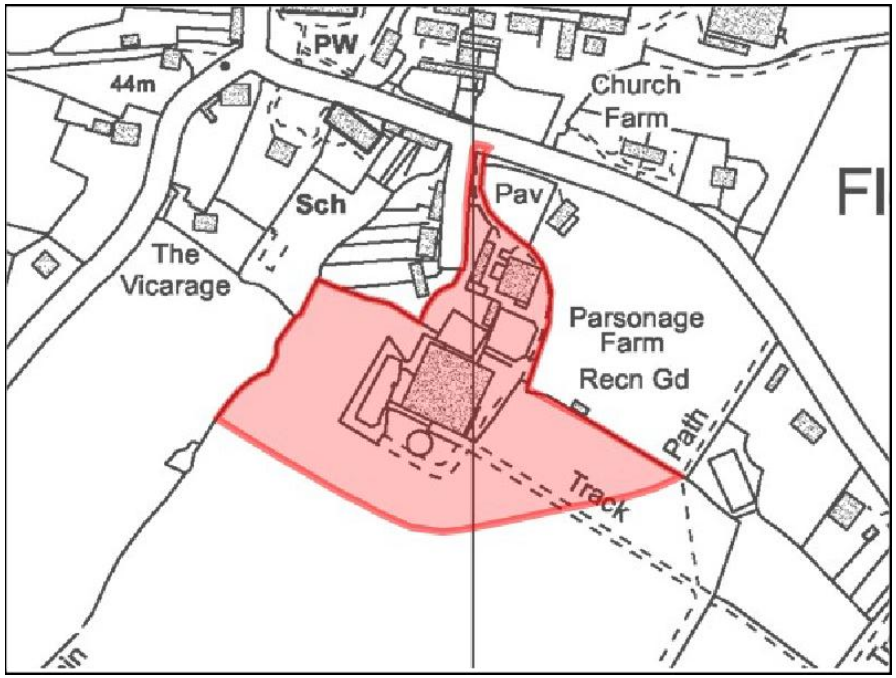
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 723/1630
Site Address: Land at Parsonage Field, Ruston Bridge Road
Settlement: Fletching
Parish: Fletching
Site Area (ha) Gross: 2.75

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

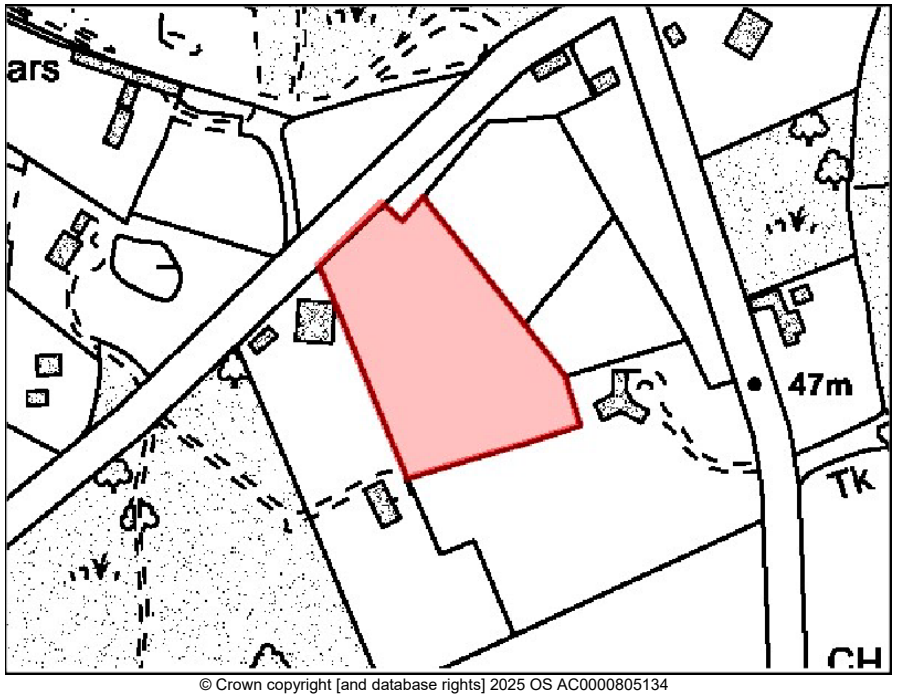
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 908/1630
Site Address: Land adjoining Millstones, Batts Bridge Road, Piltdown
Settlement: Piltdown
Parish: Fletching
Site Area (ha) Gross: 0.76

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

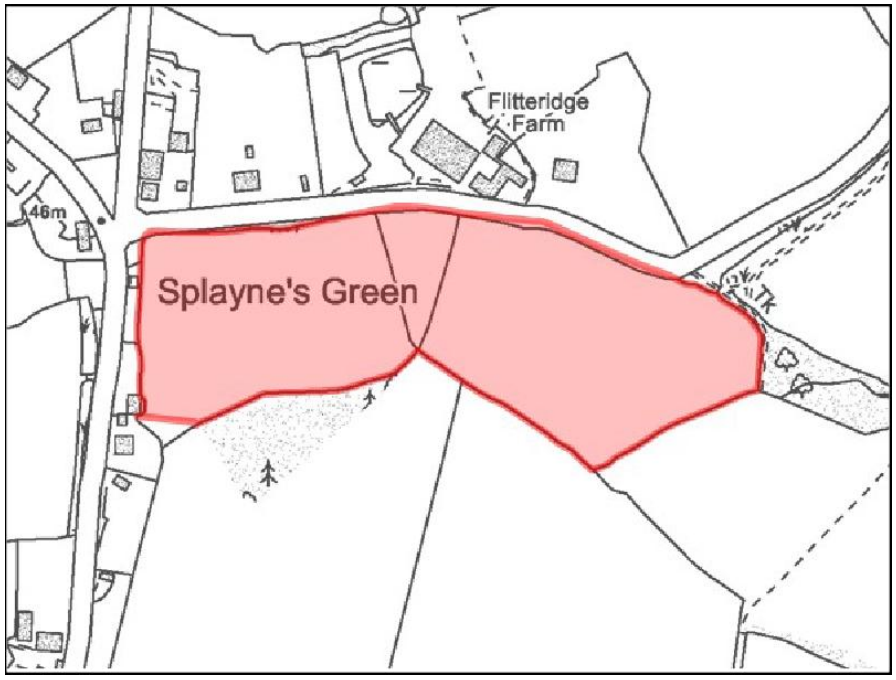
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1113/1630
Site Address: Land at Flitteridge Farm, Splaynes Green, Fletching
Settlement: Fletching
Parish: Fletching
Site Area (ha) Gross: 5.76

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

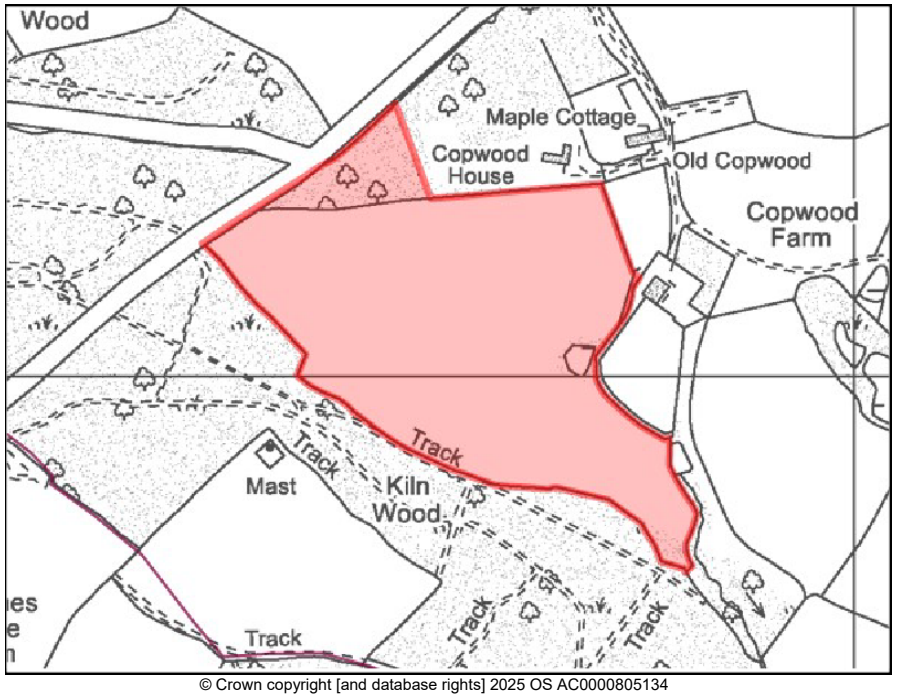
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1180/1410
Site Address: Land south east of Rocks Road, Uckfield
Settlement: Uckfield
Parish: Fletching
Site Area (ha) Gross: 5.79

The site is comprised of agricultural land to the southeast of Rocks Road and Beeches Farm Road to the west of Uckfield and Copwood Farm. The site lies well outside of the urban area of Uckfield and to the west of the A22, so would be visually separate from the town and has limited access to services, public transport and amenities, with residents instead being reliant upon the private motor vehicle to access all essential services. The site is located within the Uckfield South and West assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity to residential development and high landscape sensitivity to commercial development. The development of the site may be detrimental to the rural character and appearance of the landscape which forms part of the setting of the town. The majority of the site's frontage to Rocks Road/Beeches Farm Road contains ancient woodland, so a suitable vehicular access could only be possible at the far north-western corner of the site subject to appropriate buffers to the ancient woodland being possible. In addition, Beeches Farm Road is narrow and is unlikely to be suitable for development in this location without significant offsite works that may not be possible owing to the ancient woodland along this road. Residential development in this location in isolation is not considered suitable owing to its unsustainable location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1272/1630
Site Address: Little Barkham Farm, Goldbridge Road, Piltdown , Uckfield
Settlement: Piltdown
Parish: Fletching
Site Area (ha) Gross: 0.57

The site comprises of vacant land at the back of a recent development in Piltdown to the south of the A272. The site in its entirety is included within a Biodiversity Opportunity Area. The site falls within proximity of a Grade II listed building, which is likely to require consideration in terms of impact on setting. Piltdown is not considered to be a sustainable settlement resulting in the site being situated in an isolated rural location, remote from existing services, amenities, albeit some public transport is available with some limited width footpath. The site is not immediately adjacent to public highway suggesting that arrangement via third party land would be required to achieve development at this location, which has not been evidenced.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable

Forest Row

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
101/2010	Harmans Field, Station Road, Forest Row	Forest Row	Absolute constraint (Flooding)
199/2010	Land east of Meadowlands, London Road, Forest Row	Forest Row	Not deliverable or developable
211/2010	Land adjacent to Poplar Farm, Poplar Lane, Forest Row	Forest Row	Absolute constraint (400m of Ashdown Forest)
254/2010	Land at junction of Hartfield and Forest Roads, Forest Row	Forest Row	Absolute constraint (400m of Ashdown Forest, and Ancient Woodland)
453/2010	Land east of Shepherds Place, Ryst Wood Road, Forest Row	Forest Row	Absolute constraint (400m of Ashdown Forest)
490/2010	Allotment Gardens, Medway Drive, Forest Row	Forest Row	Absolute constraint (Flooding)
914/2010	Land at Rystwood House, Forest Road, Forest Row	Forest Row	Not deliverable or developable
966/2010	Land at Brambletye Farm, Brambletye Lane, Forest Row	Forest Row	Not deliverable or developable
968/2010	Land adjoining Highgate Works, Tom Tits Lane, Forest Row	Forest Row	Absolute constraint (400m of Ashdown Forest)
1158/2010	Shovelstrode Farm, Shovelstrode Lane, Ashurst	-	Not deliverable or developable
1183/2010	Land south of Wall Hill Cottage, London Road, Forest Row	Forest Row	Not deliverable or developable
1218/2010	Cedar Lodge, Ashdown Place, Lewes Road, Forest Row	Forest Row	Absolute constraint (400m of Ashdown Forest)

Sites excluded at Stage 1

Sites below the size threshold

NONE

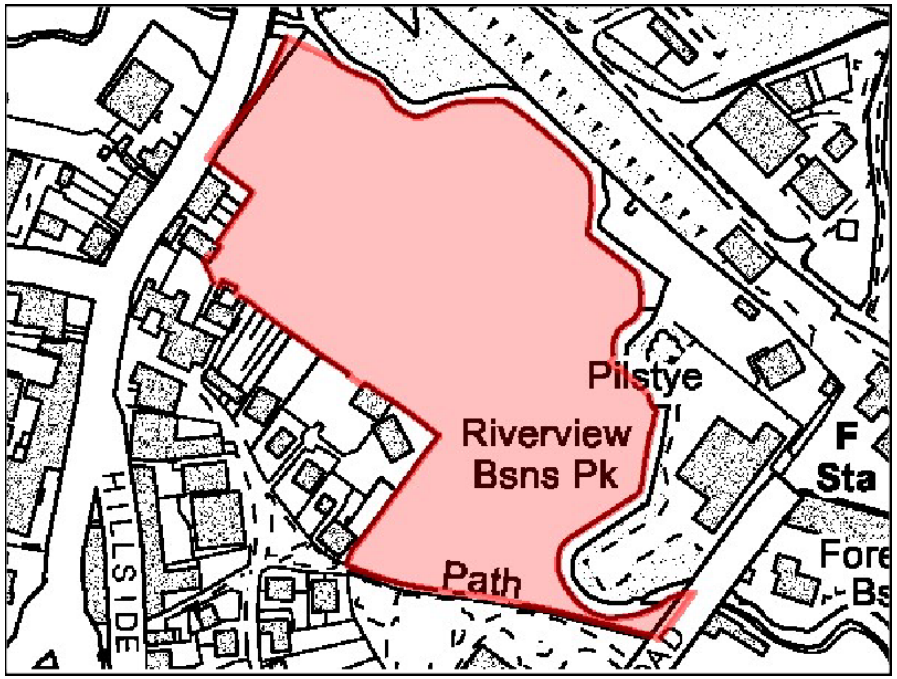
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
101/2010	Harmans Field, Station Road, Forest Row	Forest Row	Flooding
211/2010	Land adjacent to Poplar Farm, Poplar Lane, Forest Row	Forest Row	Site is within 400m of Ashdown Forest
254/2010	Land at junction of Hartfield and Forest Roads, Forest Row	Forest Row	Site is within 400m of Ashdown Forest and Ancient Woodland present
453/2010	Land east of Shepherds Place, Ryst Wood Road, Forest Row	Forest Row	Site is within 400m of Ashdown Forest
490/2010	Allotment Gardens, Medway Drive, Forest Row	Forest Row	Flooding
968/2010	Land adjoining Highgate Works, Tom Tits Lane, Forest Row	Forest Row	Site is within 400m of Ashdown Forest
1218/2010	Cedar Lodge, Ashdown Place, Lewes Road, Forest Row	Forest Row	Site is within 400m of Ashdown Forest

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

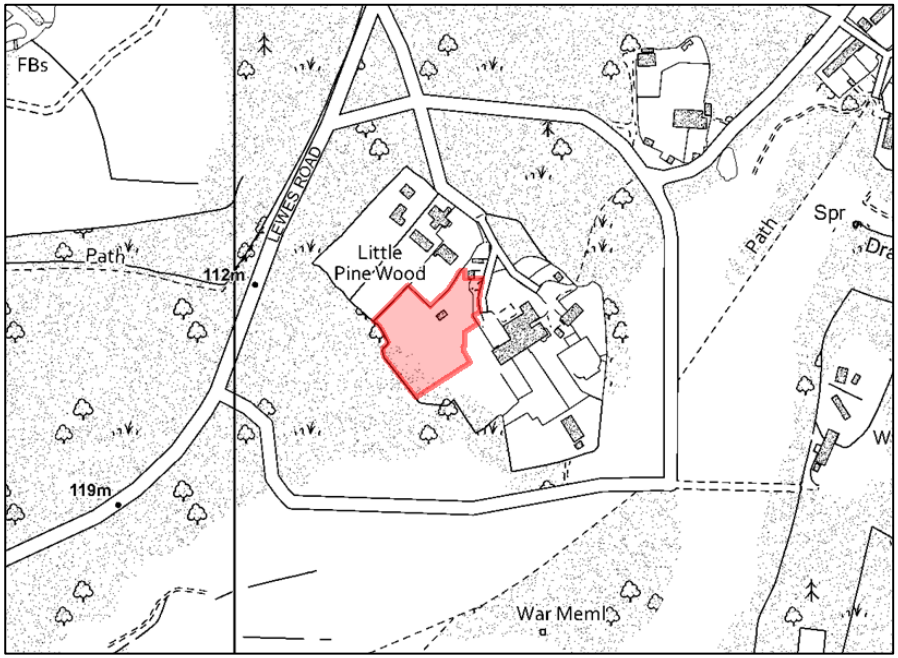
Site Reference: 101/2010
Site Address: Harmans Field, Station Road, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 2.82

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Yes	Yes	1 2 3 L M H	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

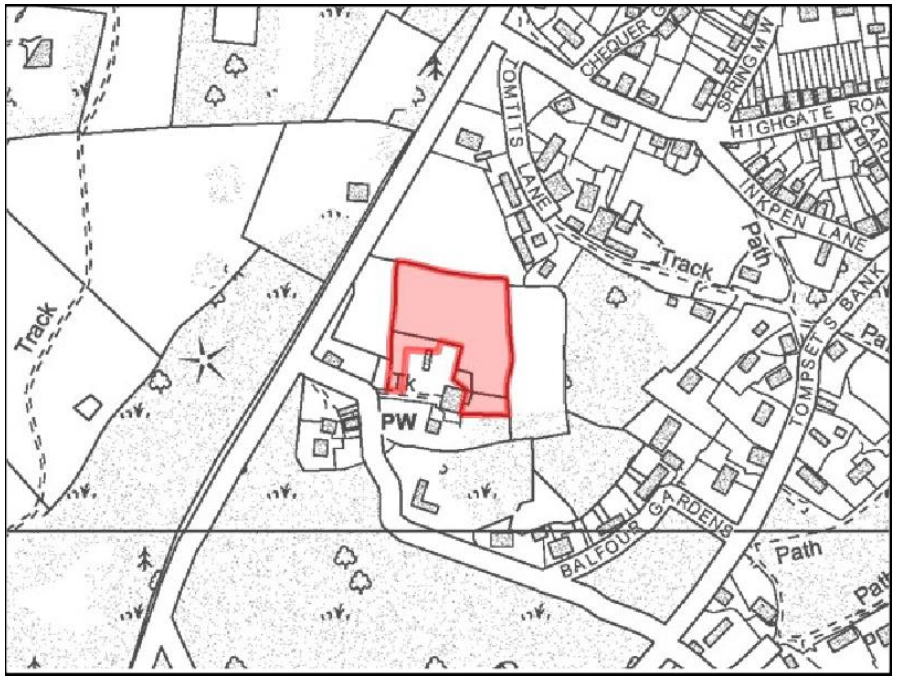
Site Reference: 1218/2010
Site Address: Cedar Lodge, Ashdown Place, Lewes Road, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 0.405

The site is detached from the centre of Forest Row and is therefore relatively remote from the local services and facilities it provides. The site is within 400 metres of the Ashdown Forest SPA, and therefore, the principle of new housing development is precluded within a 400-metre zone of the Ashdown Forest SPA boundary as advised by Natural England. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

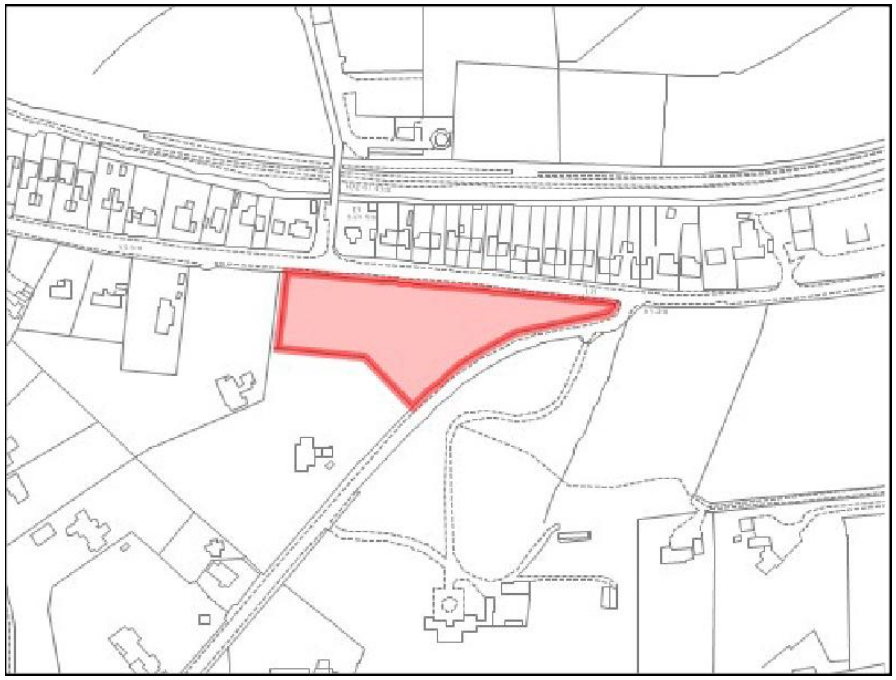
Site Reference: 211/2010
Site Address: Land adjacent to Poplar Farm, Poplar Lane, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 0.71

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

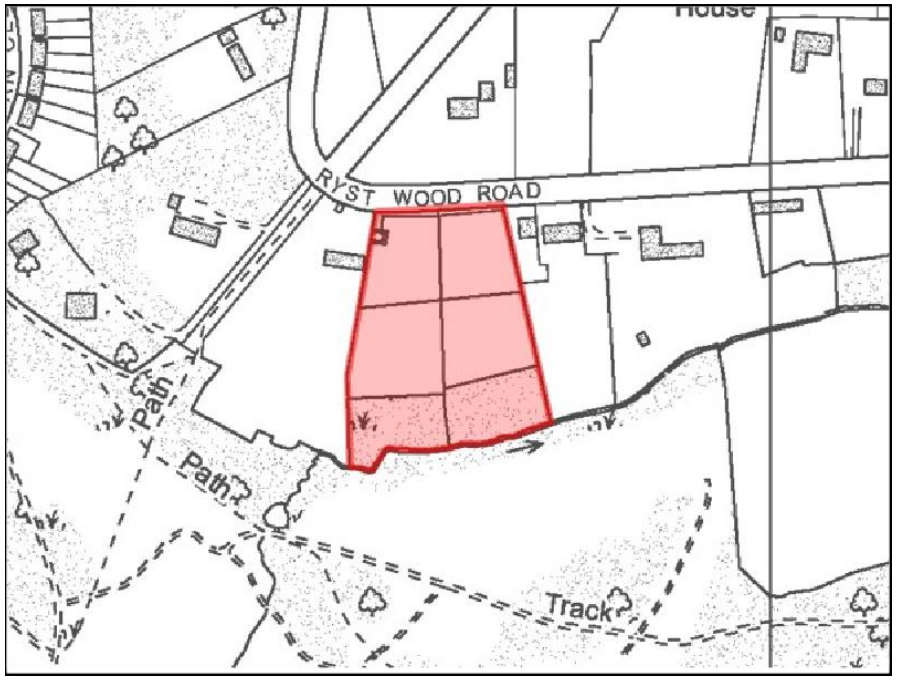
Site Reference: 254/2010
Site Address: Land at junction of Hartfield and Forest Roads, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 0.63

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Yes	No	No	1	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

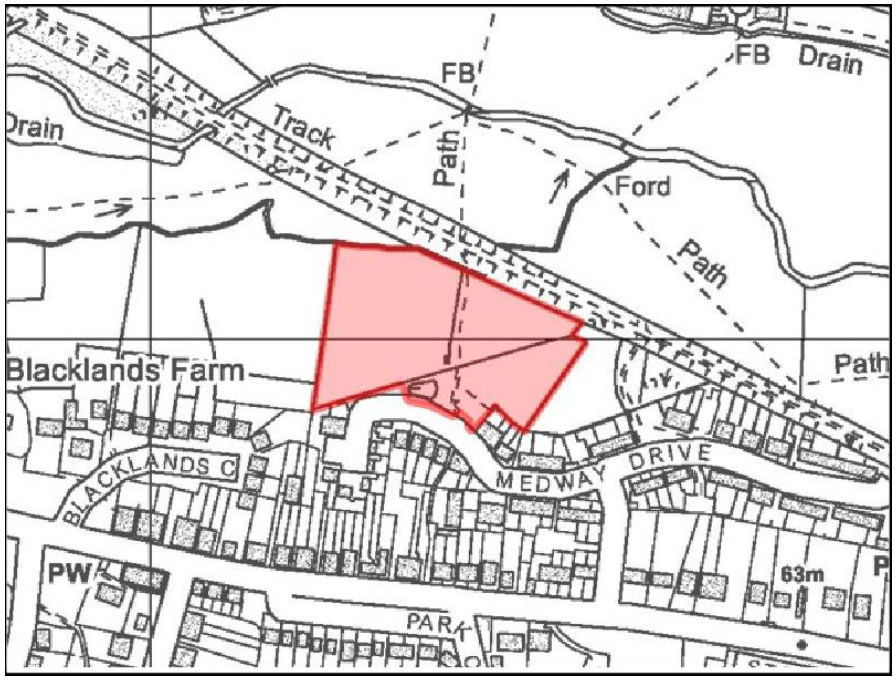
Site Reference: 453/2010
Site Address: Land east of Shepherds Place, Ryst Wood Road, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 1.52

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

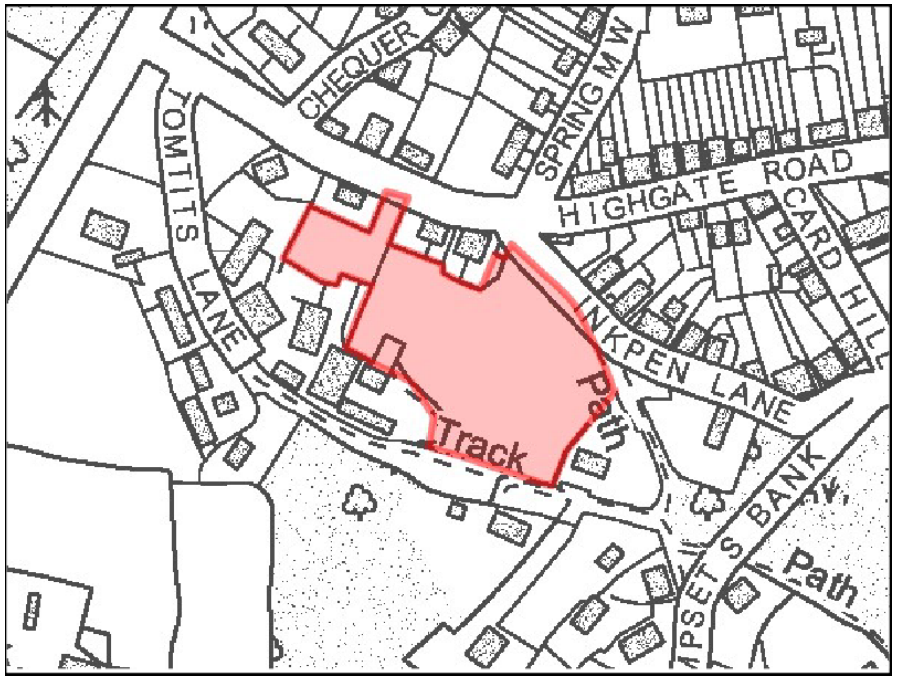
Site Reference: 490/2010
Site Address: Allotment Gardens, Medway Drive, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 1.25

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Yes	Yes	1 2 3	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 968/2010
Site Address: Land adjoining Highgate Works, Tom Tits Lane, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 0.84

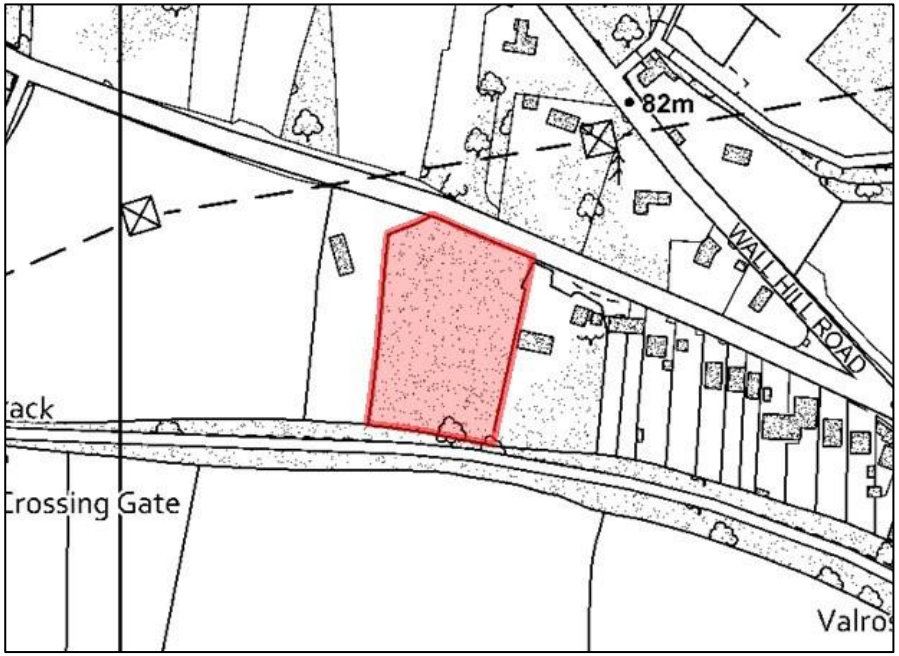
The site comprises of a meadow to the southern edge of Forest Row and to the south of Inkpen Lane. This site is located within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and the principle of new housing development is precluded within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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 199/2010
Site Address: Land east of Meadowlands, London Road, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 1.25

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

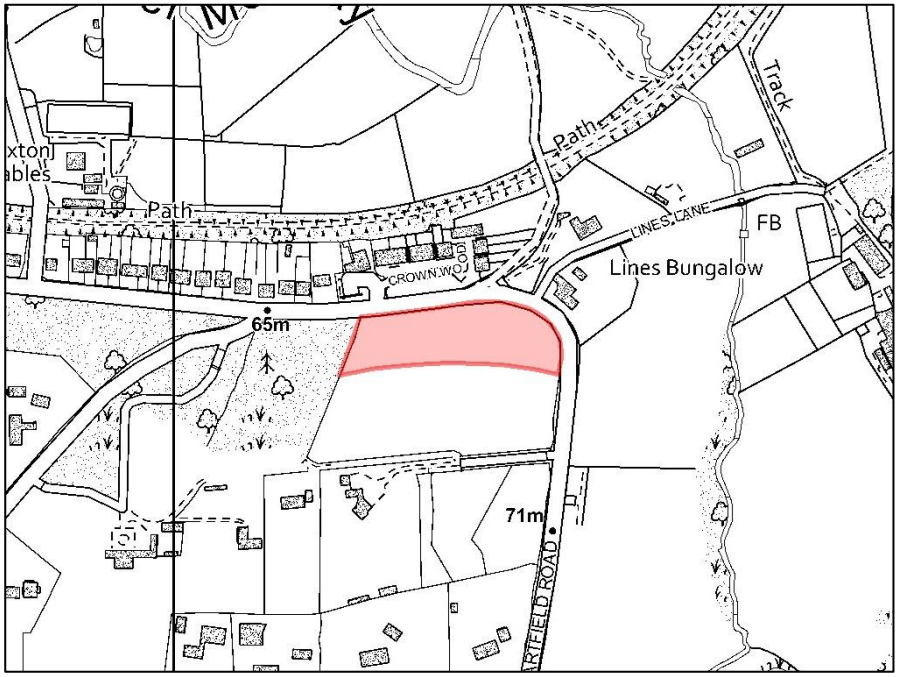
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 914/2010
Site Address: Land at Rystwood House, Forest Road, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 0.62

The site comprises of open grassland used as a paddock to the east of Forest Row and to the south and west of Hartfield Road (B2110). The site is relatively remote from local services and facilities and is visually separated from Forest Row. The site is identified with the Forest Row assessment unit in the 2024 Landscape Sensitivity Assessment which considers the site to be highly sensitive to new development. The site is in an exposed location within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape. A number of trees subject to a group TPO are present on site and their loss would harm the character and appearance of this attractive approach to Forest Row. It would also be difficult to achieve a suitable vehicular access onto the B2110 (Hartfield Road) given the bend in the road, visibility and the loss of mature trees fronting onto the road. The northern part of the site was refused full planning permission for 4 (net) dwellings under planning reference WD/2021/1916/F, by virtue of adequate information having not been submitted to demonstrate that the proposal is acceptable in terms of access, layout, visibility splays, road layout, road gradients and surface water drainage. The second planning application of a similar nature WD/2022/3268/F was refused on similar grounds in March 2023.

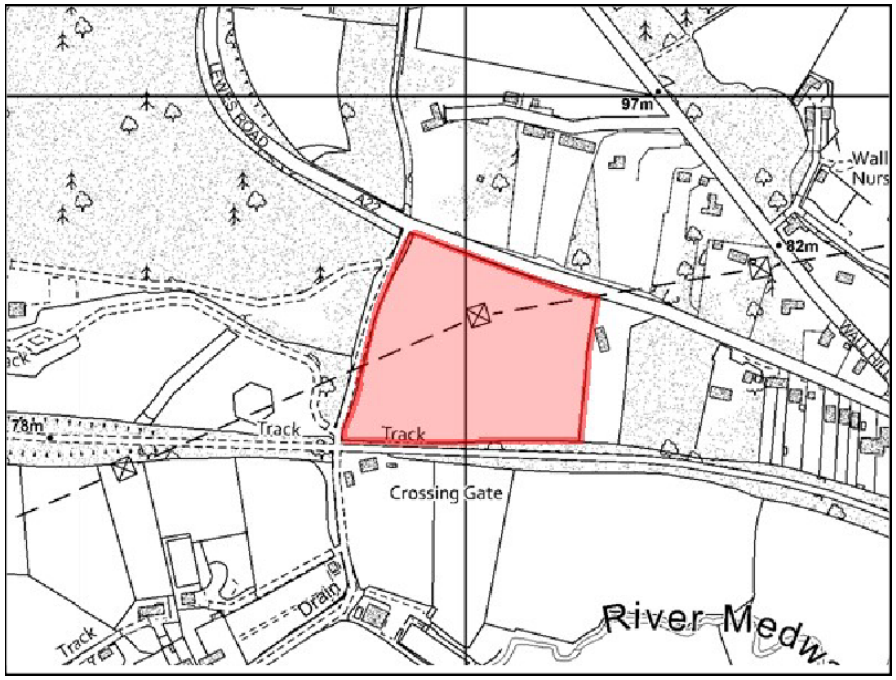
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 966/2010
Site Address: Land at Brambletye Farm, Brambletye Lane, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 2.92

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

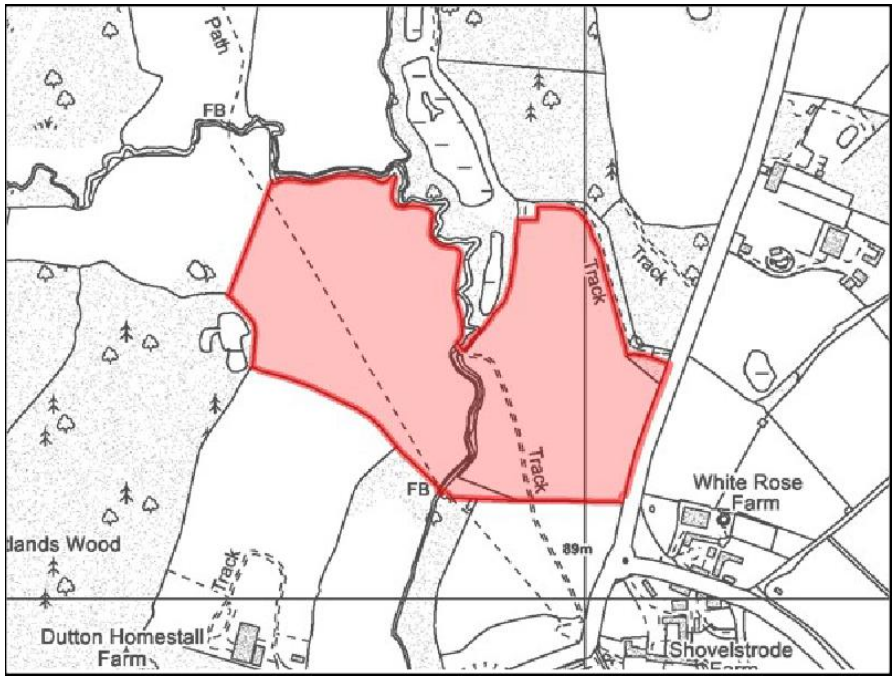
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1158/2010
Site Address: Shovelstrode Farm, Shovelstrode Lane, Ashurst
Settlement: -
Parish: Forest Row
Site Area (ha) Gross: 7.71

The site comprises of agricultural land located in the countryside to the north of Forest Row and Ashurst Wood, and to the west of Shovelstrode Lane. The site is in an isolated location (the nearest major settlement is East Grinstead in Mid Sussex to the west) and is therefore remote from facilities, services and public transport. The site is wholly within the High Weald National Landscape and development would have a detrimental impact on the character and appearance of the landscape. The western boundary of the site is partially covered by Flood Risk Zone 2 and 3, which would preclude residential development in this location. Ancient woodland lies to the sites north-eastern boundary. It should be noted that the western portion of the site is located within the Mid Sussex District Council area and would be assessed separately by that Local Planning Authority but has been provided for context.

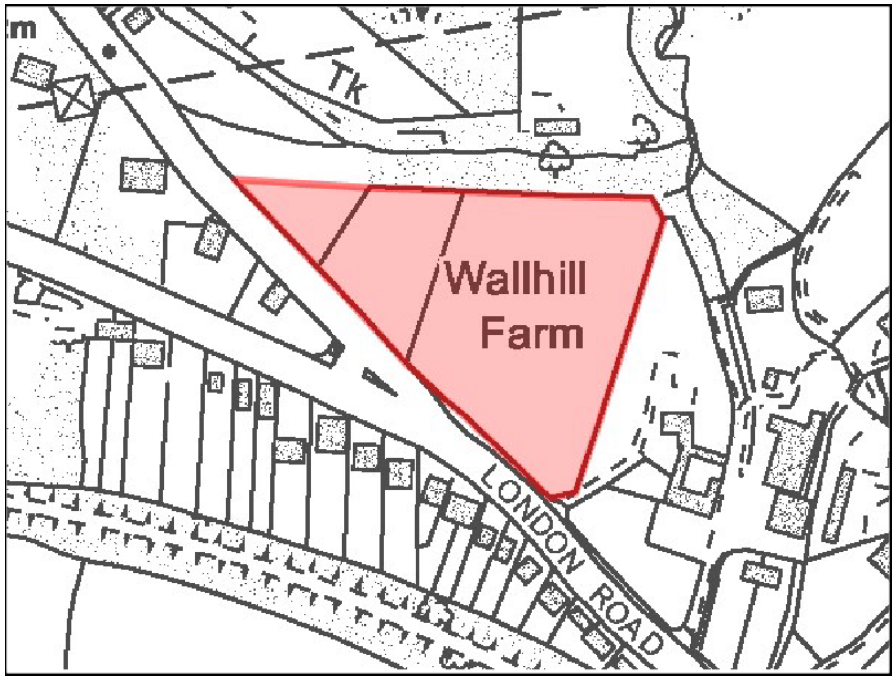
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	No	1	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1183/2010
Site Address: Land south of Wall Hill Cottage, London Road, Forest Row
Settlement: Forest Row
Parish: Forest Row
Site Area (ha) Gross: 1.31

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	No	1	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Framfield

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
002/1410	Bird In Eye Farm (South), Bird In Eye Hill, Uckfield	Uckfield	Site with extent planning permission Not deliverable or developable
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Uckfield	Site with extent planning permission Not deliverable or developable
030/1410	Framfield Lodge, Eastbourne Road, Uckfield	Uckfield	Not deliverable or developable
079/1790	Land to the south of the B2102 and east of Stone Bridge Lane, Blackboys	Blackboys	Site with extant planning permission
082/1790	Mill View, Gun Road, Blackboys	Blackboys	Site with extant planning permission
096/2020	Land at Old Nursery House, Blackboys Road, Framfield	Framfield	Site with extant planning permission
127/1410	Land at Bird In Eye (North), Bird In Eye Hill, Uckfield	Uckfield	Developable
194/1410	Land off Old Eastbourne Road, Uckfield	Uckfield	Developable
209/2020	Land off B2102, Framfield	Framfield	Not deliverable or developable
251/1790	Blackboys Inn and adjoining land, Lewes Road, Blackboys	Blackboys	Deliverable
289/1410	Land by Croft House, Eastbourne Road, Uckfield	Uckfield	Not deliverable or developable
297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield	Uckfield	Not deliverable or developable
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield	Uckfield	Not deliverable or developable
401/2020	The Barn Field, Gateouse Lane, Framfield	Framfield	Not deliverable or developable
416/2020	Land south of Merrywell, Gatehouse Lane, Framfield	Framfield	Not deliverable or developable
417/2020	Land at Merrywell, Gatehouse Lane	Framfield	Not deliverable or developable
429/2020	The Newplace Estate, Framfield	Framfield	Not deliverable or developable
725/1410	Land at Hempstead Lane, Uckfield	Uckfield	Developable
855/1410	Land northwest of Sand Hill Lane, Uckfield	-	Not deliverable or developable
892/1790	Land at Oak Lodge, Bushbury Lane, Blackboys	-	Not deliverable or developable
934/1790	Land at Six Acre Field, east of Stonebridge Lane, Blackboys	-	Not deliverable or developable
935/2020	Land west of Stonebridge Lane, Stonebridge Lane, Framfield	-	Not deliverable or developable
977/1790	Land opposite Bushbury Lane, Blackboys	Blackboys	Not deliverable or developable
1114/2020	Land at Holly Grove, Framfield Road, Framfield	Framfield	Not deliverable or developable
1116/2060	Crockstead Farm, Eastbourne Road, Halland	Halland	Not deliverable or developable
1168/1790	Orchard Cottage, Lewes Road, Blackboys	-	Too small for assessment

Site reference	Address	Settlement	Outcome
1222/2020	Land north of Eastbourne Road	Uckfield	Developable
1237/1790	Land adjoining Old Mill House, Framfield Road, Blackboys	Blackboys	Developable
1243/2020	Land north west of Sand Hill Lane, Uckfield	-	Not deliverable or developable
1256/2020	Bewley and Fairview Cottages, The Street, Framfield, TN22 5NL	Framfield	Too small for assessment

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
1168/1790	Orchard Cottage, Lewes Road, Blackboys	-	0.45	The site is considered too small for assessment.
1256/2020	Bewley and Fairview Cottages, The Street, Framfield, TN22 5NL	Framfield	0.12	The site is considered too small for assessment.

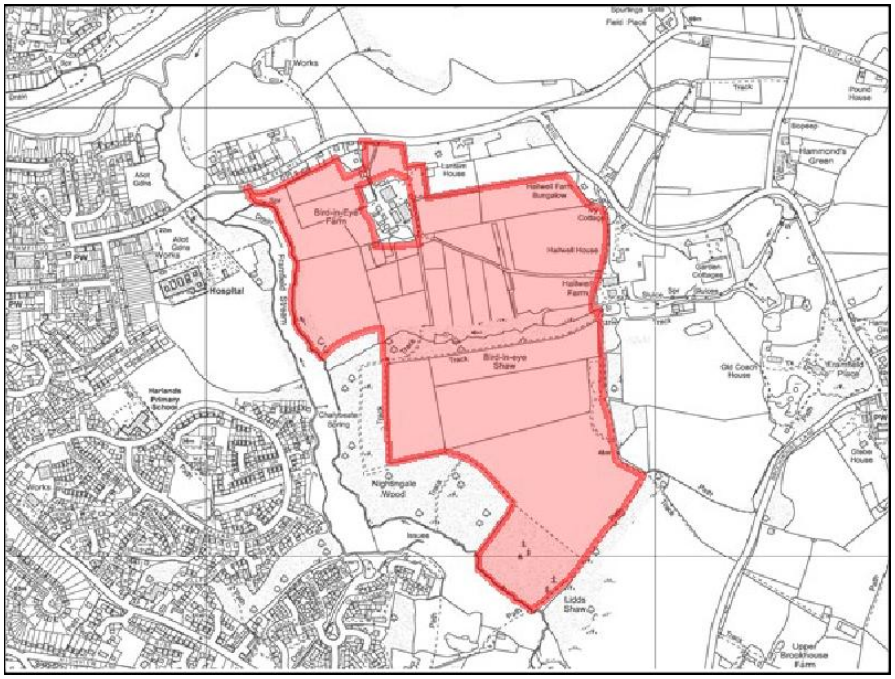
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
002/1410	Bird In Eye Farm (South), Bird In Eye Hill, Uckfield	Uckfield	WD/2024/1799/MAO (northern part of site) – 190 (net) dwellings (on appeal).
028/1410	Cysleys Farm, Eastbourne Road, Uckfield	Uckfield	WD/2024/2955/MAO - 145 (net) dwellings.
079/1790	Land to the south of the B2102 and east of Stone Bridge Lane, Blackboys	Blackboys	WD/2020/0700/MAO – 50 (net) dwellings). Under construction.
082/1790	Mill View, Gun Road, Blackboys	Blackboys	WD/2019/1003/FA – 7 (net) dwellings (part of site). Under construction.
096/2020	Land at Old Nursery House, Blackboys Road, Framfield	Framfield	WD/2021/0573/MAO - 58 (net) dwellings (on appeal). WD/2024/2941/MRM - was approved in November 2025

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 002/1410
Site Address: Bird In Eye Farm (South), Bird In Eye Hill, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 44.41

This is a substantial site, which comprises of sloping farmland located to the east of Uckfield and generally facing towards the town in the west and therefore visible from it. The B2102 (Bird in Eye Hill) adjoins the site to the north with scattered farmland to the south and east and the urban edge of Uckfield (including the Uckfield Hospital) to the west. Although the site is close to the urban edge of Uckfield, it is separated from the settlement by the Framfield Stream. Directly adjacent to the site (to the east) at the main Bird-in-Eye Farm is a Grade II Listed Farmhouse. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development as in part, the site is located at a higher elevation (particularly at the east) and forms part of the rural context to outward views from the edge of Uckfield. This site was originally refused planning permission for 197 (net) dwellings by Wealden District Council (reference WD/2006/3564/MAO), and a subsequent appeal was dismissed in 2008, at which time the Inspector suggested that the site might be considered as a natural or logical extension to the urban area. The northern part of the site was subject to an appeal for non-determination (WD/2024/1799/MAO) for the provision of 190 dwellings more recently. The appeal was allowed and granted outline permission was granted for development on this part of the site in August 2025. The remainder of the site is severed from the area granted planning permission with an area at risk of flooding as well as ancient woodland precluding access to the southern half of the site. There are additional parcels of ancient woodland in the southernmost part of the site, and running along the boundaries of the site. therefore, providing access via the south of the site would be equally challenging. As a result, development of the southern part of this site is considered unsuitable for both residential and employment development

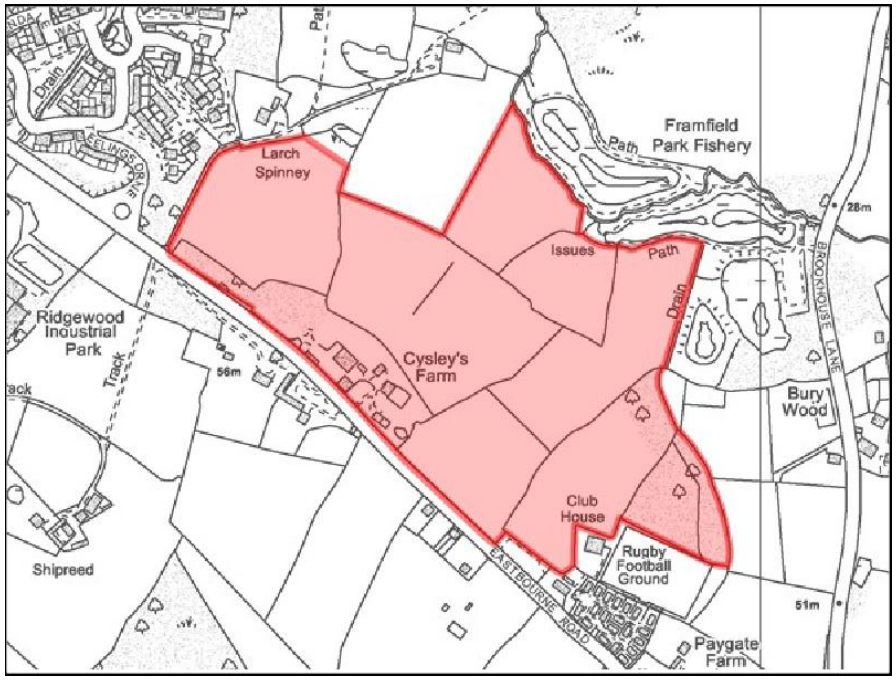
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Remainder of Site Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 028/1410
Site Address: Cysleys Farm, Eastbourne Road, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 16.78

The vast majority of the site, excluding the existing farm buildings, has recently been granted outline planning permission for 145 (net) dwellings (WD/2024/2955/MAO) in August 2025. A small proportion of the land consisting of farm buildings and land immediately to the northwest was excluded from that proposed development site, thus remains for assessment. The site is comprised of agricultural land located on the eastern fringe of Uckfield to the north of Eastbourne Road. This site is adjacent to land (to the north-west) that was granted planning permission for 220 (net) dwellings in 2007 and is fully built (known as Fernley Park). Agricultural land is adjacent to the site to the north and east, as well as a series of lakes which are fished. Cysleys Farm buildings form part of the southwestern boundary. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development in part due to the site's contribution to the rural wooded setting of Uckfield. However, noting the extant permission that now exists across the majority of the site to the north and east, the character of the area will alter. However, the visual prominence in the wider landscape, particularly Eastbourne Road means development should be avoided in the remaining part of the site. The site also includes priority habitat woodland, hedgerows and species poor grassland, and removal of this would result in unacceptable habitat loss, fragmentation and underpinning of conversation aims. Given this, the remaining part of the site is not considered suitable for development.

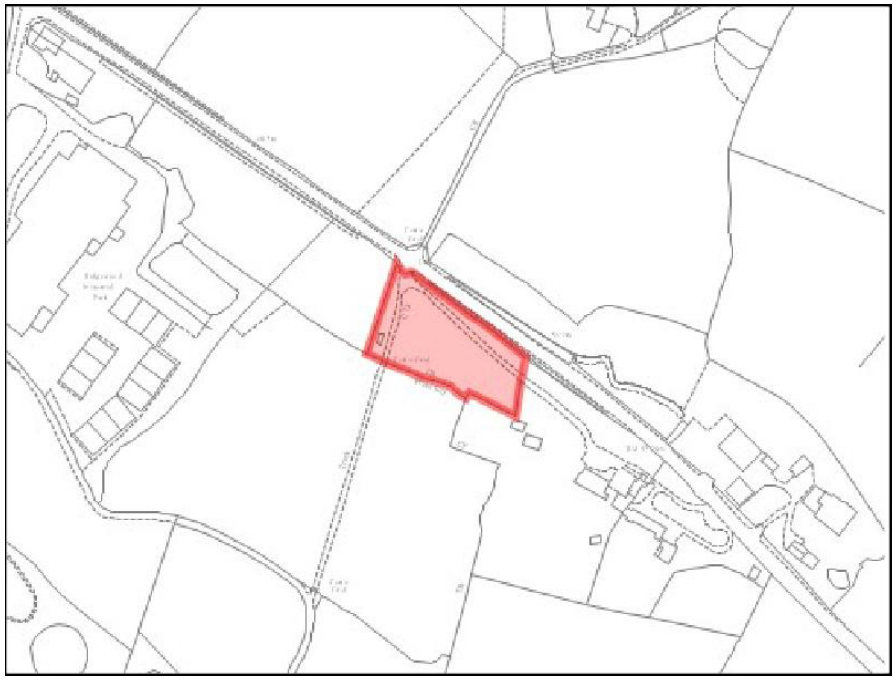
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Remainder of Site Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 030/1410
Site Address: Framfield Lodge, Eastbourne Road, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 0.47

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

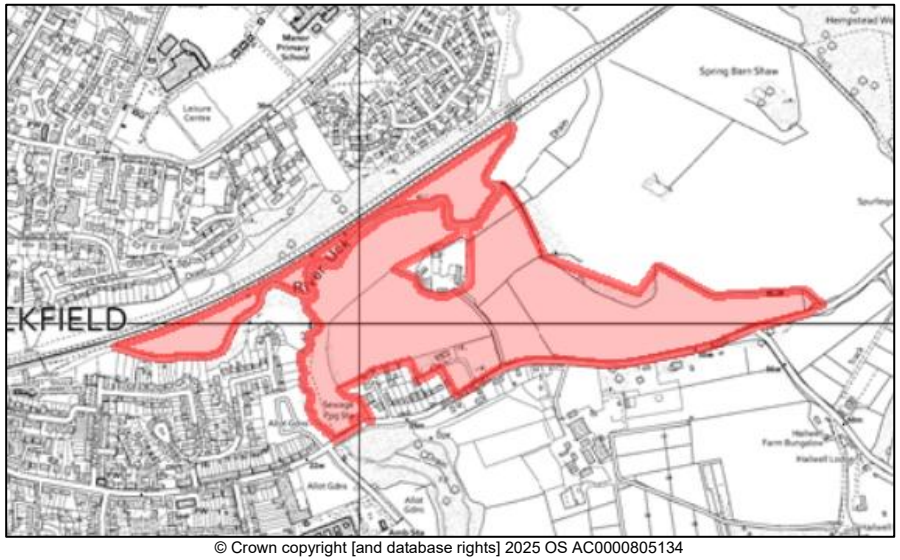
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 127/1410
Site Address: Land at Bird In Eye (North), Bird In Eye Hill, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 17.41

This site comprises sloping farmland (that surrounds a small cluster of industrial buildings/uses) on the eastern edge of Uckfield and to the north of Bird in Eye Hill. This site was refused planning permission for the development of 300 (net) dwellings under planning reference WD/2006/2173/MAO and was subsequently dismissed at appeal in 2008, taking account of circumstances existing at that time. The Planning Inspector at the appeal suggested that the site might be considered as a natural or logical extension to the urban area. In this regard, planning permission was recently granted via an allowed appeal for the provision of 190 dwellings on land opposite this site, to the south side of Framfield Road, reference WD/2024/1799/MAO. This will change context of the immediate area and the approach into Uckfield, resulting in a change of circumstances to consider with regard to this site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development at its eastern portion, and only of moderate sensitivity to residential development in its western portion. The eastern portion of the site has elevated open slopes, along Sandy Lane and Bird in Eye Hill that are visually prominent in the wider landscape and provide a rural setting to Uckfield, as well as long range views westwards towards the town. In view of the existing landscape features, any development would need to introduce a strong and reinforced landscape framework to the site to complement the form and layout of any scheme. Further details will be needed to specifically assess the landscape impact of any development, and any scale and layout of development should be sensitive to these more prominent and transition parts of the site. The site surrounds a small industrial estate to the north and therefore landscaping buffers would be needed to help integrate development into the landscape and provide a measure of noise attenuation. Part of the site is within Flood Risk Zones 2 and 3 via the Framfield Stream to the north and west and this has been excluded from the developable site area. The development of this site for housing would require the provision of a new vehicular access onto the B2102 (Bird in Eye Hill) and also pedestrian/cycle links towards the town centre. Opportunities should be considered to provide these in conjunction with nearby development recently approved, and to secure associated infrastructure improvements. Routes for pedestrians/cyclists towards the town centre avoiding the Framfield Road junction is ideally sought as a critical sustainable transport measure for overall wider benefit to connect the town north of the railway track to the south, in order to mitigate traffic growth onto New Town/High Street junctions. Off-site highway works will also be necessary to the B2102 to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. The site proposals will also require SANGS provision. Pending resolution of these matters in a satisfactory manner, the site is deemed suitable for development in some way.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3	No	No	No	No	No

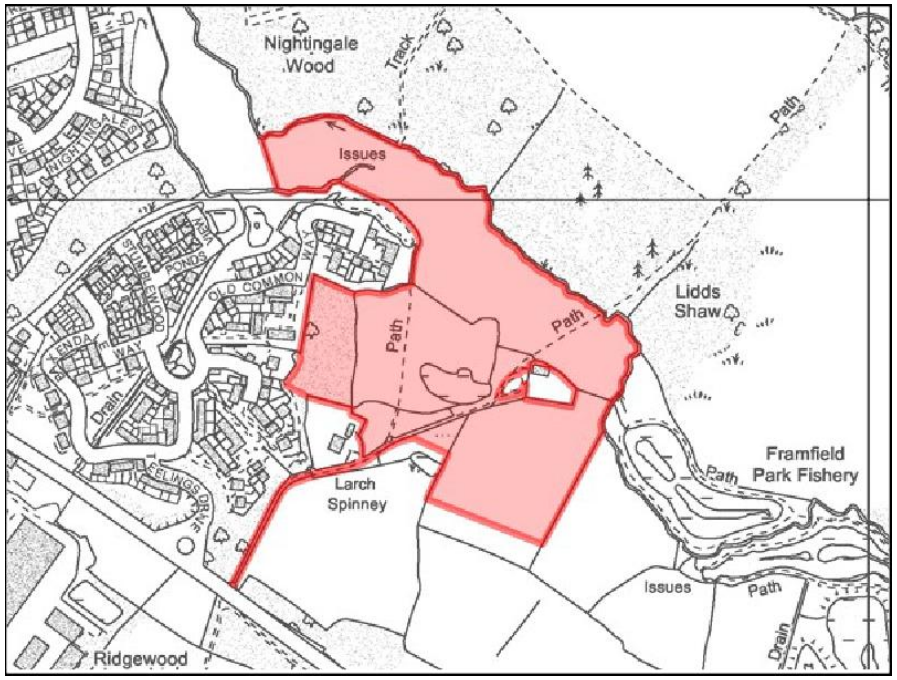
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 215	Year 11+:

Total Capacity: 215



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 194/1410
Site Address: Land off Old Eastbourne Road, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 8.28

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3	No	No	No	No	No

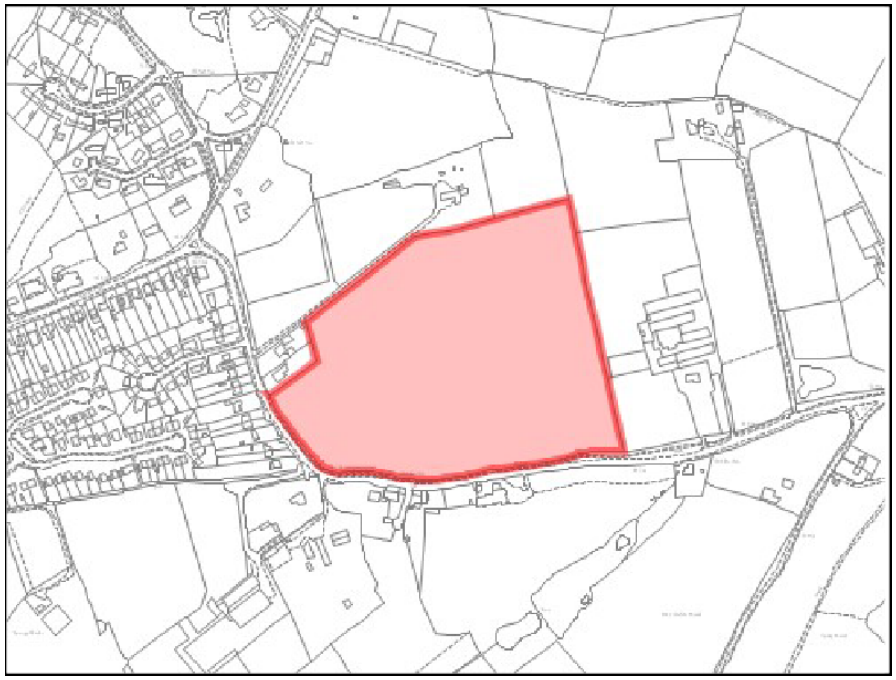
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 30	Year 11+:

Total Capacity: 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 209/2020
Site Address: Land off B2102, Framfield
Settlement: Framfield
Parish: Framfield
Site Area (ha) Gross: 6.98

This site is located to the east of Framfield and to the east and north of the B2102 and appears largely to be used as paddocks. This is a large site in the context of the village and is in an area of attractive landscape with some sensitivity to change, particularly due to its openness within the wider landscape. The 2023 Landscape Sensitivity Assessment states that the site is moderate to high sensitivity to residential development in part due to the location of the site on the elevated and relatively prominent valley side and its relatively open character, which makes it more prominent in views to/from the wider landscape. The site is situated in a semi-rural location and is relatively remote from local services, facilities and public transport. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is bordered by several listed buildings to the south of the B2102 and their setting could be adversely impacted by residential development .

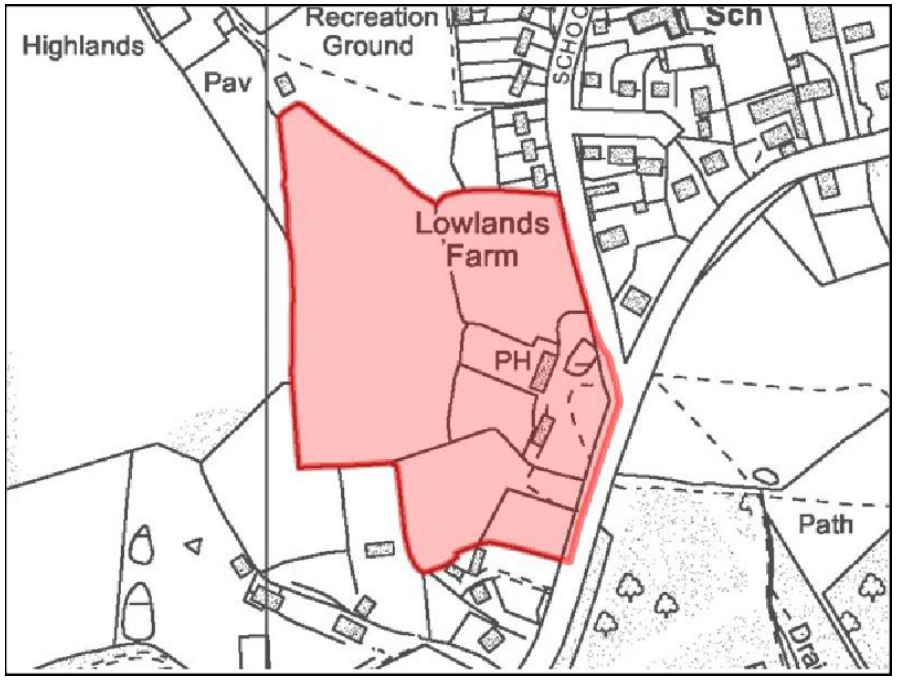
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 251/1790
Site Address: Blackboys Inn and adjoining land, Lewes Road, Blackboys
Settlement: Blackboys
Parish: Framfield
Site Area (ha) Gross: 4.02

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

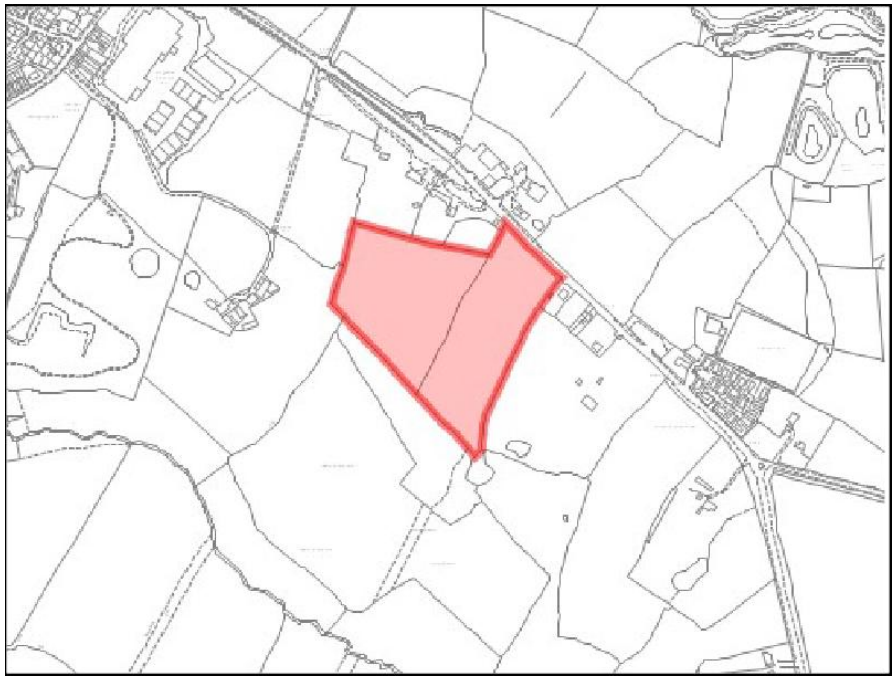
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Deliverable

DELIVERY	Year 1-5: 9	Year 6-10:	Year 11+:

Total Capacity: 9



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 289/1410
Site Address: Land by Croft House, Eastbourne Road, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 4.44

The site comprises of two agricultural fields to the southeast of Uckfield and to the south of Eastbourne Road. The site currently lies in a semi-rural location although opposite a site on Eastbourne Road (SHELAA Reference 028/1410) which was granted planning permission for up to 145 dwellings and will therefore alter the character of the area if implemented. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development due to the site's rural character and setting, long distance views to the wider landscape to the south, mature hedgerows and hedgerow trees and historic field patterns that all indicate high sensitivity. Whilst parts of the site remain sensitive to the south due to unobstructed views, areas to the north may allow for development along the northern portion of the site, to provide a continuous development frontage to Eastbourne Road. Further assessment of this landscape impact is necessary, noting the changing context of the site. The site is not currently accessible by vehicles or pedestrians and it is uncertain whether the existing footpath can be extended. Alternative pedestrian access relies on third party land. Further off-site works or traffic management measures will be required, and a full transport assessment would be needed to test the impacts on Uckfield town centre and to help determine what sustainable travel improvements, if any, could be achieved. There are pylons on site, but it is likely that these could be diverted underground if required. At this stage, given the multiple issues identified, this site is unsuitable for development until these matters are addressed.

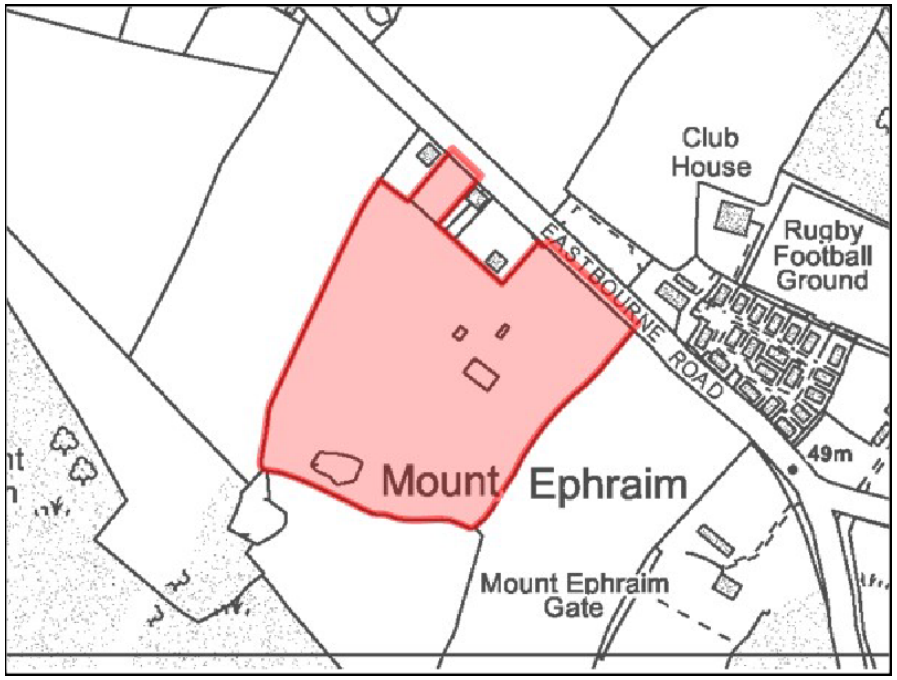
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 297/1410
Site Address: Land adjacent to Croft House, Eastbourne Road, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 2.91

The site is comprised of agricultural land to the southeast of Uckfield along the Eastbourne Road. A public right of way runs north to south along the eastern boundary of the site. The site lies in a semi-rural location although the opposite a site on Eastbourne Road (SHELAA reference 028/1410), which has resolution to grant planning permission for up to 145 dwellings. which will alter the character of the area if implemented. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development due to the site's rural character and setting, long distance views to the wider landscape to the south, mature hedgerows and hedgerow trees and historic field patterns that all indicate high sensitivity. Whilst parts of the site remain sensitive to the south due to unobstructed views, areas to the north may allow for development along the northern portion of the site, to provide a continuous development frontage to Eastbourne Road. Further assessment of this landscape impact is necessary, noting the changing context of the site. However, the site is not currently accessible by vehicles or pedestrians, and it is uncertain whether the existing footpath can be extended. Alternative pedestrian access relies on third party land.. Further off-site works or traffic management measures will be required, and a full transport assessment would be needed to test the impacts on Uckfield town centre and to help determine what sustainable travel improvements. If any, could be achieved. At this stage, given the multiple issues identified, this site is unsuitable for development until these matters are addressed.

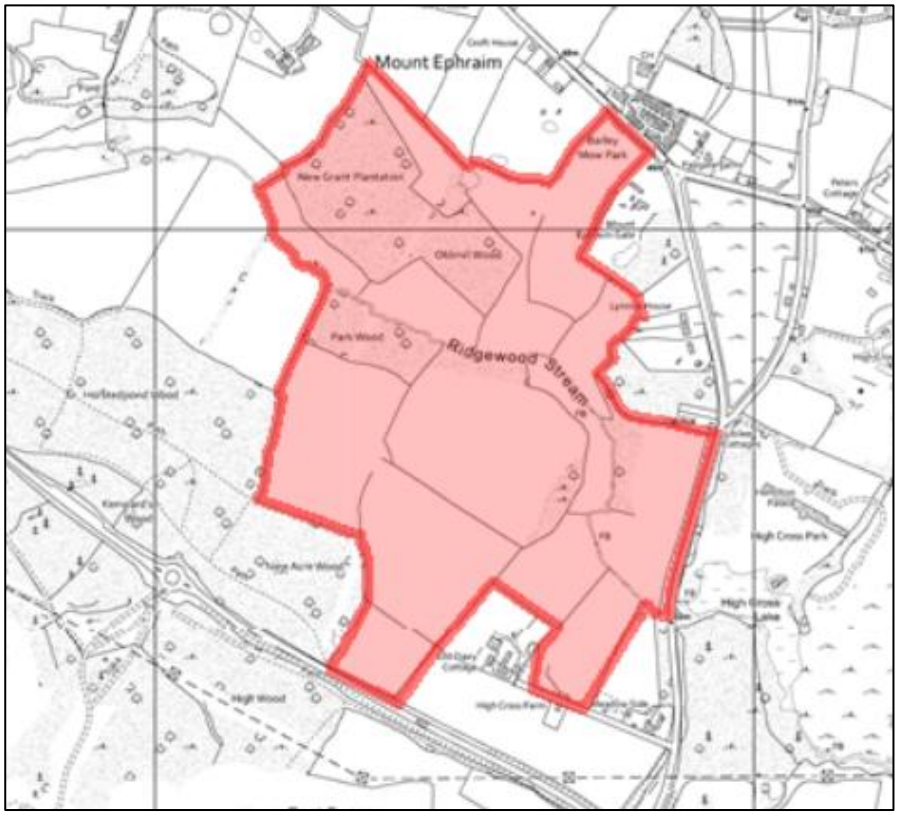
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 400/1410
Site Address: Land at High Cross Farm, Eastbourne Road, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 50.27

This extensive site comprises of agricultural land and woodland to the southeast of Uckfield, between the Eastbourne Road to the north and A22 to the south. A public right of way passes through the site's northern boundary. The site is detached from the boundary of Uckfield, particularly the southern part of the site, and is located a considerable distance from local services and facilities. Large scale residential development in this location would be out of keeping with surrounding land uses and would have a detrimental impact on the character of the countryside. Some opportunities may exist for limited development in the northern parts of the site fronting Eastbourne Road, if viable in conjunction with neighbouring land and providing a suitable access can be brought forward with connectivity between adjacent sites. The site has significant access issues particularly with vehicular and pedestrian access between the north and south of the site, which would require a bridge across the stream, which in itself is restricted due to Ancient Woodland and the speed of the road which hinders access. The site contains substantial areas of ancient woodland, adjacent to the site's southwestern boundary that reduces the net developable area significantly. The 2026 Landscape and Visual Appraisal considers that the site has a moderate-high sensitivity to residential development, with areas of higher sensitivity associated with the Ridgewood Stream corridor, ancient woodland in the north-west of the site and adjacent to the western boundary. The site's landscape character is defined by a distinctive network of irregular internal tree belts, hedgerow corridors and ancient woodland blocks that create a strongly enclosed, compartmentalised rural character, which is characteristic of the wider landscape. If development were to come forward, the Appraisal recommends that it should be contained within the lower-lying landform in the south of the site, utilising the screening of existing woodland blocks, and avoiding the more elevated and visually exposed areas of assart fields in the north of the site adjacent to Eastbourne Road. Central portions of the site are covered by Flood Zones 2 and 3 due to the presence of the Ridgewood Stream, which would preclude residential development in those locations. Due to this, development to southern parcels of the site are unsuitable, but subject to resolving these issues to the northern part of the site, some areas to the north may allow for development to provide a continuous development frontage to Eastbourne Road, in an area closer to the facilities and services offered. At this stage, the multiple issues identified make the site unsuitable for development.

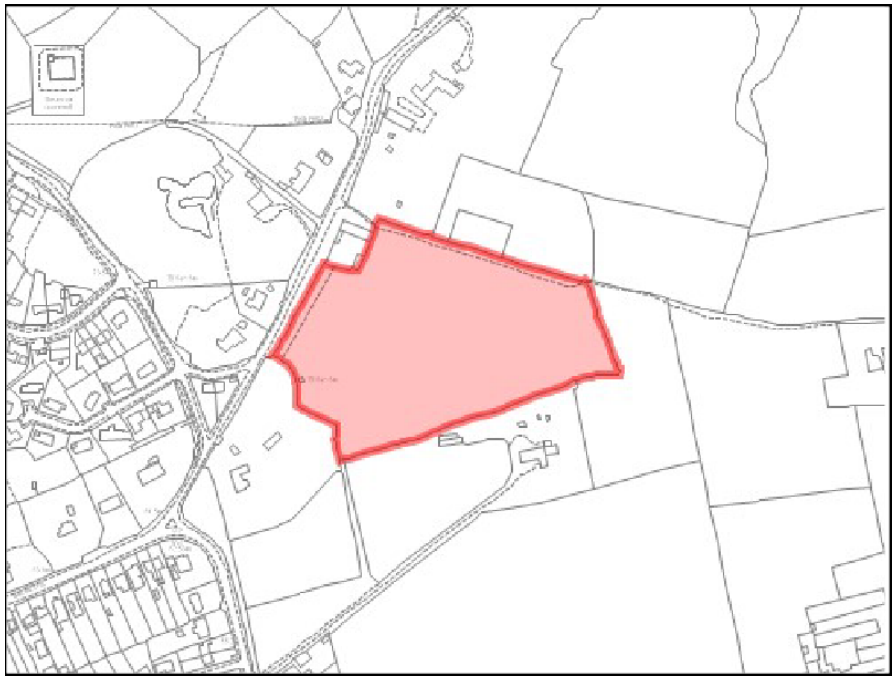
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 401/2020
Site Address: The Barn Field, Gateouse Lane, Framfield
Settlement: Framfield
Parish: Framfield
Site Area (ha) Gross: 2.59

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

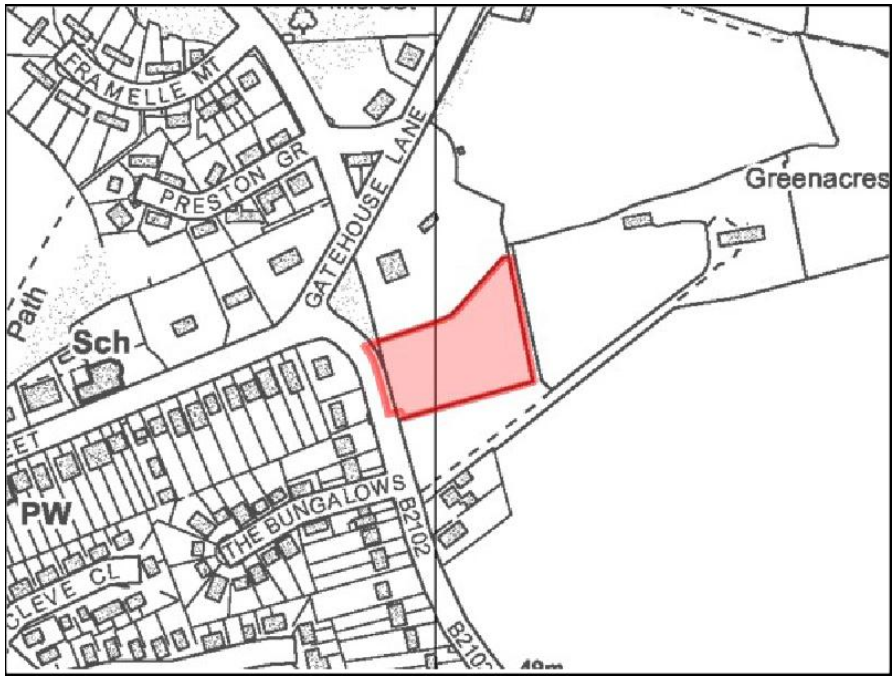
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 416/2020
Site Address: Land south of Merrywell, Gatehouse Lane, Framfield
Settlement: Framfield
Parish: Framfield
Site Area (ha) Gross: 0.53

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

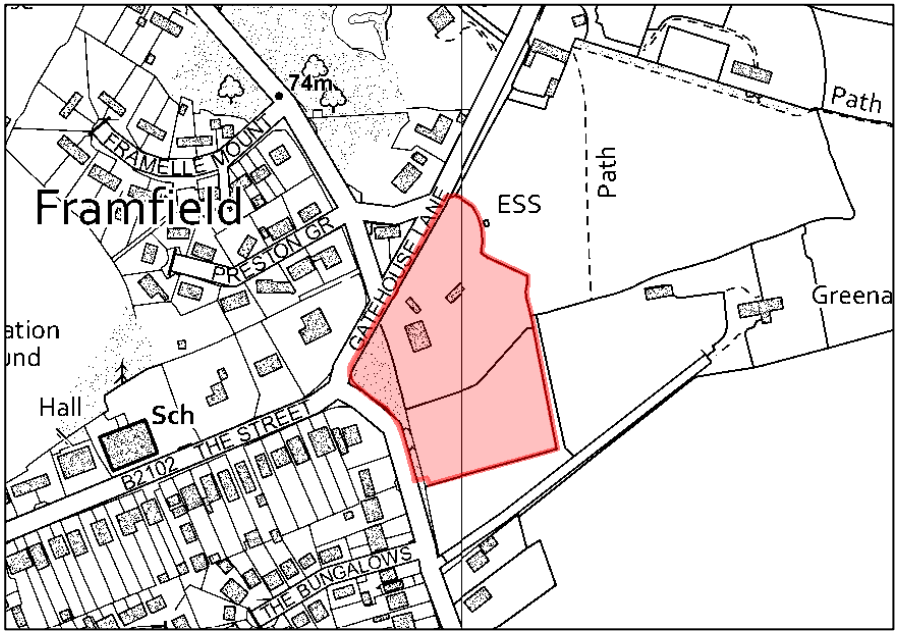
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability:
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 417/2020
Site Address: Land at Merrywell, Gatehouse Lane
Settlement: Framfield
Parish: Framfield
Site Area (ha) Gross: 0.2

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

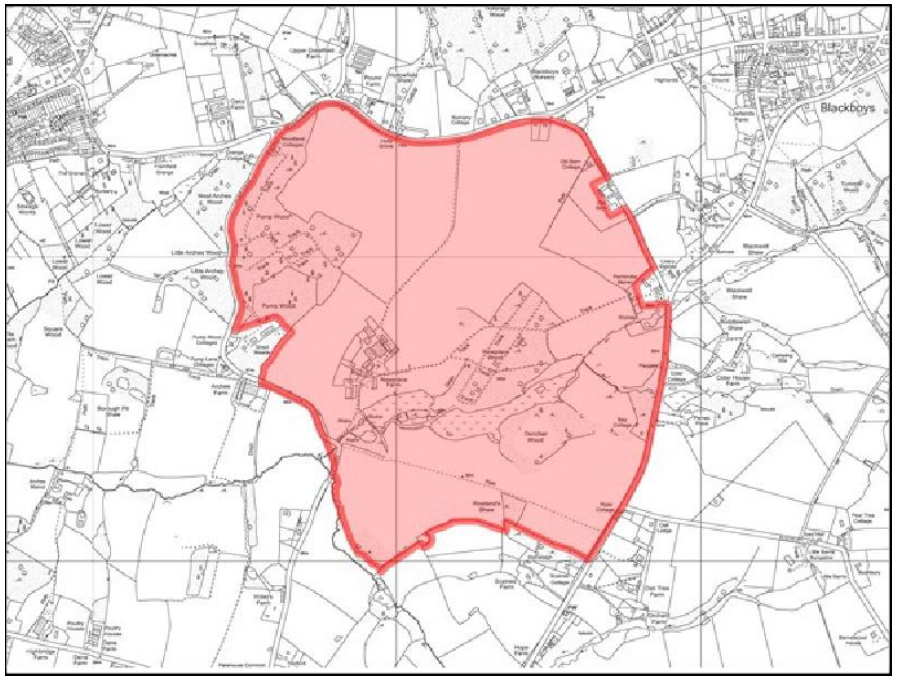
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 429/2020
Site Address: The Newplace Estate, Framfield
Settlement: Framfield
Parish: Framfield
Site Area (ha) Gross: 158.71

This extensive site comprises a number of residential dwellings, amenity space including lakes, commercial buildings (at Newplace Farm) and agricultural land between the villages of Framfield and Blackboys. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport and is of such a scale that it would require significant road and infrastructure improvements in the area that is predominantly rural in nature. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development as the site would represent an unsuitable joining up of the countryside gap between the settlements of Framfield and Blackboys, as well being located in a sloping valley side (adjacent to Blackboys Road) that is visually open, with clear views south across the site. Development of the site would be out of keeping with the character of the area and would have an unacceptable impact on the appearance of the countryside. Part of the southwestern corner of the site is in Flood Risk Zones 2 and 3, which precludes residential development in this location. A large amount of ancient woodland is present sporadically within the site's boundaries and would require a suitable buffer as part of any development. Two Grade II listed buildings bound the site's northeastern (High Noon Cottage) and eastern boundaries (Pembroke Manor) and their setting would be affected significantly by new development of this scale.

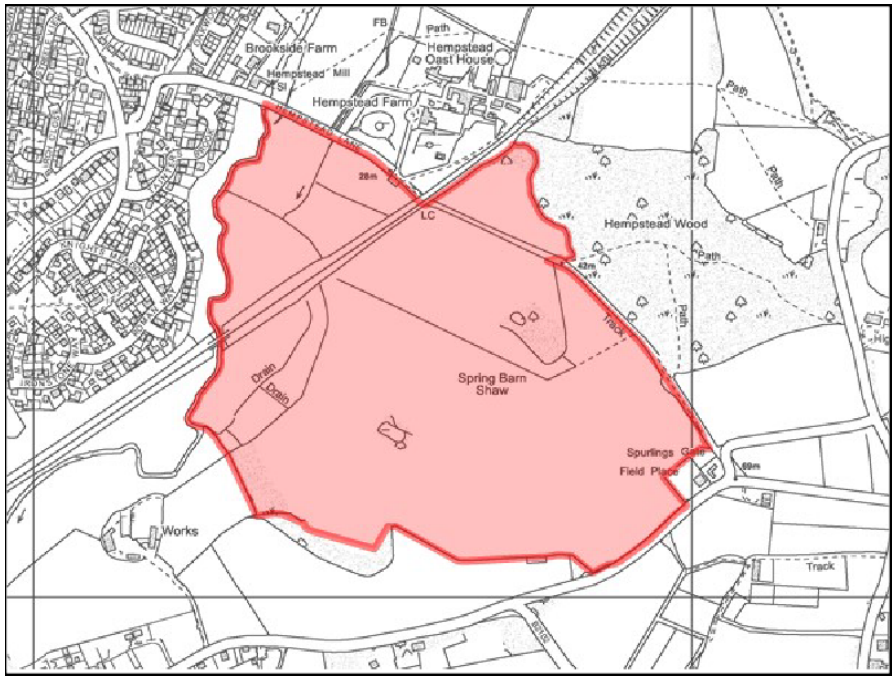
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 725/1410
Site Address: Land at Hempstead Lane, Uckfield
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 36.02

This site comprises of sloping farmland and is located on the eastern fringe of Uckfield to the north of Sandy Lane/B2102. The site is dissected by a railway line and River Uck in the north. Pockets of ancient woodland are located within the site, with ancient woodland also present adjacent to the site to the east. The site is elevated and open/visually prominent within the wider landscape, particularly the southeastern corner of the siteresulting in a moderately to highly sensitive assessment to development within the 2023 Landscape Sensitivity Assessment. However, it is noted that the context of the site may change. On that basis, the landscape impact of development should be further assessed and opportunities for comprehensive, sensitive development, even on parts of the site should be considered further. Three Grade II and one Grade II* listed buildings are located to the north of the site, and development could affect their setting. The 2026 Heritage Imapct Assessment considers that development could potentially have a low-moderate level of harm on the semi-rural setting of the listed buildings and views from them. The Assessment recommends retaining the established trees, bushes and hedgerows between the site and the heritage assests and also focusing development in the south of the site, south of the railway line to significantly reduce potential heritage harm. The introduction of a border of trees around the borders of the designated assets could help retain the rural and agricultural feel of the assets within their historic environment. Part of the site sits within the River Uck and is therefore exposed to Flood Risk Zones 2 and 3 which reduces the developable area. The development of this site would require the provision of a new vehicular access and also pedestrian/cycle links towards the town centre. Off-site highway works would be necessary to the B2102 to ease traffic movements to and from the town centre, as well as improvements within the town centre itself. The promoter has successfully passed through a network rail consultation process, which provides sufficient comfort that a northern footpath connection toward Roman Way, and/or up to the boundary of the public open space owned by the Town Council can be delivered. Public transport options are difficult to reach from this site at the moment. However, the planning appeal decision WD/2006/2173/MAO disimissed for 300 homes, confirms that the location is considered sustainable in this location without a new northern pathway route.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

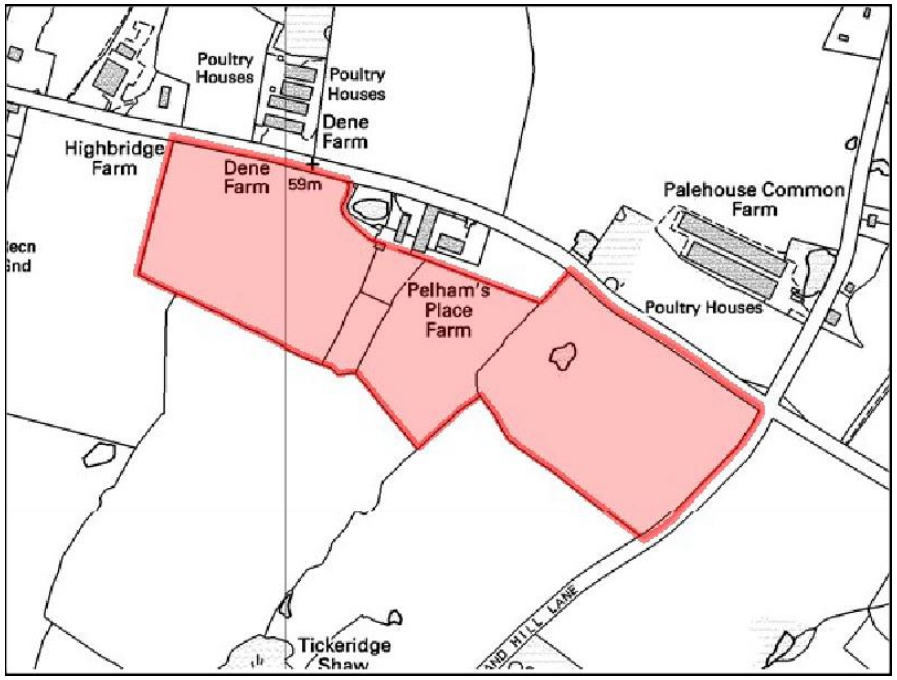
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 30	**Year 11+:** 270	**Total Capacity:** 300



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 855/1410
Site Address: Land northwest of Sand hill Lane, Uckfield
Settlement: -
Parish: Framfield
Site Area (ha) Gross: 10.49

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

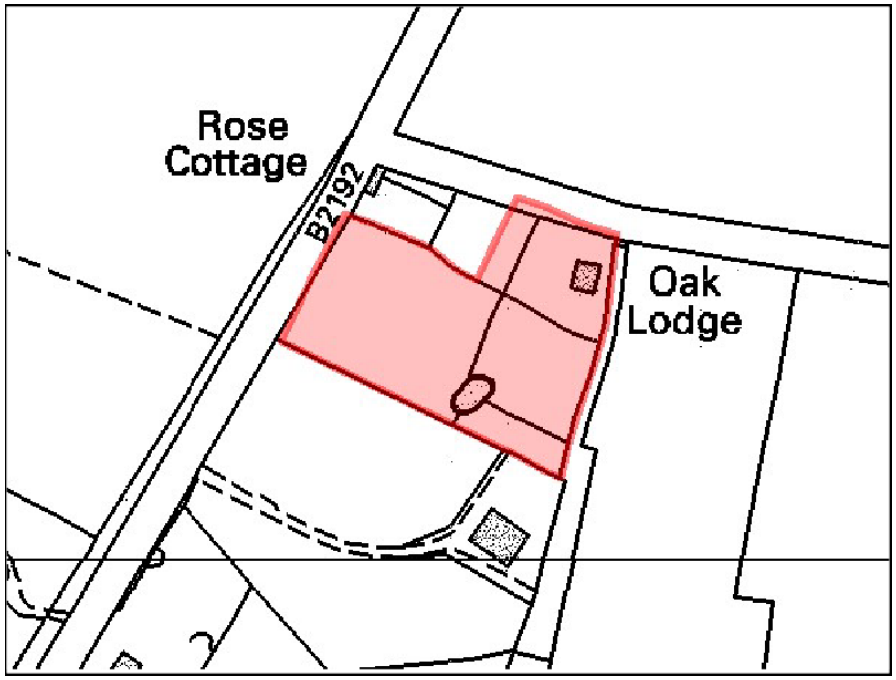
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 892/1790
Site Address: Land at Oak Lodge, Bushbury Lane, Blackboys
Settlement: -
Parish: Framfield
Site Area (ha) Gross: 1.02

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

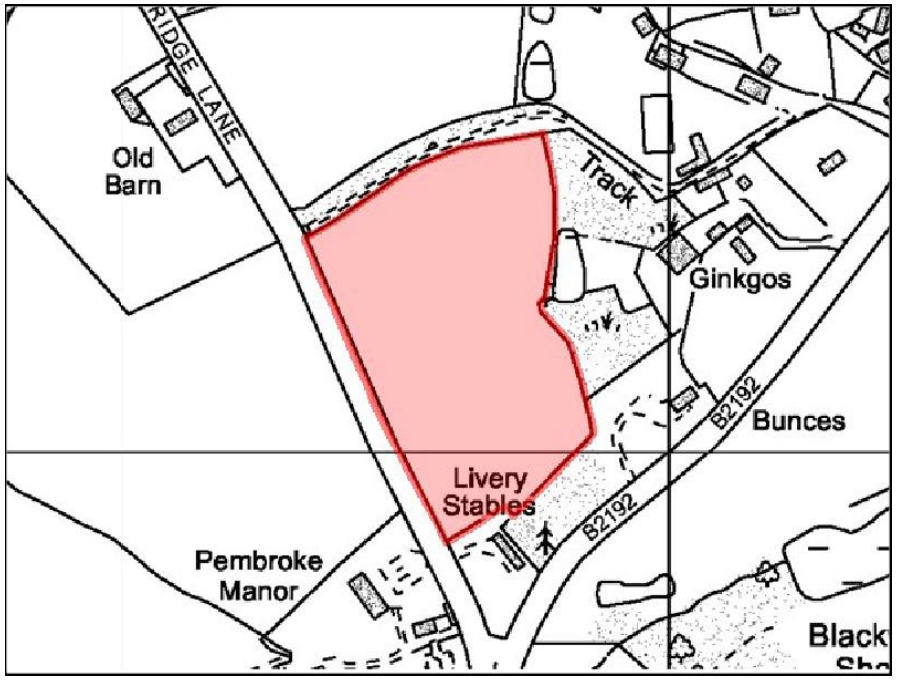
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 934/1790
Site Address: Land at Six Acre Field, east of Stonebridge Lane, Blackboys
Settlement: -
Parish: Framfield
Site Area (ha) Gross: 2.68

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

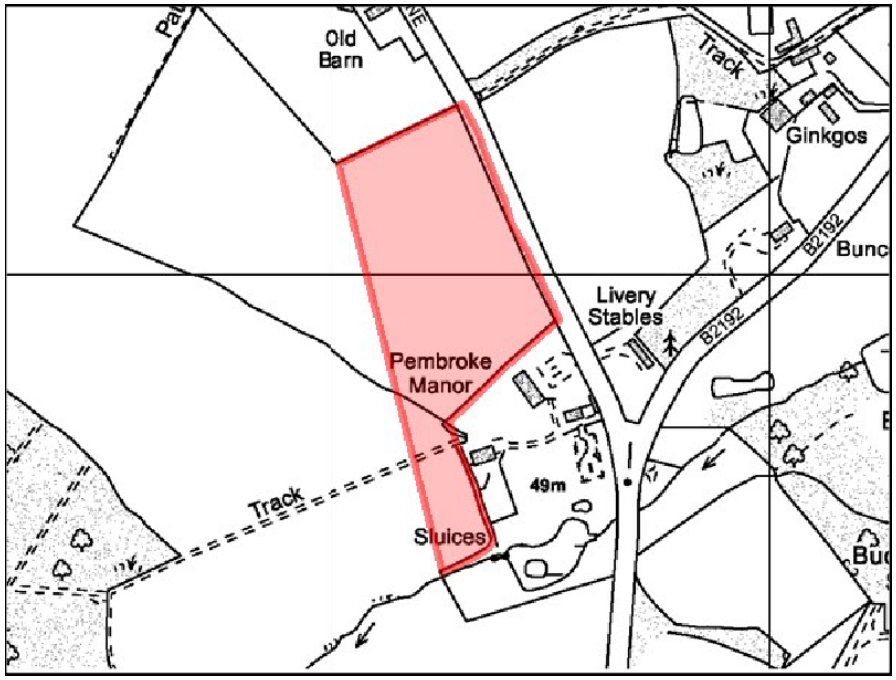
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 935/2020
Site Address: Land west of Stonebridge Lane, Stonebridge Lane, Framfield
Settlement: -
Parish: Framfield
Site Area (ha) Gross: 2.84

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

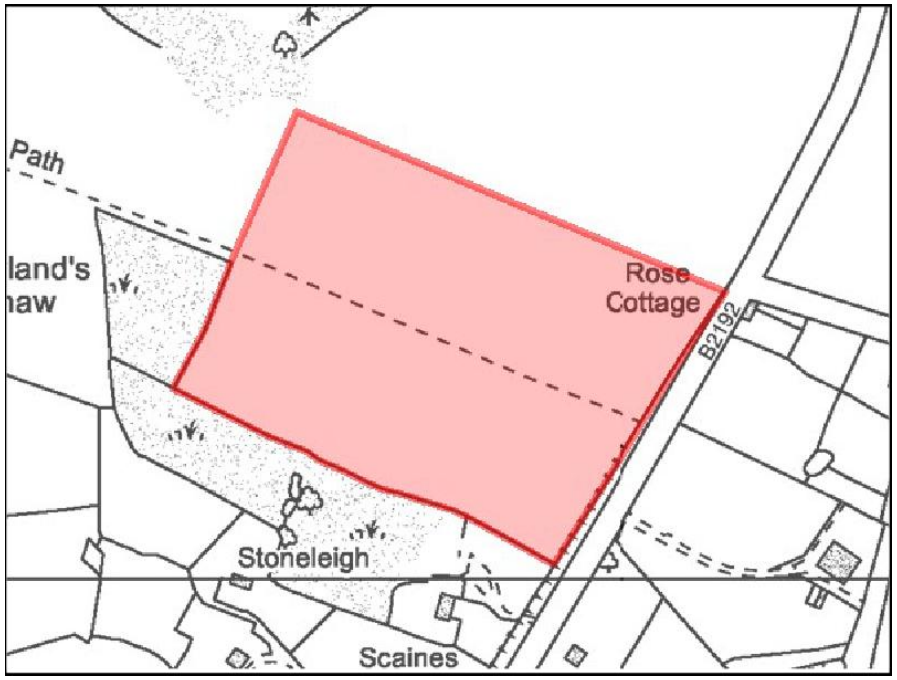
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 977/1790
Site Address: Land opposite Bushbury Lane, Blackboys
Settlement: Blackboys
Parish: Framfield
Site Area (ha) Gross: 5.08

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

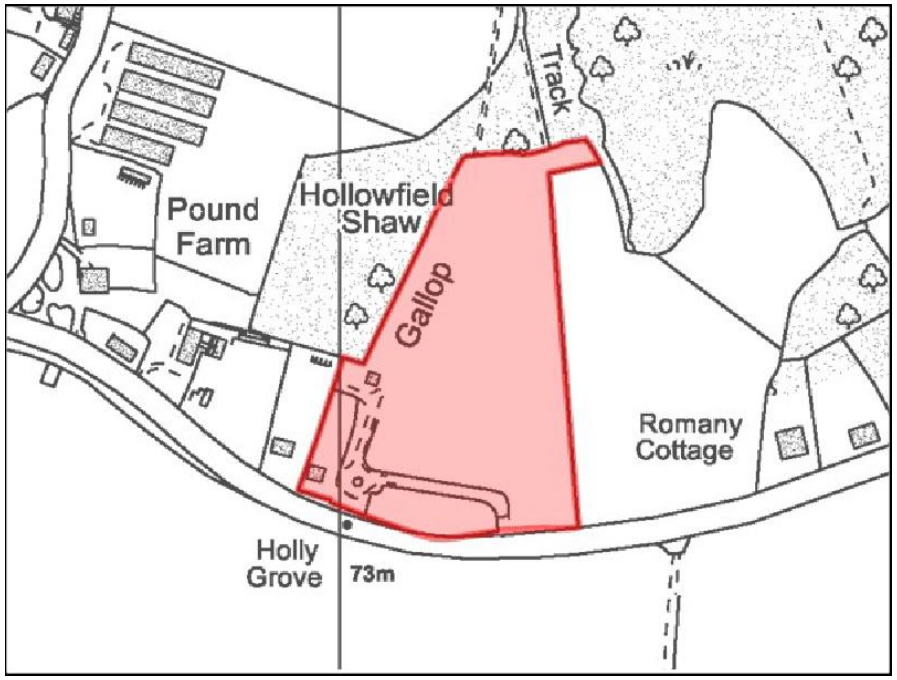
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No		

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1114/2020
Site Address: Land at Holly Grove, Framfield Road, Framfield
Settlement: Framfield
Parish: Framfield
Site Area (ha) Gross: 2.68

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

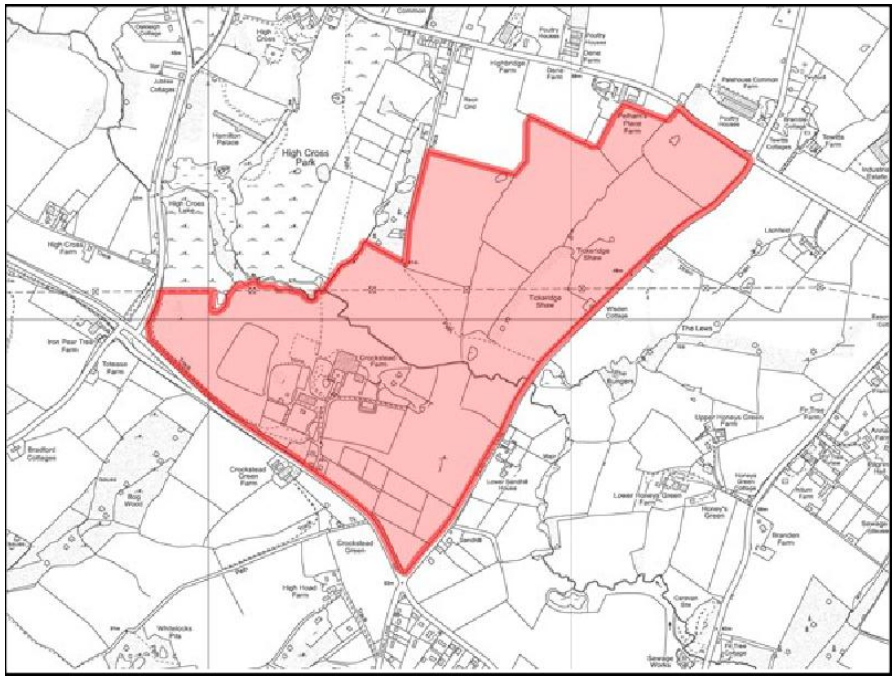
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1116/2060
Site Address: Crockstead Farm, Eastbourne Road, Halland
Settlement: Halland
Parish: Framfield
Site Area (ha) Gross: 85.04

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

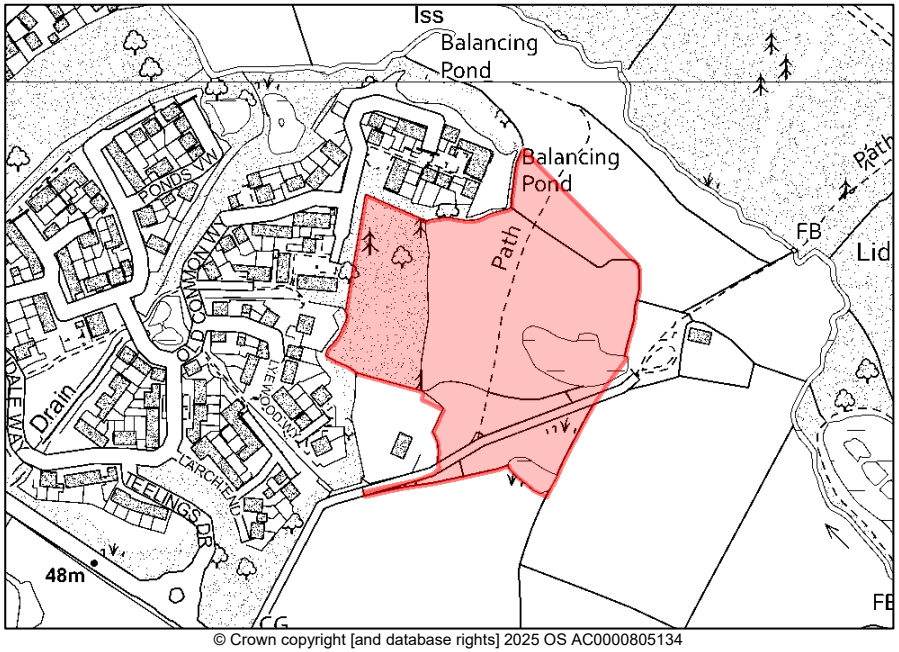
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1222/2020
Site Address: Land north of Eastbourne Road
Settlement: Uckfield
Parish: Framfield
Site Area (ha) Gross: 3

This site comprises of agricultural land on the south-eastern fringe of Uckfield and to the north of Eastbourne Road. A public right of way crosses east to west through the centre of the site, which should be retained and acts as a barrier to the remaining northern part of the site that is unsuitable for development. The site has no existing vehicular access, and access and accessibility for the site will rely on the use of third party land via the neighbouring approved development at Cysley's Farm. The 2023 Landscape Sensitivity Assessment states that the site is within an area of moderate sensitivity to small scale residential development. This is confirmed by the 2026 Landscape Sensitivity Assessment which recommends that development is set back from the southern part of the site which is elevated and the north east affected by flood risk. A large pond is present within the centre of the site, which would require further ecological investigation, as well as woodland to the west of the site nearest to Old Common Way. The removal of such ecological assets would harm both the ecology and the rural character of the area, thus must be shown to be addressed in any development. Some small, isolated areas of the site are prone to surface water flooding which would also need to be addressed as part of any development. There is a Grade II listed building (Cysleys Farmhouse) some way to the south of the site and the 2026 Heritage Impact Assessment considers that development has the potential to cause a limited degree of harm to the setting of it. This could be mitigated through not developing the area south of the existing public right of way, and to some degree through design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

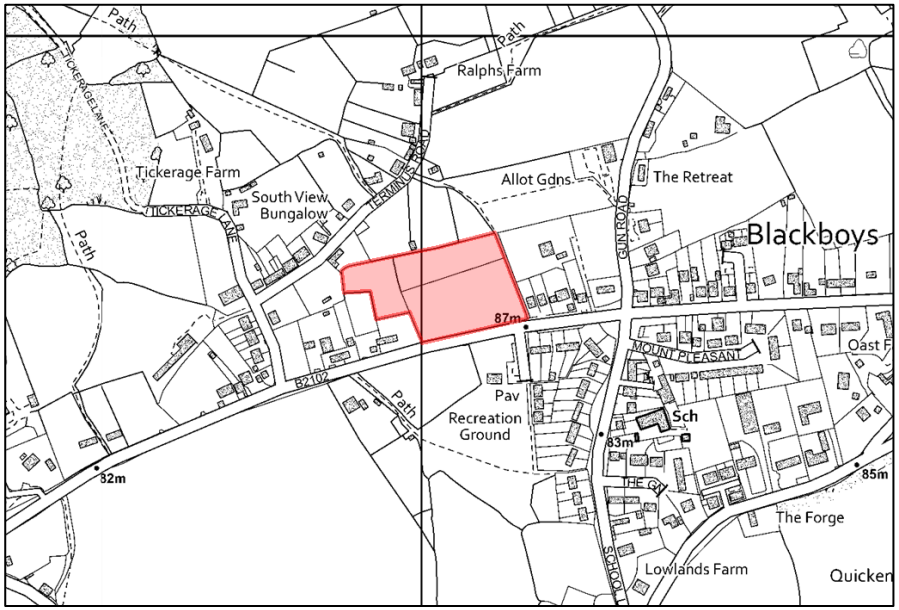
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 5	**Year 11+:** 40

Total Capacity: 45



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1237/1790
Site Address: Land adjoining Old Mill House, Framfield Road, Blackboys
Settlement: Blackboys
Parish: Framfield
Site Area (ha) Gross:

The site lies in a central location in Blackboys, adjoined by residential development and opposite to a recently approved housing development (WD/2016/1195/F) that is currently under construction. The site also sits between two rows of residential development that lie on the northern side of the B2102 and could act as infill development. A bus stop exists to the front of the site, giving options for sustainable transport modes and it lies within a 'sustainable' settlement of Blackboys that contains a primary school amongst other facilities. The 2026 Landscape Sensitivity Assessment considers the site to have moderate sensitivity to small scale development should development be directed to the south of the site along the B2102 and maintaining the existing settlement pattern of Blackboys. Subject to considering layout and design, especially to account for the sloping site and prominent views to the north, development of an appropriate scale and number for this village location may be suitable.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

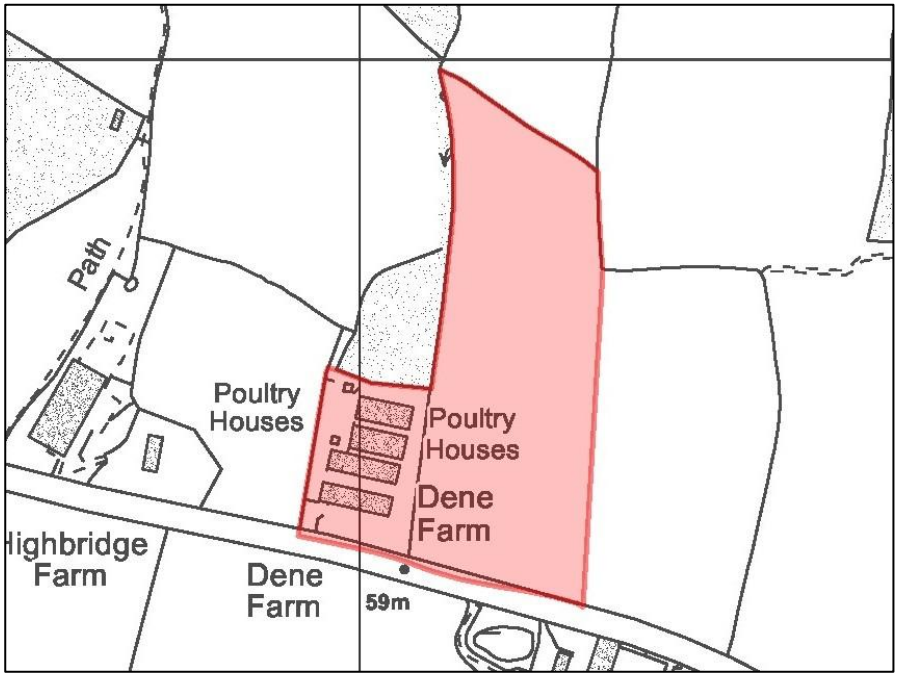
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	Year 11+:

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1243/2020
Site Address: Land north west of Sand Hill Lane, Uckfield
Settlement: -
Parish: Framfield
Site Area (ha) Gross: 0.3

The site is located in a detached location between Halland and the south of Uckfield. The site comprises a number of commercial units to the south of the site, with four buildings sited to the west and two recently approved to the east. The northern parcel of the site is undeveloped, forming pastureland that leads to Ancient Woodland. The site has no pedestrian access to public transport, services or facilities. There is an existing vehicular access into the site serving the existing employment use, however, it is unclear whether this would be suitable for any intensification of development. The southeastern corner of the site has been approved for two commercial units, allowed on appeal (planning application reference WD/2021/3056/MAJ) and have been built out. Some intensification of this employment use at the front of the site, by reconfiguration and additional units would align with the outcome of that planning appeal. However, further development to the north would extend built form into the open countryside, out of character with the form and extent of the sporadic road frontage development in the area along Palehouse Common. Development would be unsuitable for these reasons, as well as being located in an unsustainable location, with limited access to facilities and services.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable

Frant

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
063/1610	Land at Benhall Mill Road, Tunbridge Wells	Tunbridge Wells	Deliverable
126/1610	Land to the east of Benhall Mill Road, Tunbridge Wells	Tunbridge Wells	Developable
396/1750	Land at Sandydene, Middle Road, Bells Yew Green	Bells Yew Green	Not deliverable or developable
402/1750	Land adjacent 1 Rushlye Cottage, Hawkenbury Road, Bells Yew Green	Bells Yew Green	Not deliverable or developable
409/2030	Field to west of Shernfold Park, Wadhurst Road, Frant	Frant	Not deliverable or developable
411/1750	Rushlye Lodge, land adjacent Highfields, Hawkenbury Road, Bells Yew Green	Bells Yew Green	Not deliverable or developable
427/1750	Wish Wood, Bayham Road, Bells Yew Green	Bells Yew Green	Absolute constraint (Ancient Woodland)
443/1610	Strawberry Hill Farm, Eridge Road, Tunbridge Wells	Tunbridge Wells	Developable
444/1610	Land to the south of Bayham Road, Tunbridge Wells	Tunbridge Wells	Developable
445/1960	Land at Warren Farm Lane, Eridge	Eridge	Not deliverable or developable
446/1610	Montegue Meadows, south of Broadwater Down, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
477/1630	Land to the south of Tangier Lane, Frant	Tunbridge Wells	Not deliverable or developable
478/1630	Land to the north of Tangier Lane, Frant	Tunbridge Wells	Not deliverable or developable
479/1630	Land to the west of Brickhouse Farm, Tangier Lane, Frant	Tunbridge Wells	Not deliverable or developable
480/1630	Land to the south of Brickhouse Farm, Tangier Lane, Frant	Tunbridge Wells	Not deliverable or developable
504/1610	Land off Broadwater Down, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
528/1610	Land between Forest Road and Benhall Mill Road, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
581/2030	the Glebe Land, Church Lane, Frant	Frant	Too small for assessment
586/2030	Land north of Wadhurst Road, Sleeches Cross, Frant	Frant	Not deliverable or developable
599/2030	Land to the north and east of Frant Primary School, Frant Road, Frant	Frant	Not deliverable or developable
630/1630	Land north and east of Home Farm Cottages, Little Bayham	-	Not deliverable or developable
631/1630	Land west of Home Farm Cottages, Furnace Lane, Little Bayham	-	Not deliverable or developable
651/1610	Land at Bayham Road, Tunbridge Wells	Tunbridge Wells	Developable
663/1610	Land north of Broadwater Forest Lane, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable

Site reference	Address	Settlement	Outcome
729/1610	Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells	Tunbridge Wells	Developable
733/2030	Land north of Bells Yew Green Road, Frant	Frant	Not deliverable or developable
738/2030	Land at Hunthill House, Mayfield Road, Frant	Frant	Not deliverable or developable
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	Bells Yew Green	Developable
755/1610	Land off Bayham Road, Tunbridge Wells	Tunbridge Wells	Developable
796/1610	Land at Little Mount Farm, Benhall Mill Road, Frant	Tunbridge Wells	Site with extant planning permission
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Tunbridge Wells	Site with extant planning permission
937/1750	Court Lodge Farm, B2169, Bells Yew Green	Bells Yew Green	Not deliverable or developable
947/1750	Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green	Bells Yew Green	Not deliverable or developable
948/1610	Land at St Mark’s Road, Tunbridge Wells	Tunbridge Wells	Too small for assessment
979/1610	Pinewood Farm, Frant Road, Tunbridge Wells	Tunbridge Wells	Developable
1076/1750	Land associated with Manor Farm Stud, Bells Yew Green Road, Bells Yew Green	-	Not deliverable or developable
1077/1610	Land lying to the west side of Frant Road, Tunbridge Wells	Tunbridge Wells	Developable
1078/1610	Quarry Farm, Bayham Road, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
1108/1610	Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
1142/1750	Land forming part of Nobles Gate Farm, Ivy Lane, Bells Yew Green	Bells Yew Green	Not deliverable or developable
1149/1610	Land at Windmill Farm, Benhall Mill Road, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
1162/1610	Brook Farm, Bayham Road, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
1190/1610	Land at Benhall Forge, Benhall Mill Road, Tunbridge Wells	Tunbridge Wells	Not deliverable or developable
1201/1610	Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells	Tunbridge Wells	Developable
1215/1750	Land adjacent to Reflex Buildings, Bells Yew Green Road, Bells Yew Green	-	Not deliverable or developable
1242/1960	Land at Eridge Road, Eridge Park	Eridge	Too small for assessment
1255/1750	Buckhurst Works, Bells Yew Green, Tunbridge Wells	Bells Yew Green	Not deliverable or developable
1271/1750	Station Bridge Yard, Bayham Road	Bells Yew Green	Not deliverable or developable
1276/1610	The Bush House, Hawkenbury Road, Bells Yew Green	Bells Yew Green	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
581/2030	The Glebe Land, Church Lane, Frant	Frant	0.38	The site is promoted for 4 units which is below the threshold for assessment.
948/1610	Land at St Mark's Road, Tunbridge Wells	Tunbridge Wells	0.38	The site is too small for assessment
1242/1960	Land at Eridge Road, Eridge Park	Eridge	0.2	The site is too small for assessment

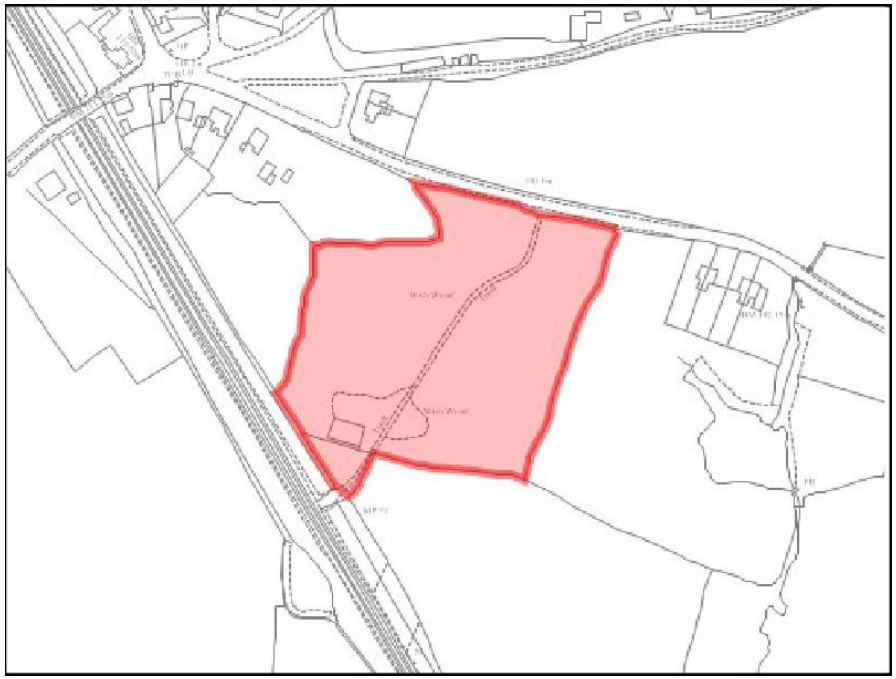
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
796/1610	Land at Little Mount Farm, Benhall Mill Road, Frant	Tunbridge Wells	WD/2021/2467/MRM - erection of a 146-bed continuing care retirement community unit (under Use Class C2). A resubmission of the reserved matters was approved under planning reference WD/2023/2027/MRM in July 2024.
818/1610	Land at Whinlatter, St Mark's Road, Tunbridge Wells	Tunbridge Wells	WD/2023/2490/O – 3 (net) dwellings (allowed at appeal in December 2024)

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
427/1750	Wish Wood, Bayham Road, Bells Yew Green	Bells Yew Green	The site is almost wholly covered by Ancient Woodland.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 427/1750
Site Address: Wish Wood, Bayham Road, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 2.11

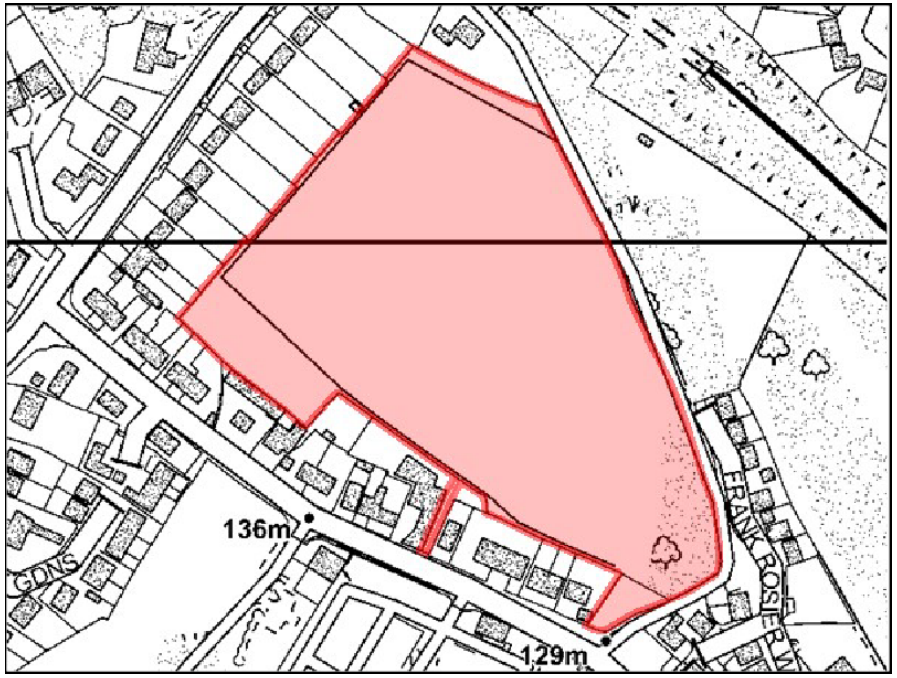
This site is situated south of Bells Yew Green, to the south of Bayham Road and is located wholly within the High Weald National Landscape. It is an isolated site with poor accessibility to local services and facilities and is visually and functionally separated from Bells Yew Green that lies to the northwest. The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity. Development would be unsuitable in this location, and out of keeping with the character of the area. The site is subject to a group TPO and is almost entirely classed as Ancient Woodland. A small number of outbuildings used for commercial storage are located within the clearing of the ancient woodland on site. Taking into account its location and the potential loss of ancient woodland, this site is considered unsuitable for any further development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Yes	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 063/1610
Site Address: Land at Benhall Mill Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 4.13

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

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	No

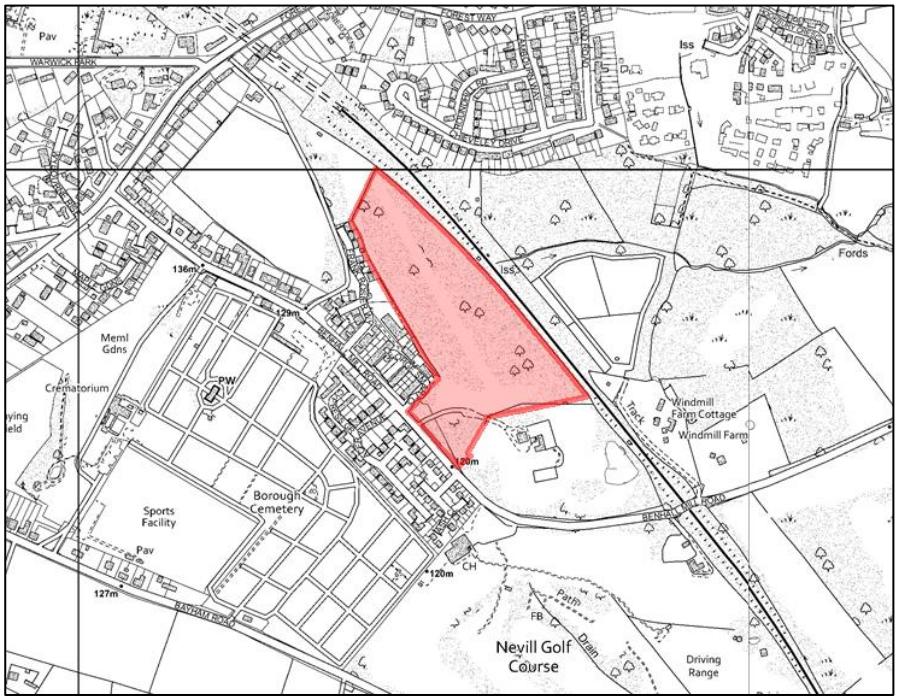
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: 30	Year 6-10:	Year 11+:

Total Capacity: 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 126/1610
Site Address: Land to the east of Benhall Mill Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 6.11

The site is located on the southeastern edge of Tunbridge Wells, comprising of a single, irregular-shaped parcel of primarily plantation woodland and some grassland. The site has a flat to undulating topography, sloping gently downhill towards the northeast. The site is adjacent to two properties and their gardens, and the mainline railway, which is at ground level and itself is wooded on both sides. This site is not prominent and the impact of development on the surrounding landscape, particularly the High Weald National Landscape to the south, would be reduced by the enclosure provided by the mature treed boundaries. Although the railway runs along the western boundary, there is limited noise due to the depth of the cutting and the mature trees to this boundary. This was a 1960s local authority landfill site and there is likely to be contamination present. Subject to the outcome of this investigation, it is likely that mitigation will be required. The removal of plantation trees will also be likely to have an impact on the Local Wildlife Site immediately to the north, and these ecological impacts would require full investigation. The existing site access is via a driveway to Little Mount Farm which would need upgrading but has been proven feasible.. There are footpaths along Benhall Mill Road which would facilitate pedestrian access to Tunbridge Wells, with a bus stop northwest of the site in within walking distance. The site previoulsy benefited from a resolution to approve development of 159 dwellings under planning reference WD/2017/0143/MAJ, subject to completion of a legal agreement. That application was subsequently withdrawn in 2025.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	No

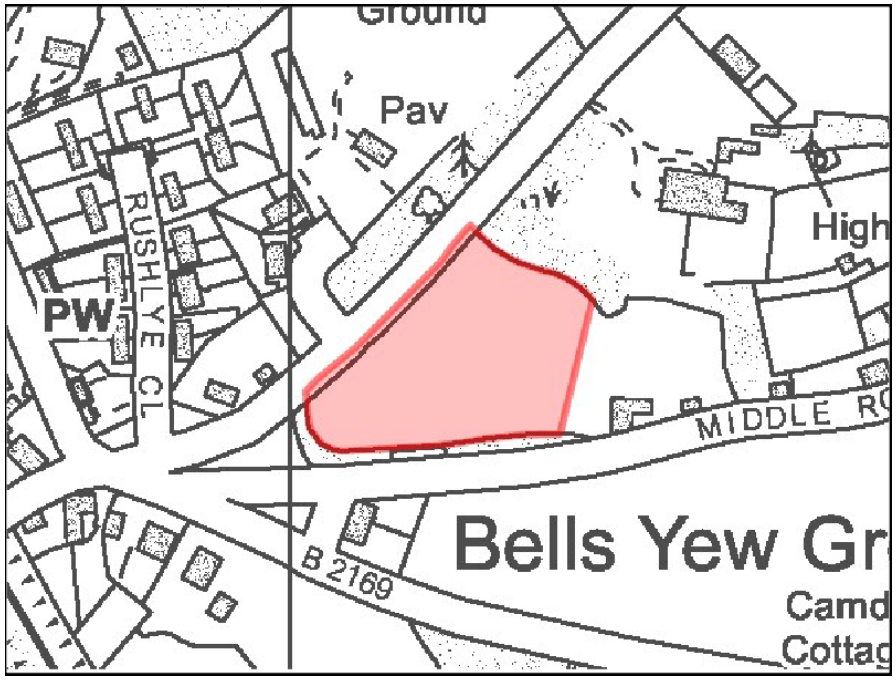
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:**115	**Year 11+:**5

Total Capacity: 120



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 396/1750
Site Address: Land at Sandydene, Middle Road, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 0.75

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

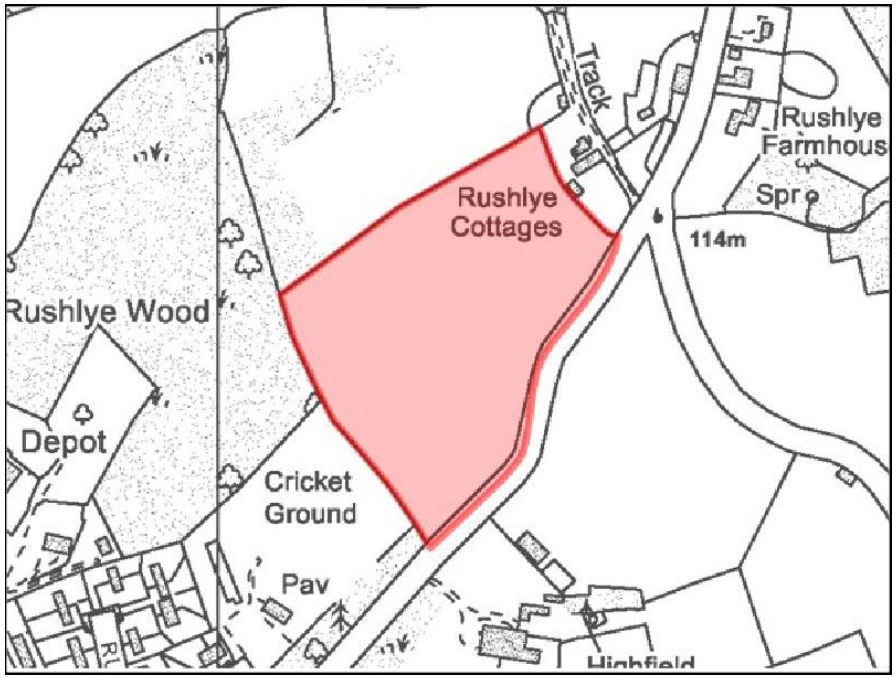
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 402/1750
Site Address: Land adjacent 1 Rushlye Cottage, Hawkenbury Road, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 2.77

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

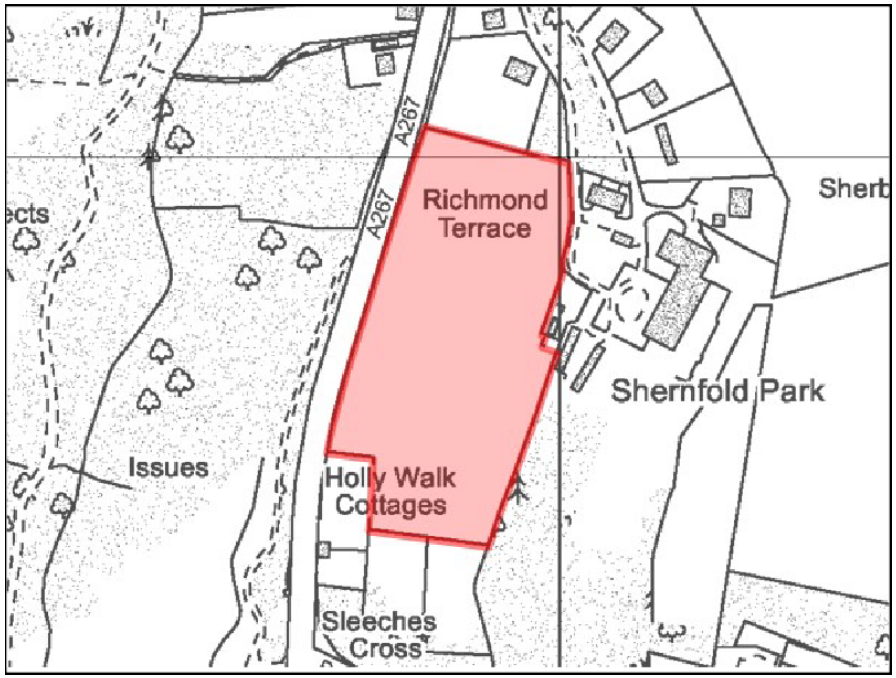
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 409/2030
Site Address: Field to west of Shernfold Park, Wadhurst Road, Frant
Settlement: Frant
Parish: Frant
Site Area (ha) Gross: 2.56

The site comprises of an agricultural field located to the south of Frant and to the east of the A267. The site reads as severed from main built form of the settlement and would further extend the built form of Frant southwards. This site is in a semi-rural and exposed location within the High Weald National Landscape where development would be out of keeping with and have a detrimental impact upon the rural character and high-quality appearance of the countryside to the south of Frant. It would also appear incongruous due to detachment from the settlement and built form. The site is identified with the Frant Assessment in 2023 Landscape Sensitivity Assessment and is considered to have high sensitivity to any development. The development of the site would require the consideration of a new vehicular access from Wadhurst Road to the west, which would require the removal of trees and hedgerows. Development would be required to consider the woodland to the southeast, which is subject to a group TPO and is also a priority habitat. The site is marginally affected by surface water flood risk along the western boundary. However, the Grade II listed building (Shernfold Park) to the east would require more detailed consideration.

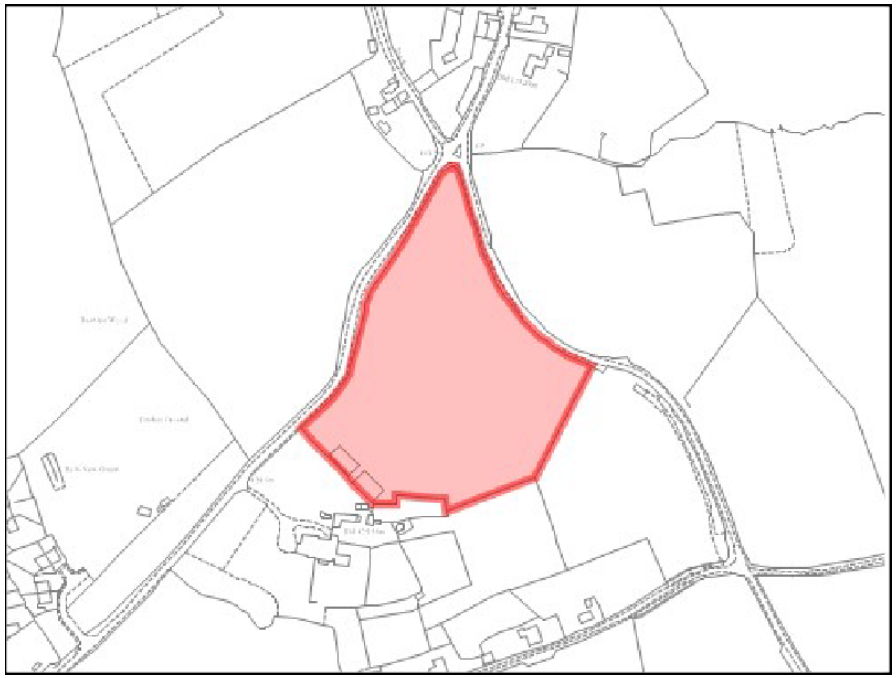
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 411/1750
Site Address: Rushlye Lodge, land adjacent Highfields, Hawkenbury Road, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 2.23

The site comprises of agricultural land and associated buildings located to the northeast of Bells Yew Green and to the east of Hawkenbury Road/south of Ivy Lane. Two Grade II listed buildings, Rushlye Farmhouse and Rushlye Farm Barn, lie to the north of the site and their setting could be harmed through new development. The site is in a rural location, situated in open countryside and surrounded by scattered farmstead development to the north and south. The site is severed from the existing settlement. Therefore, the site is relatively isolated, with poor accessibility to local services and amenities, and limitations to highways access with no footpaths possible, albeit it is close to Frant Railway Station to the southwest of the village. The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The site is in an exposed location wholly within the High Weald National Landscape and development would have a detrimental impact on the high quality and attractive landscape that surrounds Bells Yew Green to the east. Development at this location would be unsuitable and out of keeping with the rural character of the area.

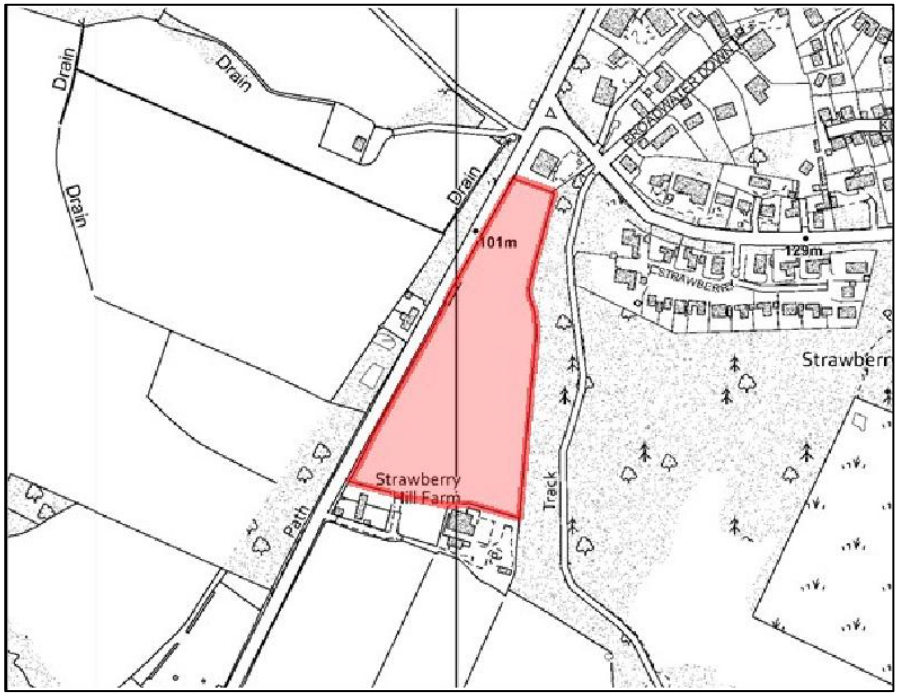
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 443/1610
Site Address: Strawberry Hill Farm, Eridge Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 2.97

The site comprises of agricultural land located at the southern edge of Tunbridge Wells and situated between the A26 and Hargate Forest to the east. This is a visually prominent site and is currently visually and functionally separated from the urban area of Tunbridge Wells which lies to the north. The 2026 Landscape and Visual Appraisal considers the site to be of moderate to high sensitivity to small scale residential development, due to it being in pastoral use with thick hedgerows and ancient and priority habitat woodland. The complex topography of the site, limited development and relationship to the historic farmstead at Strawberry Hill Farm, are characteristics that increase sensitivity. Housing development may appear out of keeping with the rural surroundings if developed in isolation. The 2026 appraisal considers the site to have a moderate expression of the core components of character of the National Landscape, due to the site forming part of the principal ridge landform, the presence of mature woodland (including ancient woodland), trees and hedgerows, small watercourses; grazed pastures and historic farmsteads (adjacent to the site. Development is judged to have a moderate impact on the landscape and visual qualities/features that define the National Landscape. However, the site is in a sustainable location and benefits from proximity to the services, amenities and public transport available in Tunbridge Wells. Development of this site for housing would require the provision of a new/upgraded vehicular access from Eridge Road and the extension and improvement of existing pedestrian footpaths along Eridge Road. The creation of a vehicular access onto Eridge Road, where traffic is fast moving, is unlikely to be acceptable for this housing development in isolation. However, if the site were to come forward alongside wider development in the locality, namely through housing development on site 729/1610, this may result in improved vehicular access options and pedestrian links between and alongside these sites. There would need to be a continuation of urban features including 2m wide footways, bus stops with shelters and seating and an extension of the 30mph speed limit. It is noted that the existing farm buildings to the south of the site gained planning consent for 4 (net) dwellings under planning reference WD/2021/0391/F.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

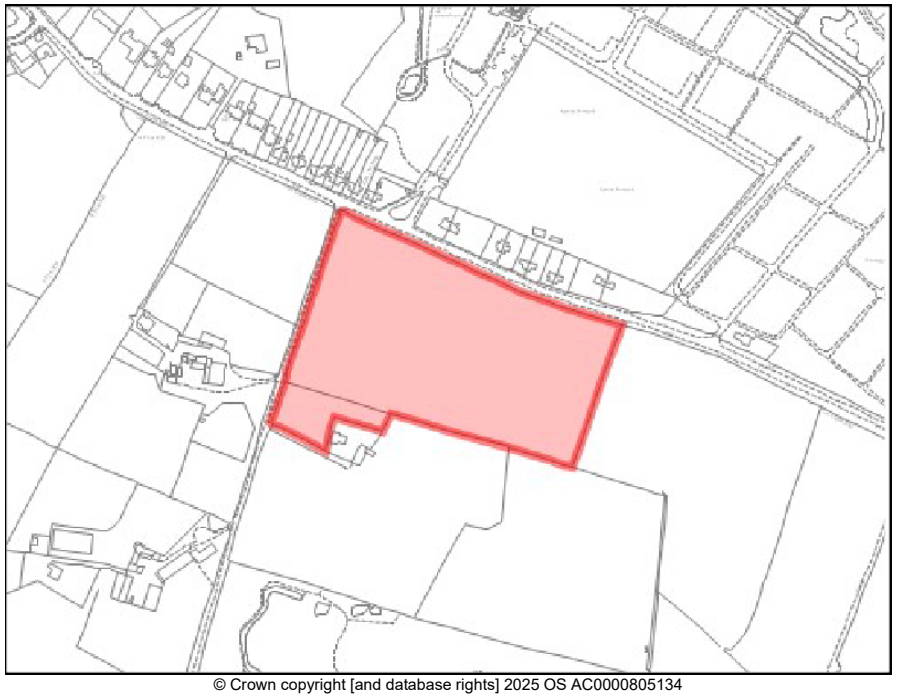
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 0	Year 6-10: 0	**Year 11+:** 35

Total Capacity: 35



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 444/1610
Site Address: Land to the south of Bayham Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 3.91

The site comprises of an agricultural field located at the southeastern edge of Tunbridge Wells and to the south of Bayham Road. This is a prominent site, visible in its surroundings from long distances with views further south and east. Development would be visually and functionally separated from the urban area of Tunbridge Wells, which lies to the north if it came forward. The site is also located east of an access track which acts as a natural barrier to the more urban development to the west. The undeveloped nature of the area is reflected to the north side of Bayham Road, with open space in the form of a playing pitch and burial ground preserving openness and tranquillity. The site is located within the High Weald National Landscape and is within the Tunbridge Wells Southeast assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would be unsuitable in this location, and appear out of keeping with the attractive rural character and appearance of the landscape at this approach to the town.

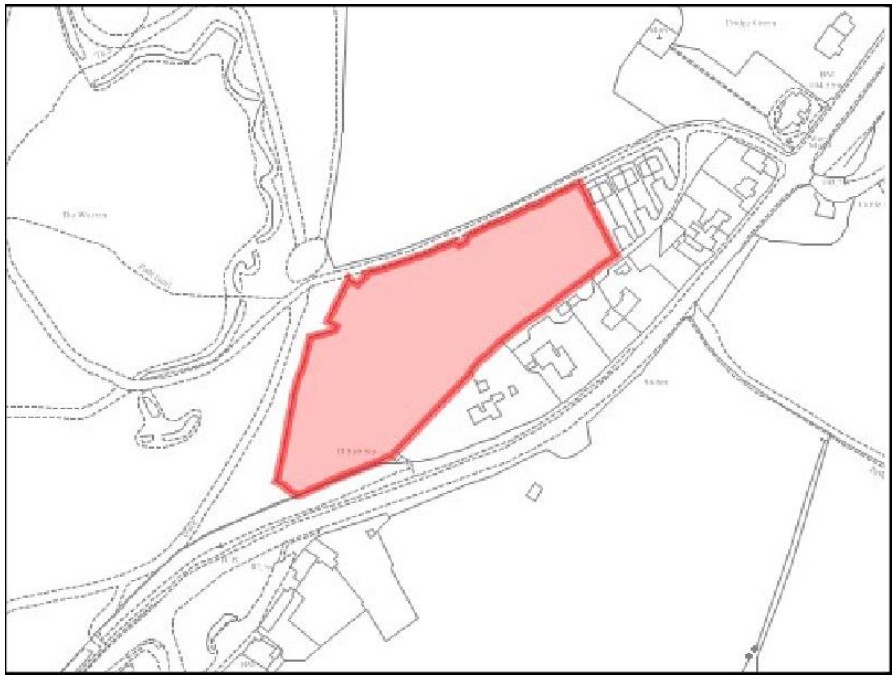
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 445/1960
Site Address: Land at Warren Farm Lane, Eridge
Settlement: Eridge
Parish: Frant
Site Area (ha) Gross: 1.34

The site comprises of agricultural land located behind existing residential development to the west of Eridge and south of Warren Farm Lane. A public right of way runs west to east adjacent to the site's northern boundary. There are limited local facilities, amenities and public transport available in Eridge and therefore development in this location would be unsustainable. The site is wholly within the High Weald National Landscape and development would be out of keeping with and have an unjustified impact upon the high-quality character and appearance of the countryside to the west of Eridge. Ancient woodland is located adjacent to the site's western boundary. The site is located wholly within the Eridge Green and The Forstal Conservation Area, which contains a number of listed buildings located in close proximity to the site and this historic character would be harmed if development were to come forward. There are also significant issues in terms of creating a vehicular access to the site given the A26 in this location, which is fast, with visibility poor, and the use of Warren Farm Lane is not suitable owing to the narrow lane and its capacity.

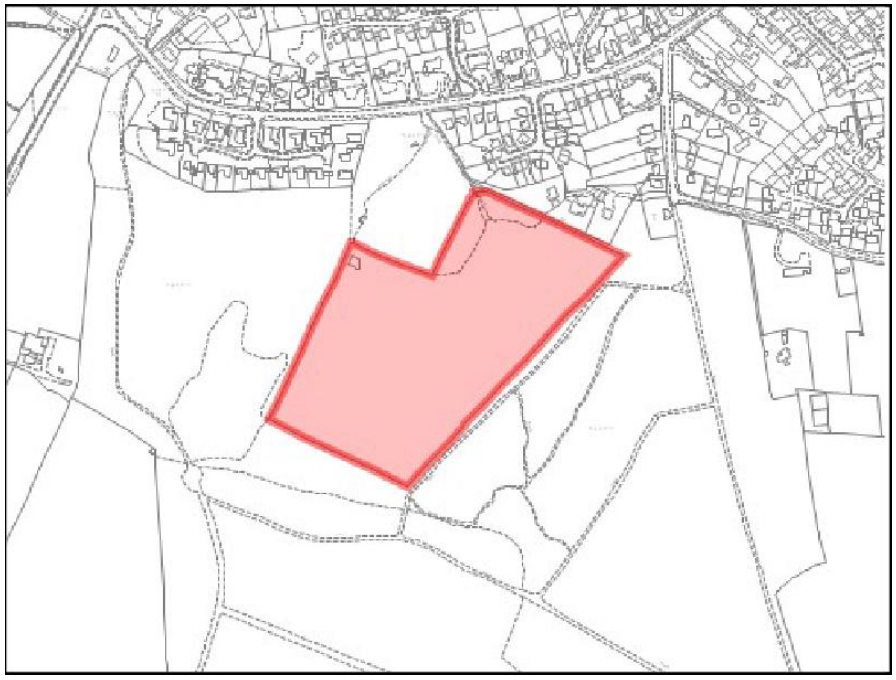
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 446/1610
Site Address: Montegue Meadows, south of Broadwater Down, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 6.88

The site comprises of greenfield land surrounded by Hargate Forest to the south, west and east and the urban area of Tunbridge Wells to the north. The site is visually and functionally separated from the urban area of Tunbridge Wells to the north. The only potential vehicular access to the site is via neighbouring SHELAA site 504/1610 to the north, which is also considered unsuitable for development. This adjacent site forms part of Hargate Forest and is subject to a group TPO and is not considered suitable for development or to assist in delivering access to this site. The site is within the High Weald National Landscape and development would have an unjustified impact on the high-quality character and appearance of the landscape to the south of Tunbridge Wells.

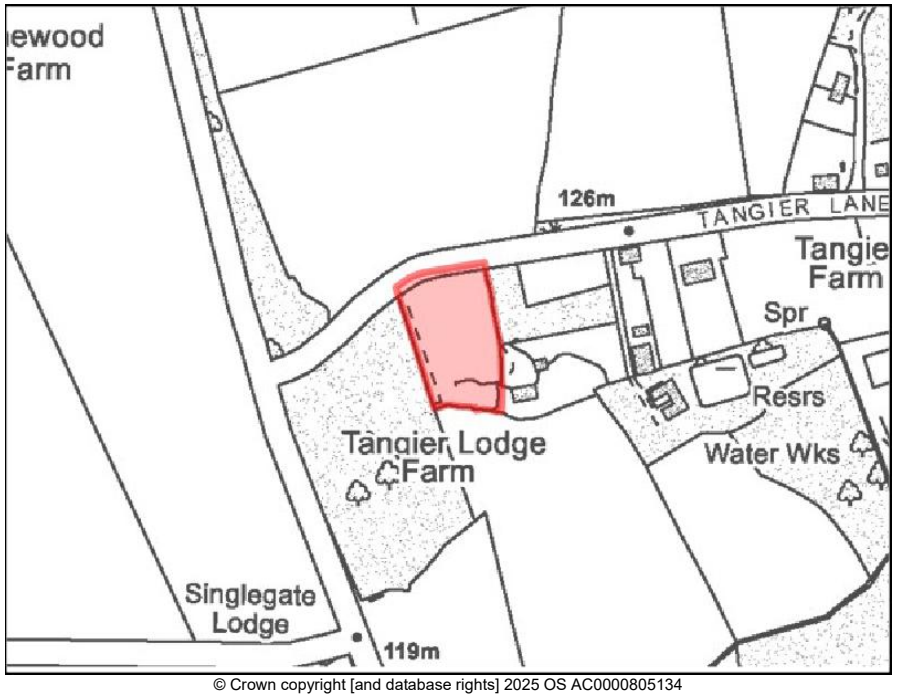
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 477/1630
Site Address: Land to the south of Tangier Lane, Frant
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 0.43

The site comprises of agricultural land located between Tunbridge Wells and Frant (to the east of the A267). This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and is within the Tunbridge Wells Southeast assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Therefore, development would be out of keeping with and have a detrimental impact upon the high-quality rural character and appearance of the countryside. Tangier Lane to the north is unsuitable to serve as a vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 478/1630
Site Address: Land to the north of Tangier Lane, Frant
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 2.53

The site comprises of agricultural land located in the countryside between Tunbridge Wells and Frant (to the east of the A267). This site is situated in an isolated location, remote from local services and facilities, and is disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and is within the Tunbridge Wells Southeast assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Therefore, development would be out of keeping with and have a detrimental impact upon the high-quality rural character and appearance of the countryside. Tangier Lane to the south is unsuitable to serve as vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

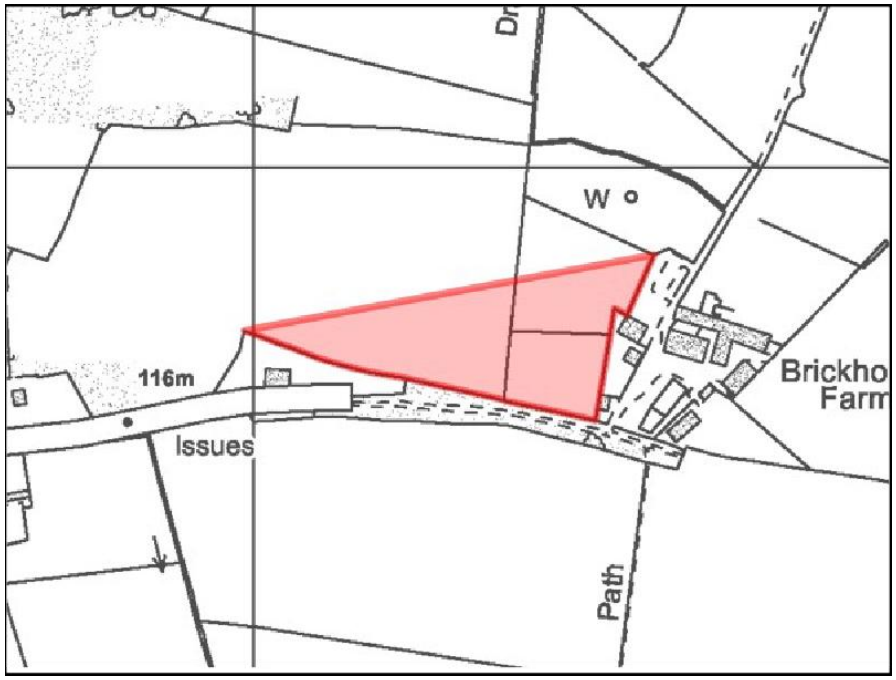
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 479/1630
Site Address: Land to the west of Brickhouse Farm, Tangier Lane, Frant
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 1.2

The site comprises of agricultural land located in the countryside between Tunbridge Wells and Frant (to the north of Tangier Lane). A public right of way runs north to south adjacent to the site's eastern boundary. This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and is within the Tunbridge Wells Southeast assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would be out of keeping with and have a detrimental impact upon the high-quality rural character and appearance of the countryside. Tangier Lane to the south is unsuitable to serve as a vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

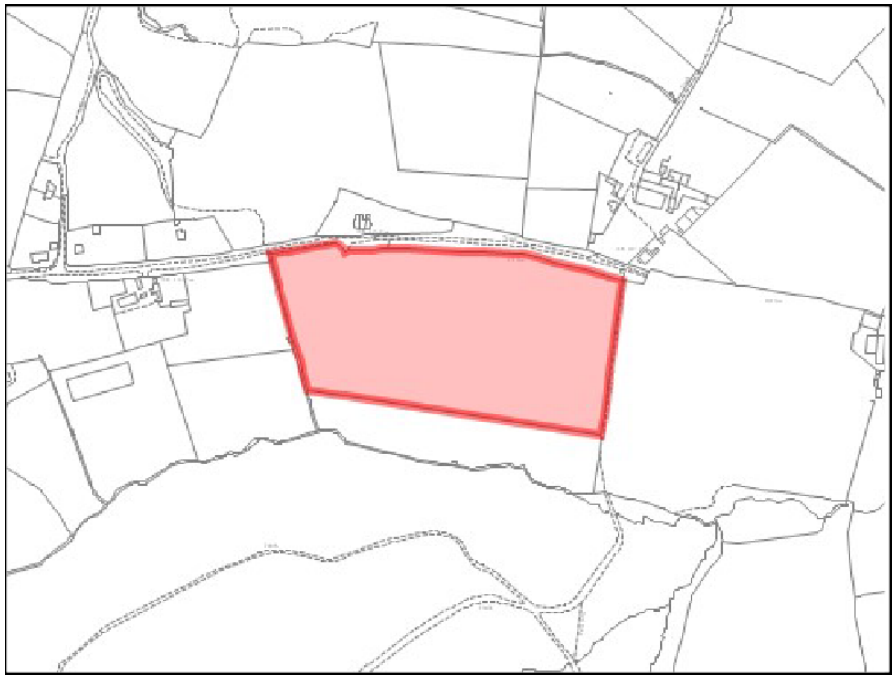
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 480/1630
Site Address: Land to the south of Brickhouse Farm, Tangier Lane, Frant
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 3.84

The site comprises of agricultural land located in the countryside between Tunbridge Wells and Frant (to the south of Tangier Lane). A public right of way runs north to south adjacent to the site's eastern boundary. This site is situated in an isolated location, remote from local services and facilities, and disconnected from the boundary of both settlements. The site is within the High Weald National Landscape and within the Tunbridge Wells Southeast assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. Development would be out of keeping with and have a detrimental impact upon the high-quality rural character and appearance of the countryside. Tangier Lane to the north is unsuitable to serve as a vehicular access to the site as it is a narrow single lane access track that would require significant upgrading.

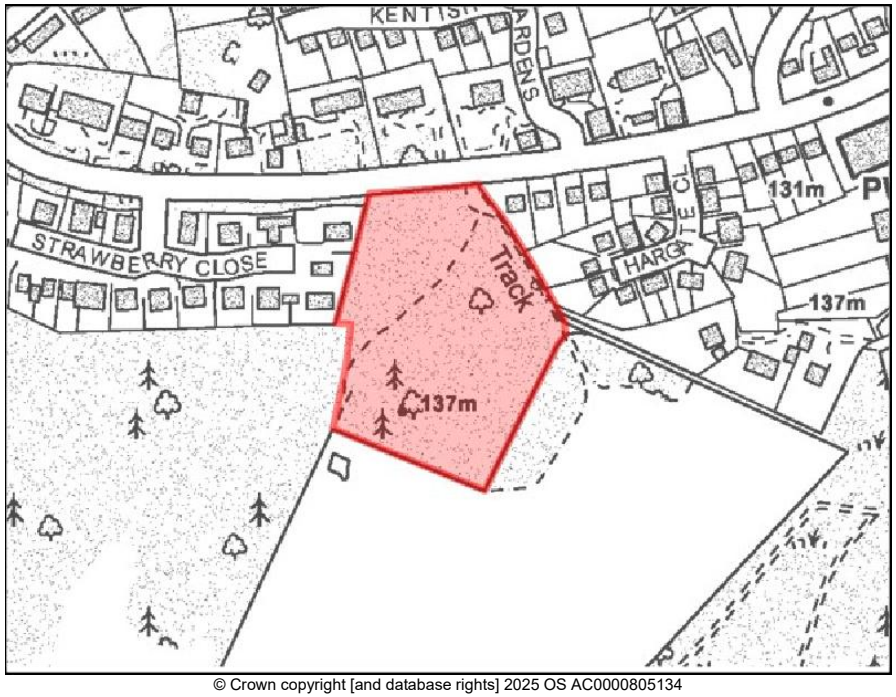
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 504/1610
Site Address: Land off Broadwater Down, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 1.08

The site lies adjacent to Broadwater Down (Road) on the southern edge of Tunbridge Wells within the High Weald National Landscape. The site lies on a ridge and is generally level with a slight rise towards the southwest. It comprises a small parcel of secondary mixed woodland contiguous with Hargate Forest, considered to be part of 'Waterdown', one of the four Medieval Hunting Forests in the High Weald. The site is also used for informal public access. The site is adjacent on two sides to residential properties (east and west) and is part of a larger woodland to the south, which is managed for conservation and access. Housing development on this site would impact the trees on site, which are covered by a Tree Preservation Order (TPO) and should be protected for their wider amenity value at this urban fringe site. The attractive landscape of the site renders it unsuitable for housing.

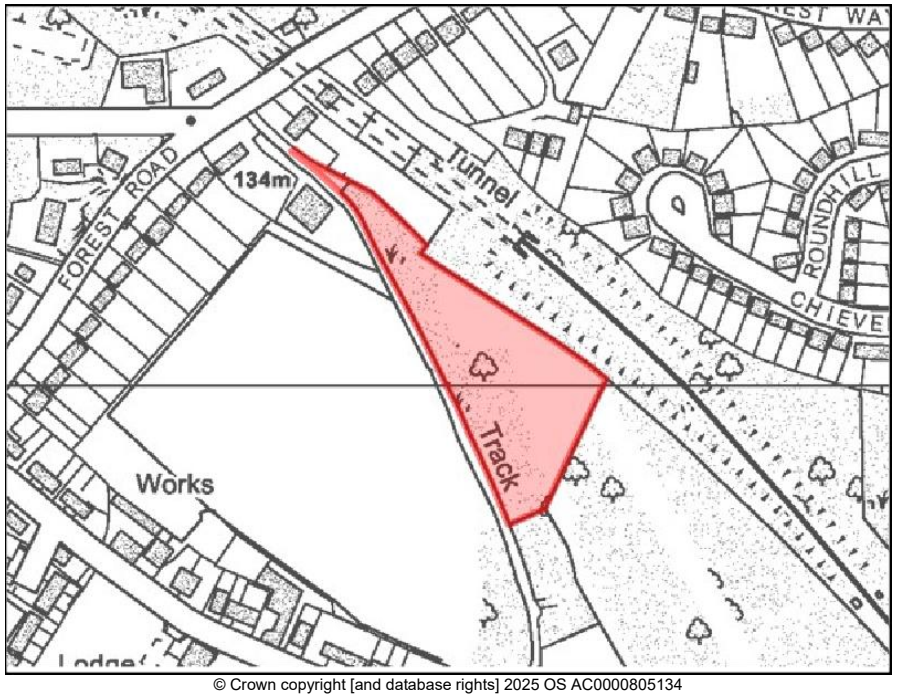
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 528/1610
Site Address: Land between Forest Road and Benhall Mill Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 1.11

The site comprises of an irregular shaped vacant woodland to the north of Benhall Mill Road on the southeastern edge of Royal Tunbridge Wells. The site sits to the south of an existing railway line and to the north of a public right of way that leads to Forest Road in the northwest. The site has significant level changes as it moves from west to east (toward the rail tunnel). Although the site can appear land locked, the landowner has confirmed that full access rights are in place via the neighbouring site to the south (SHELAA Ref 527/1610) granted permission for the provision of 49 dwellings and now completed. The site is located within the Tunbridge Wells Southeast assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The site is also heavily wooded and adjacent to a Local Wildlife Site (LWS) to the west with the main group of tree at the centre of the site identified as providing a good setting for the development to the south of the site, and therefore the site is likely to have both ecological and amenity importance. A Public Right of Way runs along the western boundary of the site althought the site is not publically accessible. It is considered that the loss of such woodland, coupled with access constraints, render this site unsuitable for housing development in isolation.

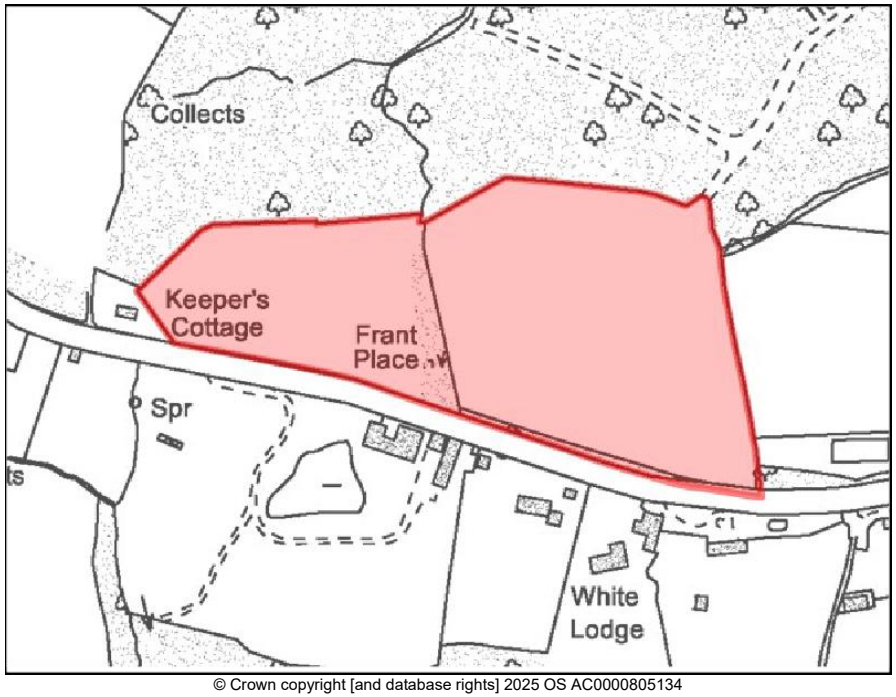
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 586/2030
Site Address: Land north of Wadhurst Road, Sleeches Cross, Frant
Settlement: Frant
Parish: Frant
Site Area (ha) Gross: 4.9

The site comprises of a paddocks and grazing land located in the countryside to the southeast of Frant and to the north Wadhurst Road (B2099). Ancient woodland bounds the sites northern boundary in its entirety. The site is remote from local services and facilities and disconnected from the boundary and built-up area of Frant. The site is in a rural location within the High Weald National Landscape and development would be out of keeping with and have a detrimental impact upon the rural character and appearance of the high-quality countryside to the south of Frant. The site is within the Frant Assessment Unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of high landscape sensitivity to residential development.

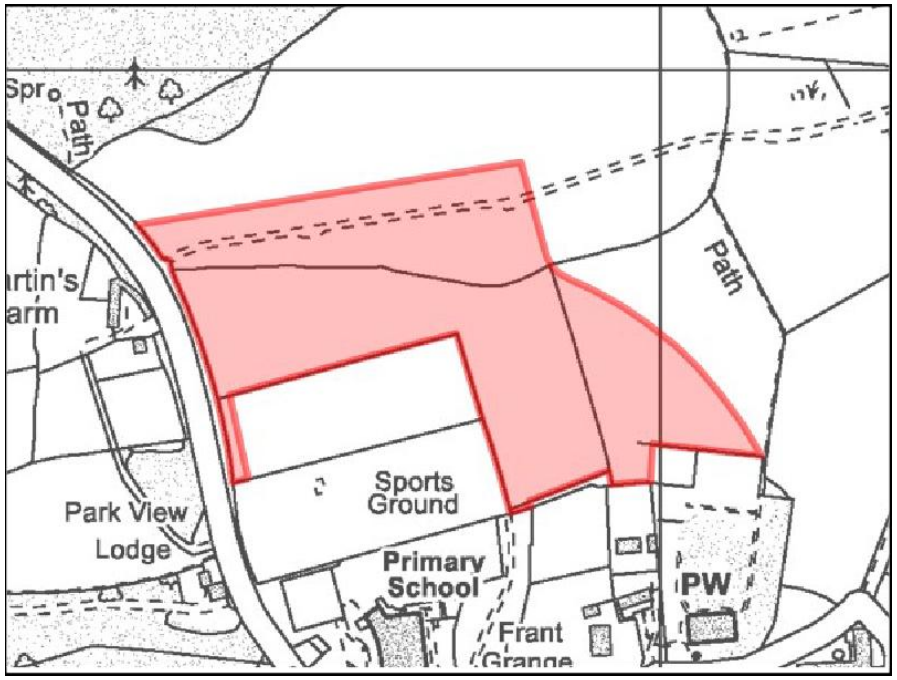
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 599/2030
Site Address: Land to the north and east of Frant Primary School, Frant Road, Frant
Settlement: Frant
Parish: Frant
Site Area (ha) Gross: 3.86

This site is vacant scrubland to the north of the village of Frant and east of Frant Road (A267). A public right of way crosses through the southeastern corner of the site from north to south. Frant Primary School and playing fields are located to the south of the site. The levels of the site fall east to west with the eastern part of the site higher than Church Lane and the school. Ancient woodland (Chase Wood) does limit distant views to the north. Development of the site would be out of keeping with the rural nature of the surrounding land, extending the built form considerably north, out of character with and failing to relate to the existing settlement pattern. The site is within the High Weald National Landscape and is located within the Frant Assessment Unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of high landscape sensitivity to residential development. Housing development would have an unjustified impact on the character and appearance of the landscape. The site sits beside the Frant Conservation Area to the south, which contains a number of listed buildings, and this historic setting could be harmed through new development.

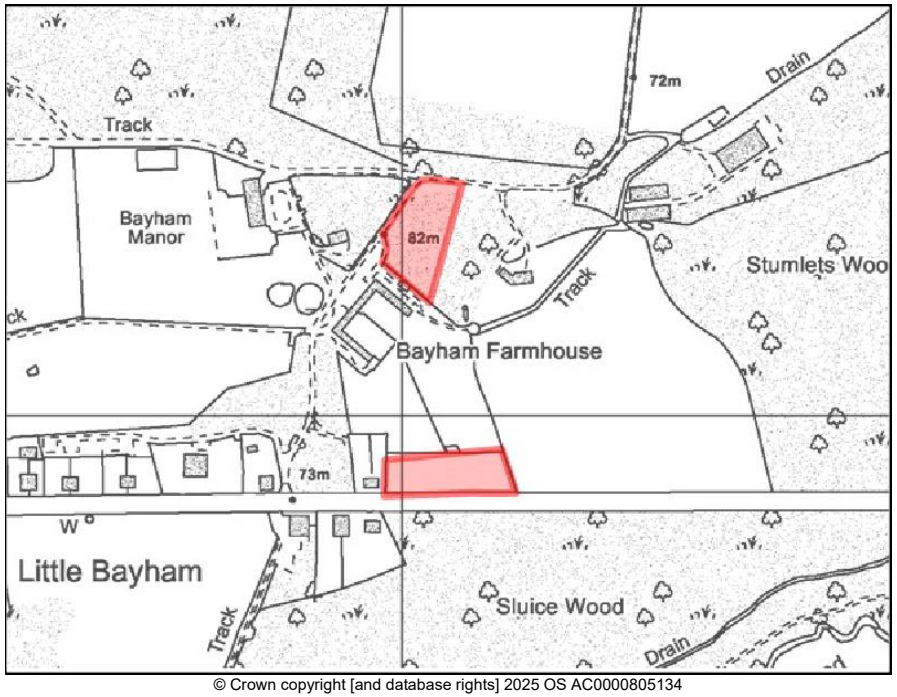
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 630/1630
Site Address: Land north and east of Home Farm Cottages, Little Bayham
Settlement: -
Parish: Frant
Site Area (ha) Gross: 0.81

The site comprises two separate parcels of land which form part of the grounds of Bayham Abbey located at Little Bayham. This is an isolated rural site, remote from public transport, local services and facilities. The site is within the High Weald National Landscape and development would have an unjustified impact on the high-quality character and appearance of the landscape. Both sites are heavily wooded and are adjacent to ancient woodland and therefore development would be constrained to provide appropriate buffers for the woodland and would result in an overall loss of green infrastructure and biodiversity. The site is located within the grounds of Bayham Abbey, which is Grade II listed historic park and garden and residential development is likely to have a detrimental effect on the setting of this heritage asset.

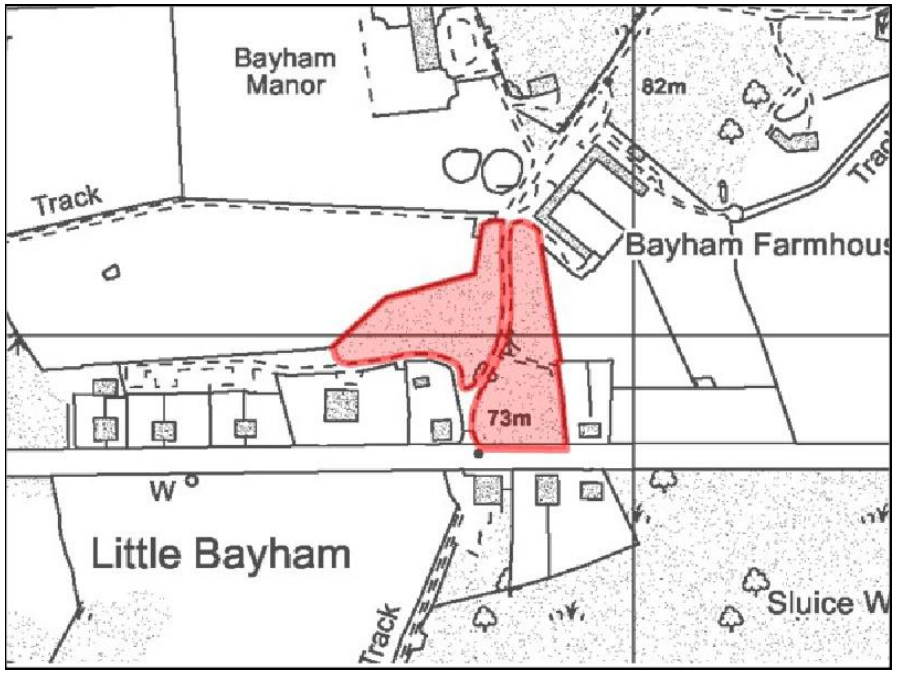
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 631/1630
Site Address: Land west of Home Farm Cottages, Furnace Lane, Little Bayham
Settlement: -
Parish: Frant
Site Area (ha) Gross: 0.95

The site comprises of two land parcels that predominately include woodland to the north of the B2169. This is an isolated rural site, remote from public transport, local services and facilities. The site is within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape. The site is located within the grounds of Bayham Abbey, which is Grade II listed historic park and garden and residential development is likely to have a detrimental effect on the setting of this heritage asset.

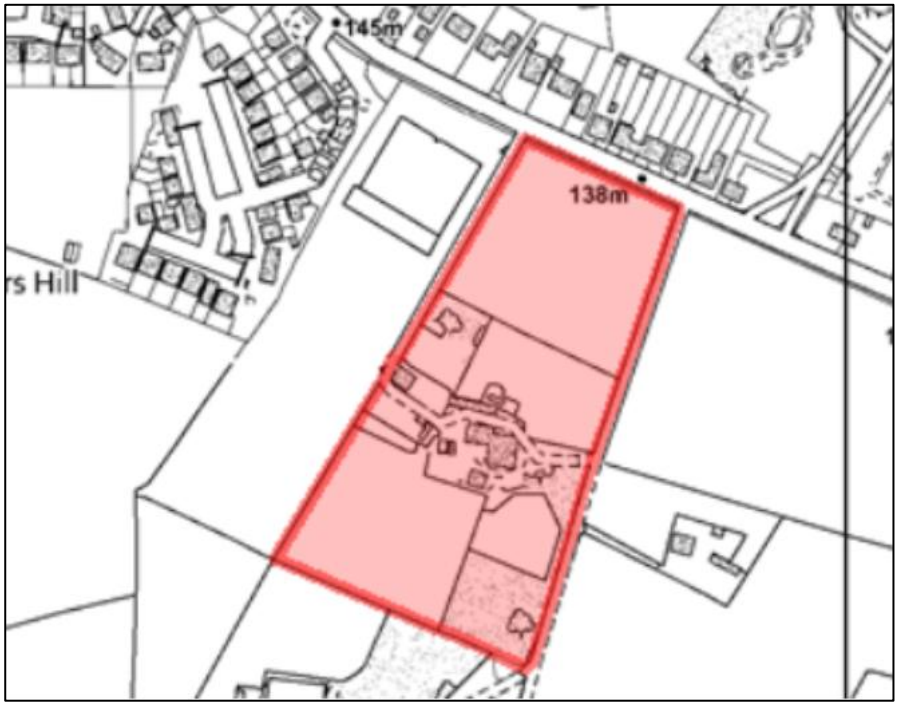
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 651/1610
Site Address: Land at Bayham Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 1.14

The site originally comprised of a single grass field situated on the south side of Bayham Road opposite linear residential development to the north of Bayham Road and scattered residential dwellings and farmsteads to the south. The site was extended further south following submission of revised site plans in Spring 2024. There is an existing vehicular access to the site via a farm gate located at the northwestern boundary onto Bayham Road which would require improvement alongside the provision of appropriate safe pedestrian access. The site is located within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal has found that this site has moderate to high sensitivity to small scale residential development, in part due to it being close to a ridge line and its field boundaries that contribute to the highly interconnected woodland network and rural landscape of the wider area. However, the assessment also notes parts of the site are well contained with mature tree screening to all sides that would need to be retained and reinforced, particularly to the south and east where longer views are possible. This lowers landscape sensitivity, as does its connection to the settlement edge of Royal Tunbridge Wells and location adjacent to other sites of the same extent. The 2026 appraisal considers the site to have a moderate expression of the core components of character of the National Landscape due to the site forming part of the principal ridge landform, the presence of mature woodland, trees and hedgerows; grazed pastures; and a historic farmstead. Development of the site is judged to have a moderate impact on the landscape and visual qualities/features that define the High Weald National Landscape. It recommends mitigation including locating development in the north of the site to relate better to the existing settlement pattern and to minimise encroachment towards the boundary of Town Court Farm historic farmstead, retaining and protecting the priority habitat deciduous woodland in the southeast corner and retaining field boundaries where possible. The context of surrounding and existing built form and proximity to the large town of Tunbridge Wells reduces tranquillity and dark skies in this location. Any scheme would need to be appropriately scaled, designed and laid out, with a reduced density that accounts for this new edge of settlement location and the potential for far ranging views south and east. The site (alongside SHELAA site 755/1610) would be subject to the exceptional circumstances test of the NPPF under paragraph 190.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

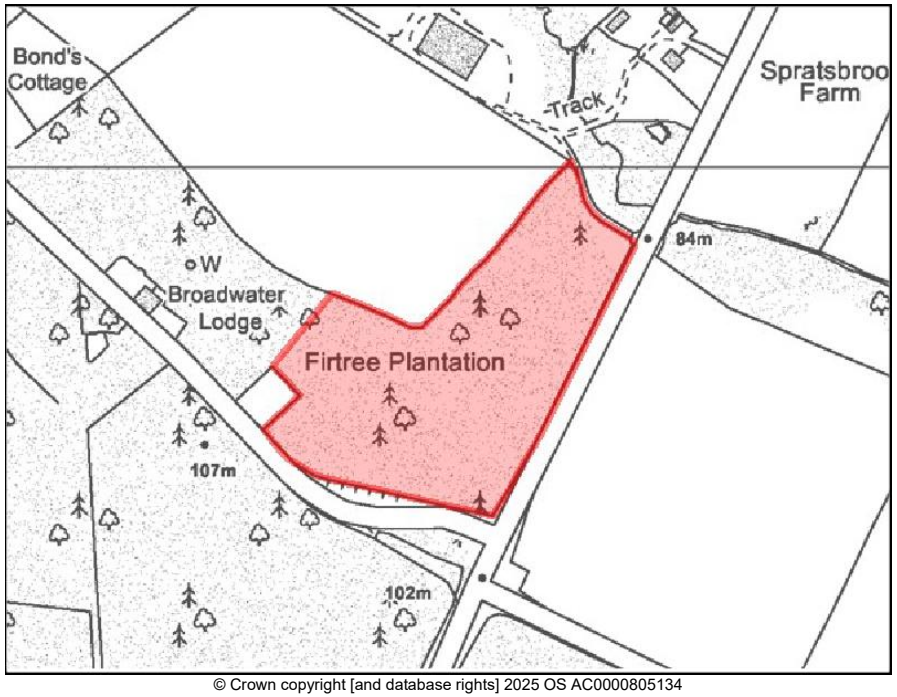
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 60

Total Capacity: 60



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 663/1610
Site Address: Land north of Broadwater Forest Lane, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 6.6

The site is located to the south of Tunbridge Wells and to the west of Eridge Road (A26). The southern part of the site comprises of dense woodland and the northern part of the site is comprised of farm buildings associated with Spratsbrook Farm located to the north. The site is exposed within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape, in this location, where it is sited far south of the edge of Tunbridge Wells and in a transition point which contributes to the rural setting of the town. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Royal Tunbridge Wells. A Grade II listed building (Spratsbrook Farmhouse) is located on site and development would likely be detrimental to its setting. Ancient woodland (Ruffet Wood) bounds the northwestern boundary and slightly extends into the site in this location.

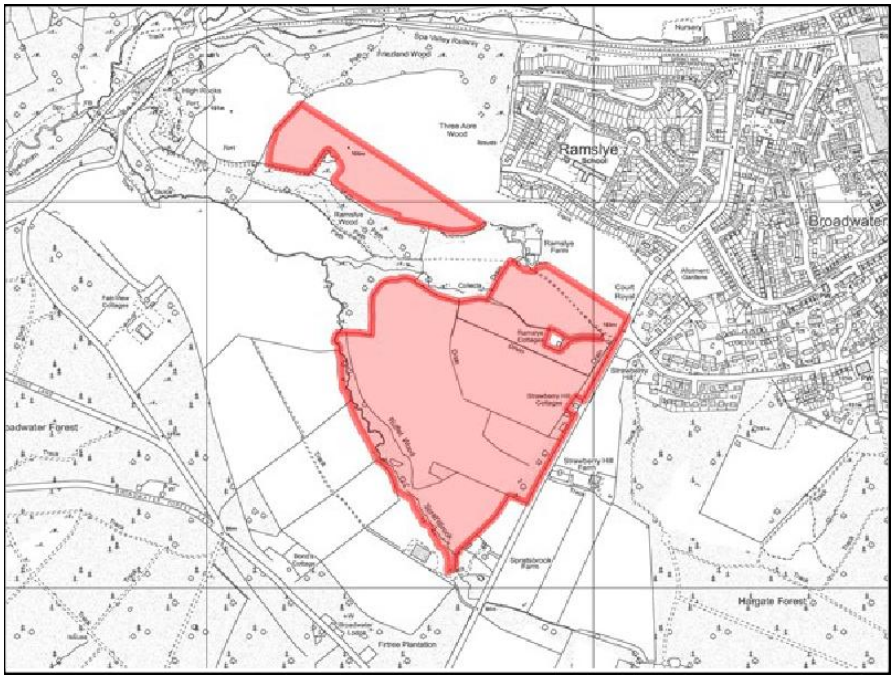
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 729/1610
Site Address: Land at Ramslye Farm (Spratsbrook Farm), Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 39.69

This is a substantial site comprising of arable fields, immediately adjacent to neighbouring Tunbridge Wells Borough administrative area where it extends into and was afforded an allocation within the Tunbridge Wells Borough Local Plan (2025) for 120 (net) dwellings (land to the south of Ramslye Road). Most of the land allocated is relatively well screened within the landscape and closely relates to Royal Tunbridge Wells settlement and is at crest ridge, which lowers its landscape sensitivity. However, part of that site, to the south of Ramslye Road projects into the open field immediately adjacent to land within the Wealden District, and is not delineated by any landscape features. Built form in this open area, sloping just beyond the crest ridge, will alter the character of the immediate locality and may make development on parts of this site less impactful on the landscape. Such development will need to consider that the area of the site within Wealden District is more open within the wider landscape, especially to the southwest, where land is undulating. The part of the site adjacent to the scheduled ancient monument and SSSI (the High Rocks) has extensive tree coverage and ancient woodland making this area unsuitable for development as suitable buffering could not be achieved. The 2026 Heritage Impact Assessment considers that development of the site could potentially cause a great degree of harm to the High Rocks Scheduled Monument and harm to the setting of this and other assets. The Assessment recommends that the scheduled monument is removed from the land parcel, while mitigation measures could be found in concentrating development on the southern part of the site, as it avoids the scheduled monument, the setting of the scheduled monument and ANA 81159. The Assessment also recommends avoiding the highest ground along the northwest border; concentrating development on the southern part of site. A tree belt along the border with Ramslye Old Farm House / Royal Tunbridge Wells CA is also recommended. The site is exposed within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to small scale residential development, being more sensitive the further south it is situated (away from the existing settlement). The 2026 appraisal considers the site to a moderate expression of the core components of character of the National Landscape due to the site forming part of the principal ridge landform, the presence of mature woodland (including ancient woodland), trees and hedgerows; assart field pattern in the north of the site historic routeways through the site and the historic farmstead of Spratsbrook adjacent to the site. The assessment judges that development of the site would have a moderate impact on the landscape and visual qualities/features that define the National Landscape and that mitigation measures could lessen any impacts, such as locating development in the north of the site to relate better to the existing settlement pattern and to minimise encroachment towards the boundary of Spratsbrook Farm historic farmstead; retaining and enhancing field boundaries where possible to avoid complete loss of historic field pattern and giving careful consideration to the scale, massing and height of development given the sites location on the edge of the ridge crest. The site relates well with the neighbouring Tunbridge Wells with bus stops located adjacent to the site which provide a frequent service to Tunbridge Wells. Tunbridge Wells Railway Station lies approx. 1.8 km to the north-east of the site. The site is within walking distance of the significant services and facilities available within Tunbridge Wells.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

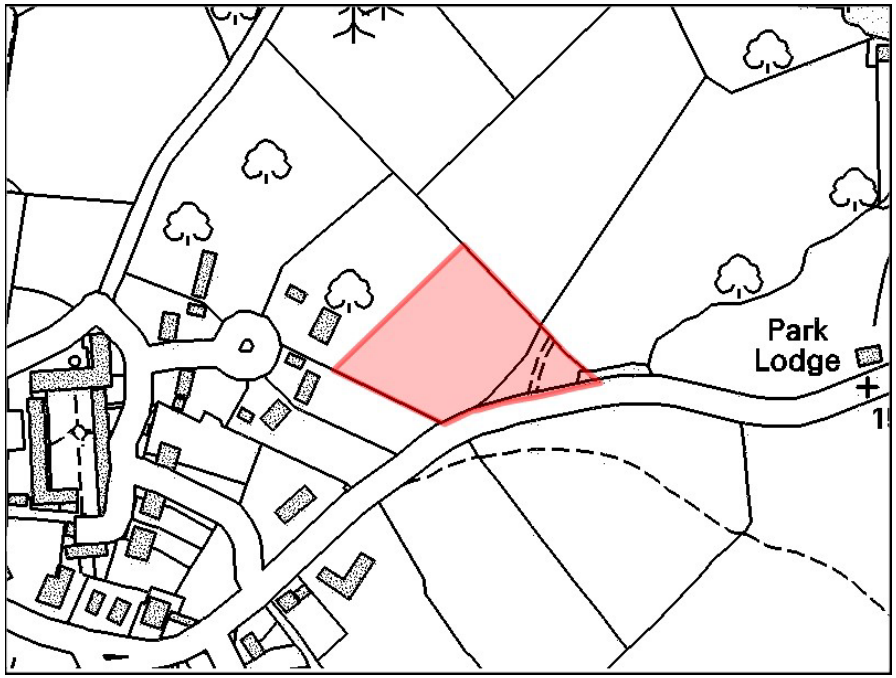
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 20	**Year 11+:** 280

Total Capacity: 300



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 733/2030
Site Address: Land north of Bells Yew Green Road, Frant
Settlement: Frant
Parish: Frant
Site Area (ha) Gross: 0.77

This site comprises a grass field with some mature in-field trees on the edge of the built-up area of Frant and to the north of Bells Yew Green Road. The prevailing character of the area is that of large-detached modern residential properties on sizeable plots (Sellbourne Park to the north). The site feels distinctly separate from the main built form of the settlement and shares a closer relationship with the rural landscape to the east of the settlement. The site as currently submitted would not be able to deliver a vehicular access onto Bells Yew Green Road (this would require the removal of mature trees along the Bells Yew Green and level changes) and it also unlikely to achieve a vehicular access from Sellbourne Park without the removal of dwelling in this location (i.e. third-party land). The site is located within the High Weald National Landscape and sits within the Frant assessment unit of the 2023 Landscape Sensitivity Assessment, which confirms this area to be highly sensitive to residential development. The topography in this location is undulating and falls away to the Bells Yew Green Road, as well as the site containing mature trees on the boundary and in the field itself. The development of this site would have an unjustified impact on the character and appearance of the landscape to the east of Frant.

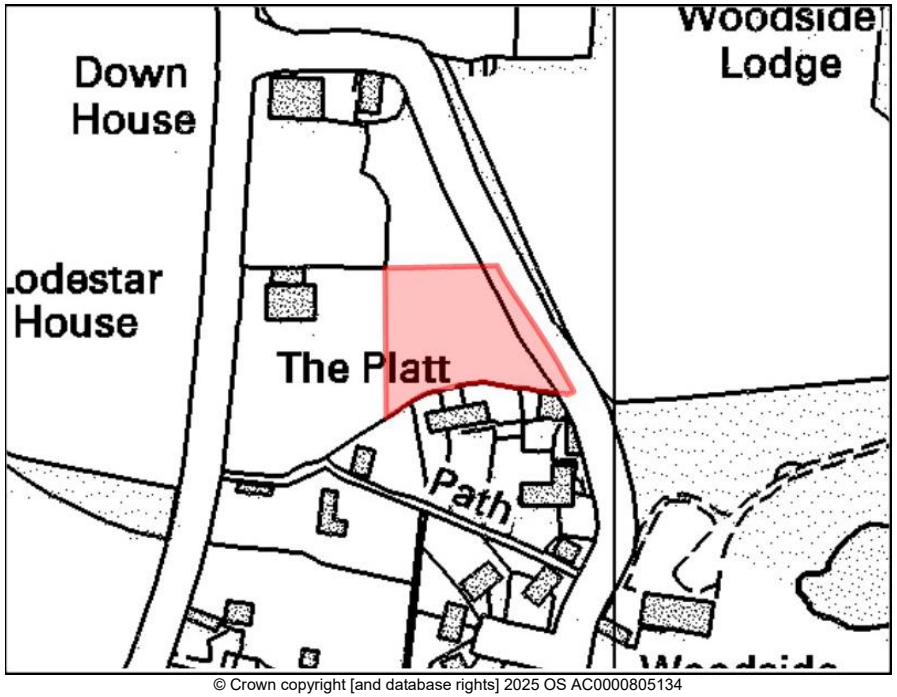
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 738/2030
Site Address: Land at Hunthill House, Mayfield Road, Frant
Settlement: Frant
Parish: Frant
Site Area (ha) Gross: 0.31

The site comprises of paddocks located to the south of Frant and to the west of Down Lane. The site is situated in an isolated location, visually and functionally separated from any nearby settlement and therefore remote from local services, amenities and public transport. The site is wholly contained within the High Weald National Landscape and development would be out of keeping with and have a detrimental impact upon the high-quality landscape to the south of Frant. Down Lane to the east of the site is unsuitable to serve as a vehicular access to the site, as it is a narrow single lane access track that would require significant upgrading to accommodate new residential development.

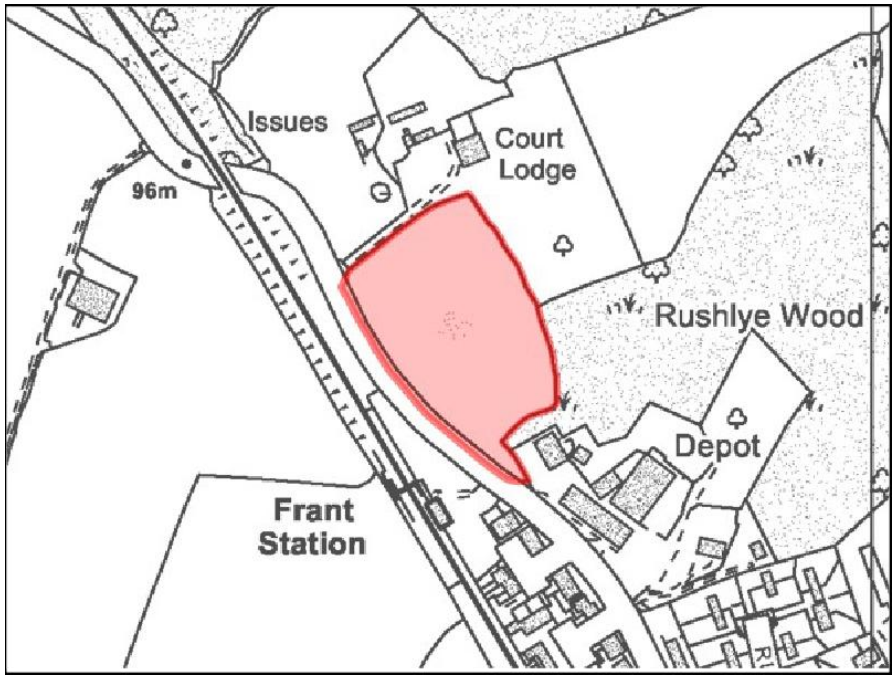
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 748/1750
Site Address: Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 1.31

The site comprises a single field to the east of the B2169 in Bells Yew Green. The site is in close proximity to local services at Bells Yew Green and Frant train station is located opposite. The site is located wholly within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of moderate sensitivity to small scale residential development as the site does not contain any heritage features, is visually enclosed and is influenced by proximity to Bells Yew Green and Frant rail station, which decreases sensitivity. The 2026 appraisal considers the site to have a moderate expression of the core components of character of the National Landscape and that development would have a moderate impact on landscape and visual qualities/features that define the National Landscape. Any development would have to be carefully designed to not impact on the TPO's on the site and would need to take account of the ancient woodland to the south and east. The landscape evidence base recommends locating any development in the south of the site to relate better to the existing settlement pattern and to minimise encroachment towards the boundary of Court Lodge historic farmstead as well as retaining, protecting and enhancing the priority habitat at Rushlye Wood, the hedgerow along Bayham Road (B2169) and clump of mature deciduous trees within the centre of the site. The Heritage Impact Assessment 2026 considers that as green space, the site makes a minor contribution to the semi-rural setting of the station, and that development could have a minor impact on the setting of this asset by affecting views from the asset, looking east. Though these views have already been negatively impacted in the twentieth century through the creation of a station car park surrounding the building. The introduction and retention of a border of trees along the site's western edge would help retain the rural and agricultural feel of the asset within its historic environment. As the site is on higher ground than the station, setting development slightly back from Bayham Road would help minimise the potential harm on the Grade II listed Frant Station. Development may also be subject to the exceptional circumstances test of the NPPF under paragraph 190.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

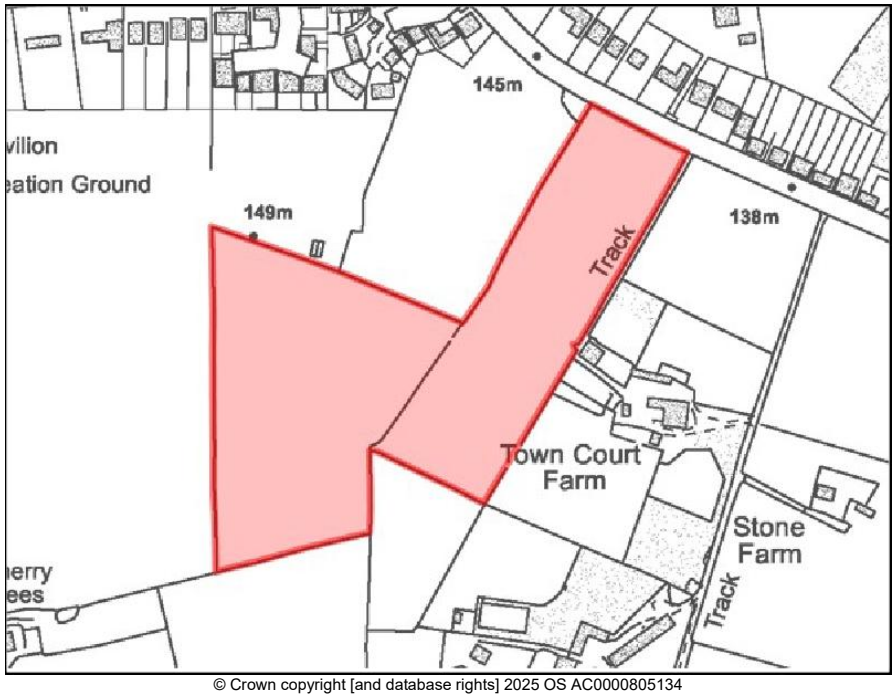
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	**Year 1-5:** 10	**Year 6-10:** 10	Year 11+:	**Total Capacity:** 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 755/1610
Site Address: Land off Bayham Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 5.05

The site comprises of fields used for pasture situated on the south side of Bayham Road opposite linear residential development to the north of Bayham Road and to the southeast of a recently built housing development within Tunbridge Wells Borough (Dukes Drive). The site at present does not have pedestrian or suitable vehicular access; however, it may be possible to extend the pedestrian access from the recently built development to the north,subject to further highways assessment to deliver a suitable vehicular access to the site. The site is wholly within the High Weald National Landscape and is stated to be of moderate to high landscape sensitivity to residential development within the 2026 Landscape and Visual Appraisal. The assessment finds that the site has a moderate expression of the core components of character of the High Weald National Landscape and that development would have a moderate impact on them. The western extents of the site are more open and elevated, resulting in intervisibility with the wider High Weald National Landscape and increased sensitivity. However, the site is predominantly arable, and is relatively enclosed in character by mature boundary vegetation and trees as well as being influenced by the proximity of the settlement edge in terms of tranquillity / dark skies, which slightly decrease sensitivity. Development in the north of the site would relate better to the existing settlement pattern and minimise encroachment towards the boundary of Town Court Farm historic farmstead. The field boundaries of both this site and SHELAA site 651/1610 do form part of the wooded and rural backdrop to the settlement edge. Therefore, extensive landscape buffering would be required to maintain an edge with the land to the west and south to mitigate the impact of development on the wider countryside, including retaining glimpsed long views south from the site across the wider High Weald National Landscape. Development would also be subject to the exceptional circumstances test of the NPPF under paragraph 190. The site is subject to an ongoing planning application, reference WD/2025/2241/MAJ, currently being assessed for the provision of 184 new dwellings alongside neighbouring SHELAA site 1201/1610.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

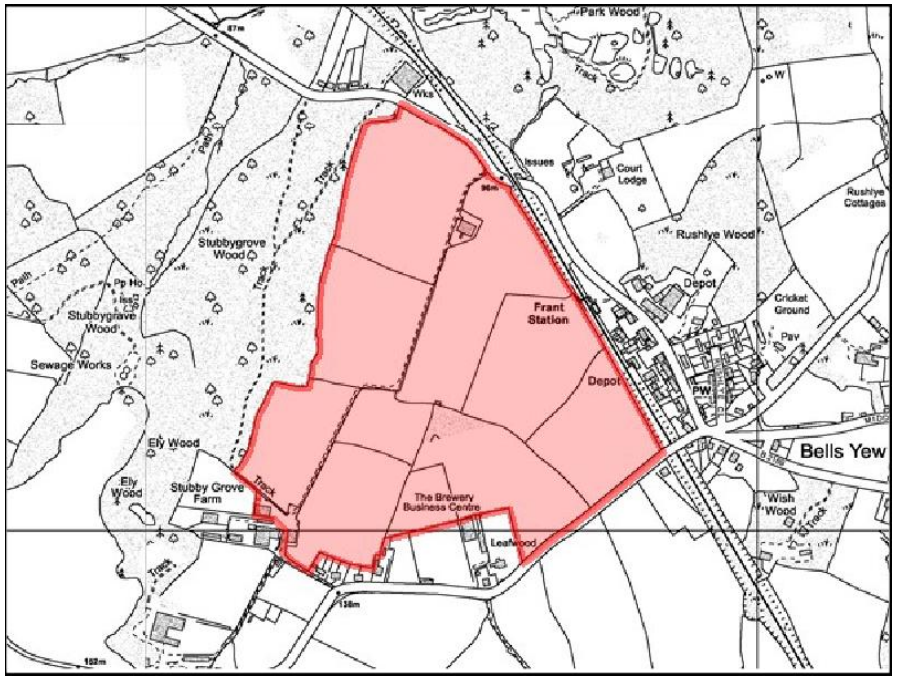
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 100	Year 11+:	**Total Capacity:** 100



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 937/1750
Site Address: Court Lodge Farm, B2169, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 30.3

The site is comprised of agricultural land located to the south of Bayham Road at Bells Yew Green. This is an extensive site which is isolated and remote from local services and facilities, particularly at the south and western portions of the site, albeit the site borders Frant train station to the north and east that provides opportunities to access sustainable transport. A small northern part of the site achieved planning permission for the conversion of an agricultural barn into 5 (net) dwellings under planning reference WD/2018/1007/F and these have since been completed. The site is located within the Bells Yew Green assessment unit of the 2023 Landscape Sensitivity Assessment, which has found this area to be of moderate to high landscape sensitivity to residential development. The site is exposed within the High Weald National Landscape and has far reaching views across the landscape, occupying an elevated position along a valley side. Development on this site would not only be out of keeping with the surrounding area, but it would have an unjustified impact on the character and appearance of the wider attractive and high-quality landscape. The western border of the site is ancient woodland (Stubbygrove Wood) and therefore, there is potential for new development to harm this ecological feature. In addition, Frant railway station is a Grade II listed building and there would be potential to harm the setting of this historic asset.

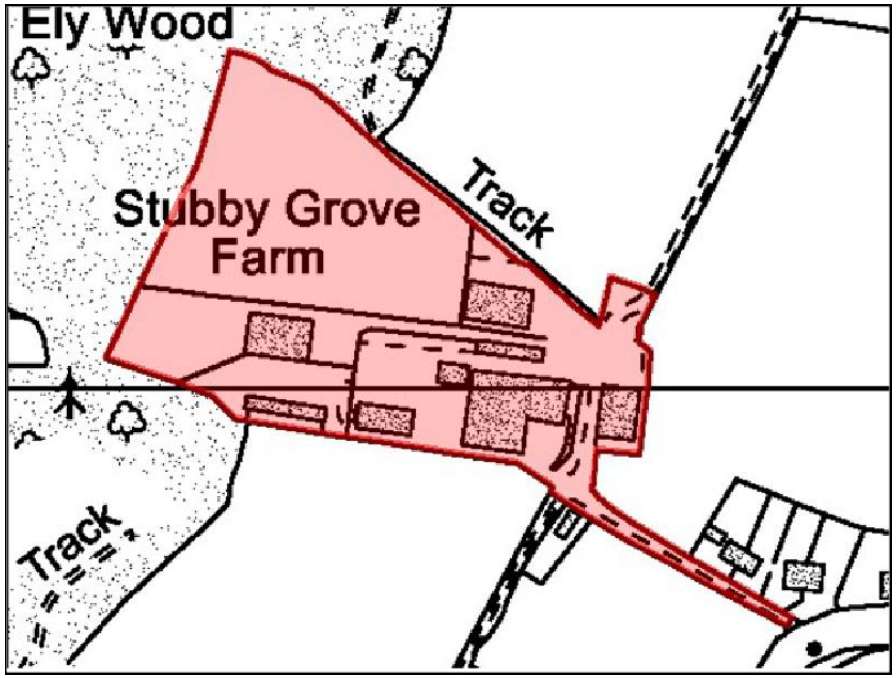
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 947/1750
Site Address: Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 2.02

This is a commercial/light industrial estate located in the countryside to the west of Bells Yew green and to the north of Bells Yew Green Road, which is isolated and remote from local services and facilities. The site is exposed within the High Weald National Landscape and has extensive views north over and into the wider High Weald National Landscape. The 2026 Landscape Sensitivity Assessment considers this site to be of moderate to high sensitivity to development, with a moderate expression of the core components of character of the High Weald National Landscape and that development would have a moderate impact on those components, subject to mitigation. Despite mitigation measures such as preserving historic field boundaries where possible and the retentiona and enhancement of shaws and key vegetation, residual impacts will remain through the loss of pasture and assart character. Development of this site for residential uses would be unsuitable and out of keeping with the surrounding area. However, given the existing commercial uses on site, whilst some limited new development for commercial purposes within the existing boundary to the industrial estate is likely to be suitable, redevelopment of scale and extensions beyond the site would be unsuitable due to the unsustainable location of the site.

Any development would need to take full account of and mitigate its impact on the wider landscape, given the location of the site within the High Weald National Landscape. The southeastern part of the site gained full planning permission for the demolition of agricultural buildings and expansion of a self-storage business under planning reference WD/2021/2952/F which has been completed.

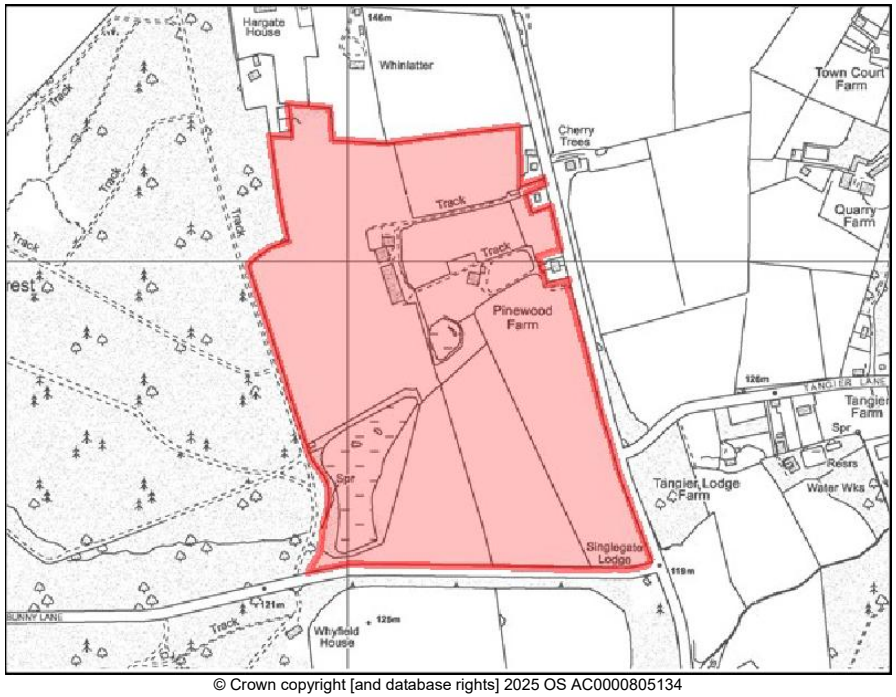
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 979/1610
Site Address: Pinewood Farm, Frant Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 25.7

This extensive site lies south of Tunbridge Wells, west of the A267 and north of Bunny Lane. It is predominantly agricultural land associated with Pinewood Farm, which occupies the central and eastern parts of the site and includes agricultural buildings and dwellings. The site lies within the High Weald National Landscape and slopes gently south towards Bunny Lane, with long views to the National Landscape from the northern part of the site. The 2026 Landscape and Visual Appraisal identifies the site as having moderate to high sensitivity to small-scale residential development, reflecting its location within the rolling ridges of the High Weald National Landscape and its enclosed pastoral fields. However, mature tree belts provide effective screening, and development could be relatively well contained, particularly alongside SHELAA site 1077/1610. The southern part of the site, particularly to the south of the existing farm complex is more prominent within the landscape and is not as well screened (it also contains two ponds) and is not considered suitable for development. The 2026 appraisal considers the site to have a strong expression of the core components of character of the National Landscape due to the site forming part of the principal ridge landform, the presence of mature woodland, trees and hedgerows, ponds, grazed pastures, irregular field pattern in parts; historic farmstead; the historic influence from adjacent ancient woodland and listed building, and some dark skies. Development is judged to have a high imapct upon the landscape and visual qualities/features that define the National Landscape. The development to the north of site would be subject to the exceptional circumstances test of the NPPF under paragraph 190. The northern half of the site is subject to a planning application for the provision of 178 dwellings under WD/2025/2873/MAJ.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

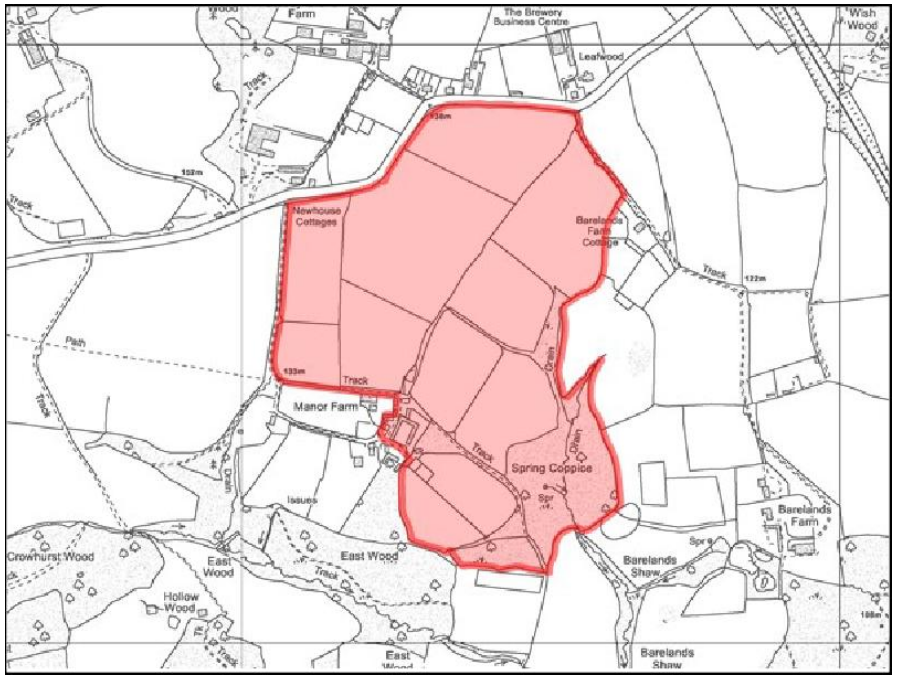
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 50	**Year 11+:** 70	**Total Capacity:** 120



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1076/1750
Site Address: Land associated with Manor Farm Stud, Bells Yew Green Road, Bells Yew Green
Settlement: -
Parish: Frant
Site Area (ha) Gross: 30.61

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

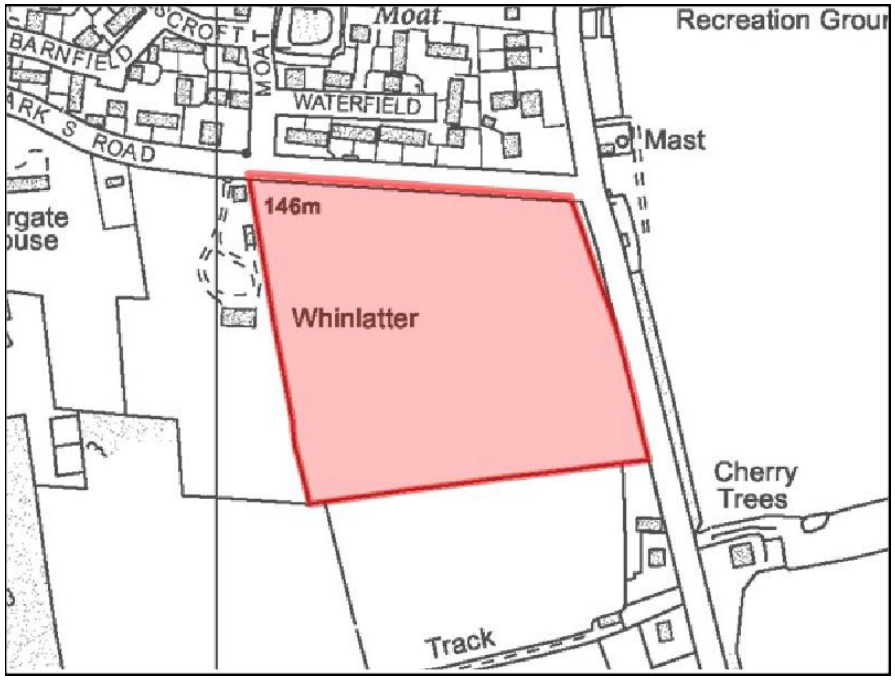
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1077/1610
Site Address: Land lying to the west side of Frant Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 3.73

This site comprises of agricultural land and is located to the south of St Mark's Road and Royal Tunbridge Well's administrative boundary and is located to the west of the A267 (Frant Road). The site is a square field in use for agriculture and is well screened by mature tree lines on all sides. The site is stated as having moderate to high sensitivity to residential development within the 2023 Landscape Sensitivity Assessment as the site forms part of the rolling ridges of the High Weald National Landscape and contain pastoral fields enclosed by wooded boundaries. The site is wholly located within the High Weald National Landscape and the site slopes gently from north to south towards Pinewood Farm and contains some long views from the far north of the site. However, mature vegetation limits views into the site and this should be retained, protected and enhanced to limit the impacts of development on the wider landscape. Development would also be subject to the exceptional circumstances test of the NPPF under paragraph 190. The site is in a sustainable location to the south of the urban area of Tunbridge Wells and would form a logical extension to the settlement. The site would require a new vehicular access from the A267 or St Mark's Road, but visibility in this location is considered good, although a transport assessment would be required to determine the capacity of the roads on the local highway network, in combination with SHELAA site 979/1610 that it adjoins. The site, if developed, would need to consider adjoining uses to the south and west.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

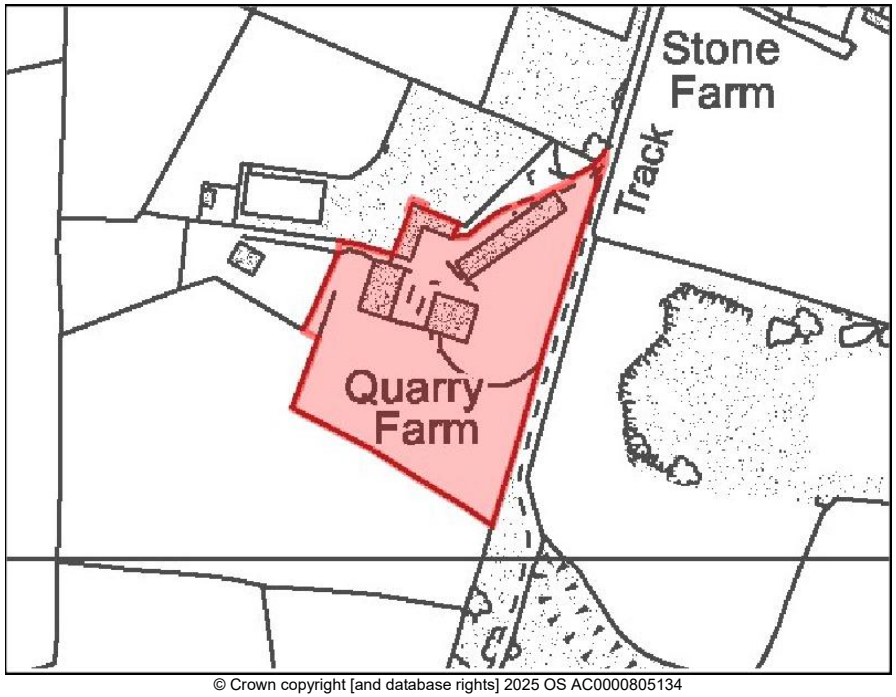
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 70

Total Capacity: 70



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1078/1610
Site Address: Quarry Farm, Bayham Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 1.1

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

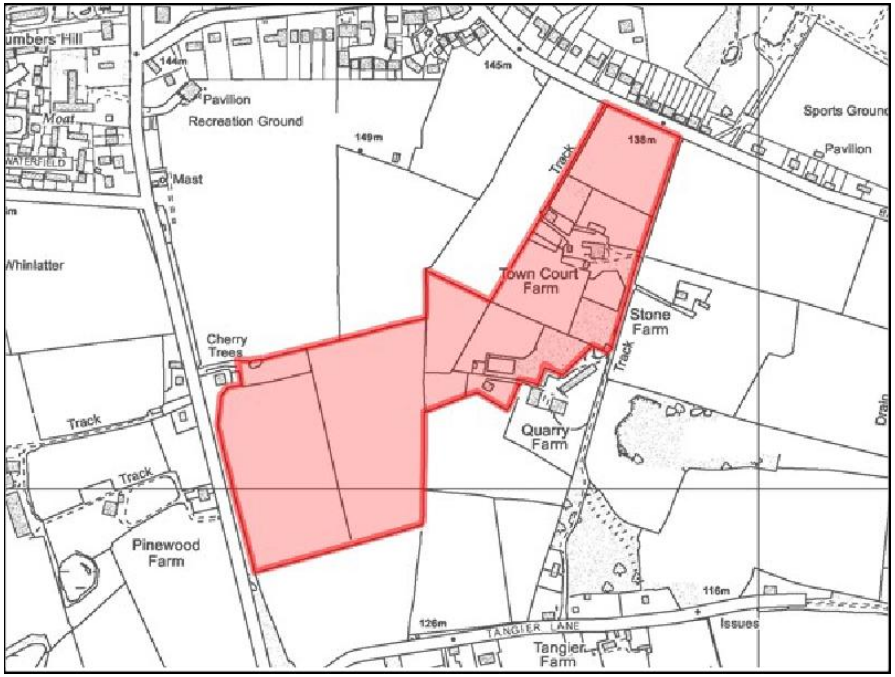
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1108/1610
Site Address: Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 12.23

This site is comprised of agricultural land and commercial buildings and is located to the south of Bayham Road and to the southeast of Royal Tunbridge Wells. The site incorporates SHELAA site reference 651/1610 that has been assessed separately and is considered suitable for residential development, in part due to its enclosure and proximity to the settlement edge. Both extremities of the site are within walking distance from bus stops although there are currently no footpaths to allow this connectivity. There are currently no existing footpaths that provide pedestrian connectivity to the site. There is an existing vehicular access to the site from Bayham Road via a narrow access track that runs along the eastern boundary of the site providing access to the existing residential dwellings on site. However, development would require the provision of a new or improved vehicular access onto Bayham Road. The site is located within the High Weald National Landscape and within an area considered to have moderate to high landscape sensitivity to residential development within the 2023 Landscape Sensitivity Assessment. The northern part of the site is more enclosed within the landscape, whereas the central and southern/western parts are more prominent and visually exposed. Development within those parcels would be out of keeping with the surrounding area and would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds the area. Development in the north of the site may be more acceptable although landscape mitigation would still be required. The south and west of the site are at some distance from the settlement edge of Frant and Tunbridge Wells and do not relate to the existing built form considering development proposed across Frant Road (979/1610) will be set back from the road and will not include frontage development. The southern part of the site is significantly more rural and relates more visually and functionally to the High Weald National Landscape to the south of Tunbridge Wells. Therefore, the remaining land (outside of SHELAA Site 651/1610) is not considered suitable for residential or commercial development

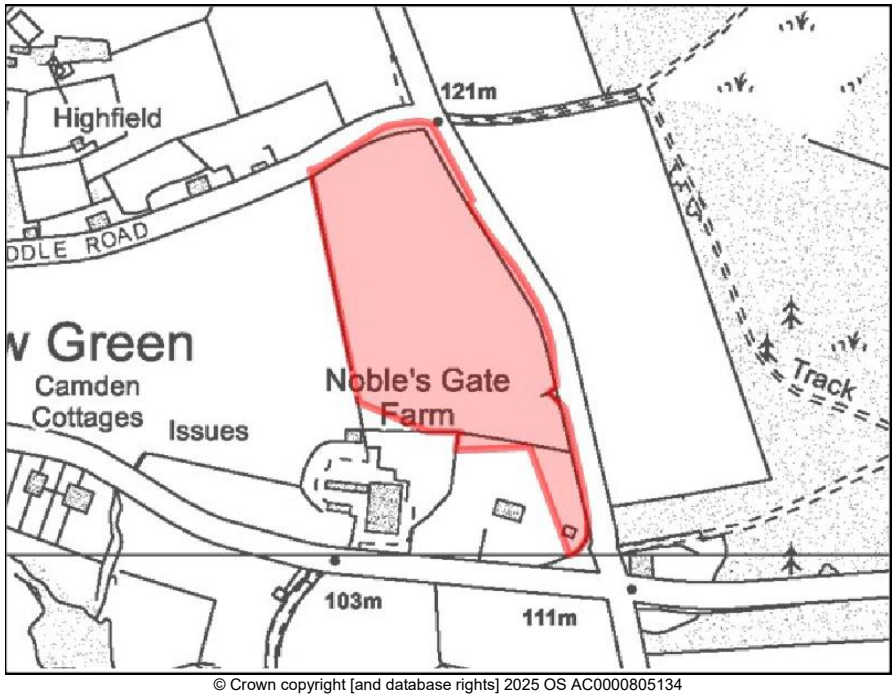
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1142/1750
Site Address: Land forming part of Nobles Gate Farm, Ivy Lane, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 2.14

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

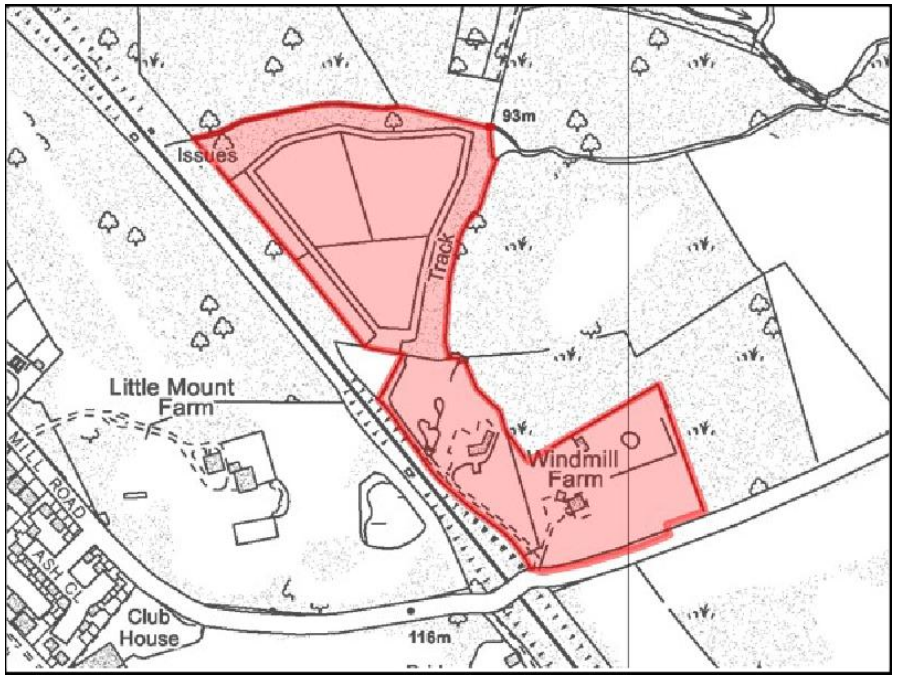
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1149/1610
Site Address: Land at Windmill Farm, Benhall Mill Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 5.52

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

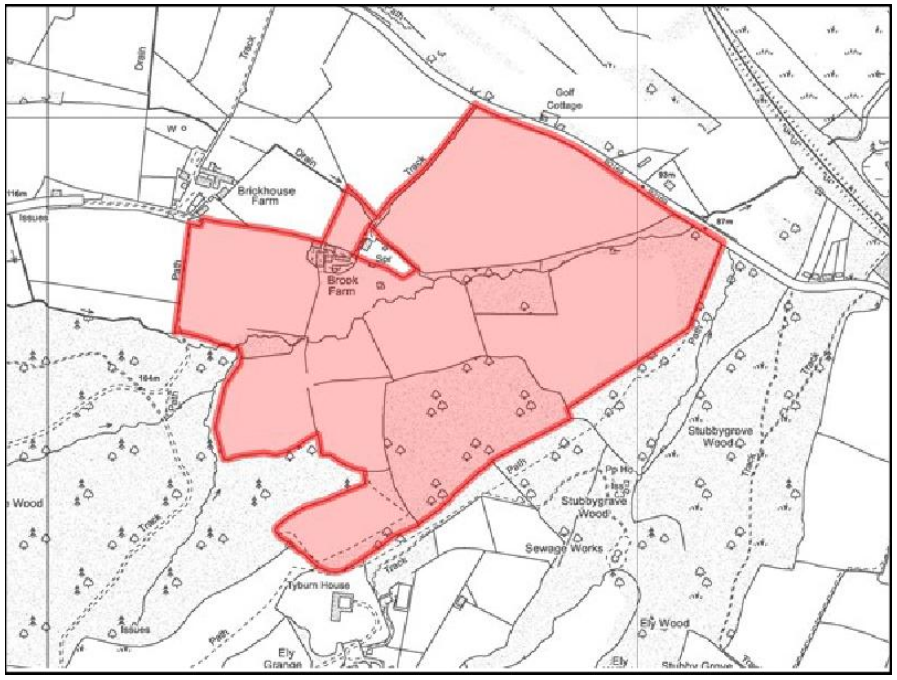
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1162/1610
Site Address: Brook Farm, Bayham Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 38.52

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

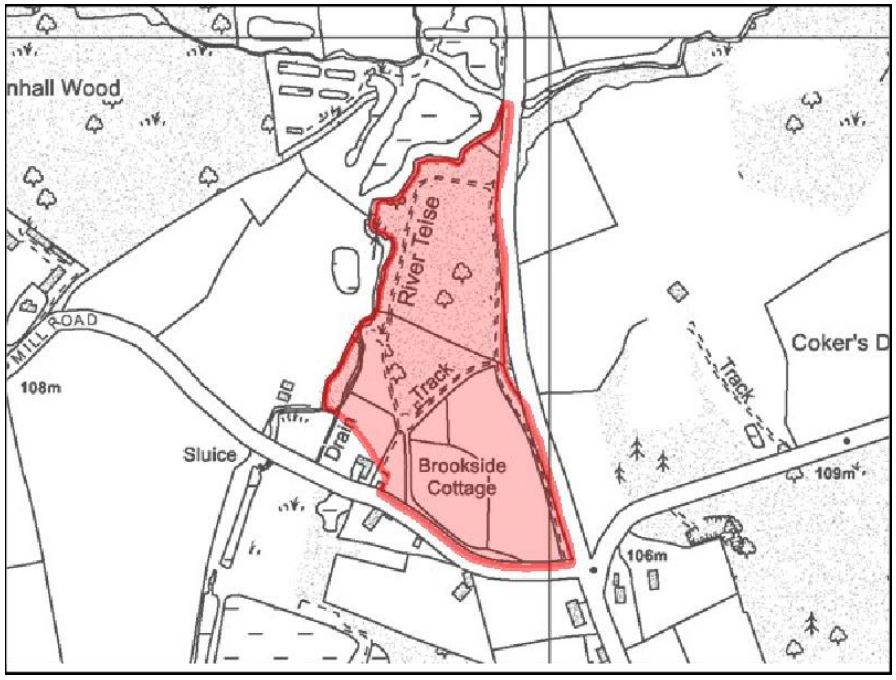
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	Partly	Partly	1 L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1190/1610
Site Address: Land at Benhall Forge, Benhall Mill Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 4.31

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

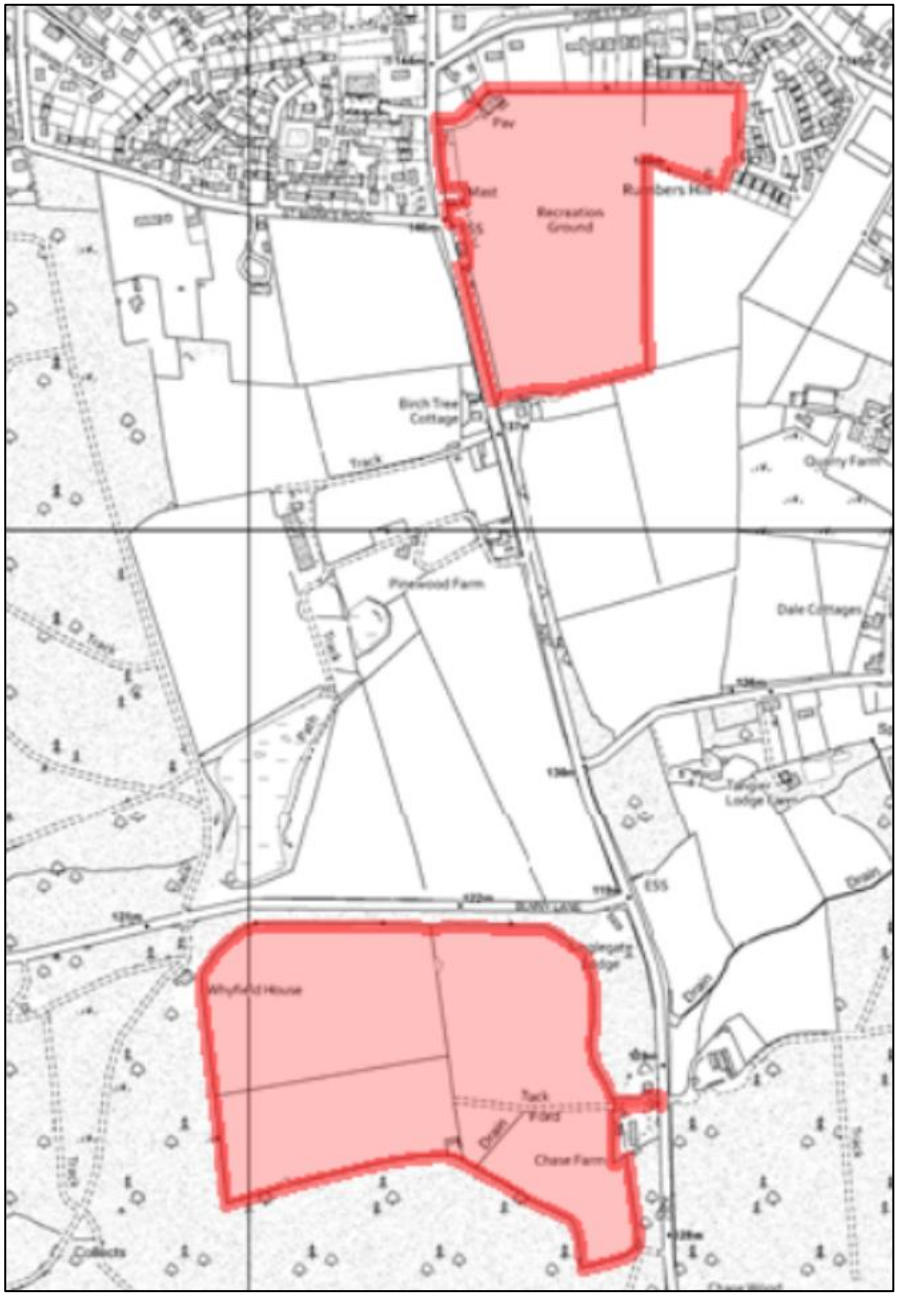
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	Partly	1 2 3	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



Q© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1201/1610
Site Address: Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells
Settlement: Tunbridge Wells
Parish: Frant
Site Area (ha) Gross: 8.66

The site is comprised of two parts: a northern parcel compromised of playing pitches and a sports pavilion associated with Tunbridge Wells Rugby Club, in addition to a small private field located to the east of Frant Road, proposed for residential development, and a southern parcel, south of Bunny Lane, proposed for sports pitch reprovision in connection with he wider development. The northern pracle is located adjacent to the built form of Tunbridge Wells to the north and shares a visual relationship with the High Weald National Landscape to the south. The northern part of the site (sports pavilion and cricket pitch) itself is located outside of the High Weald National Landscape .The remaining southern part of the site in Wealden District is located wholly within the High Weald National Landscape.

The 2026 Landscape and Visual Appraisal considers the site to be of low to moderate sensitivity to small scale residential development, due to its use as sports pitches and associated human activity, which is not characteristic of the wider area or the High Weald National Landscape as a whole. However, the mature wooded field boundaries are more sensitive than the fields themselves, as they partially provide visual enclosure as well as contributing to the interconnected nature of the site with the wider landscape. The assessment considers the site to show a weak expression of the core components of character of the National Landscape and that development would have due to its use as sports pitches and associated human activity, which is not characteristic of the wider area or the High Weald National Landscape as a whole. However, the mature wooded field boundaries are more sensitive than the fields themselves as they partially provide visual enclosure as well as contributing to the interconnected nature of the site with the wider landscape. The assessment judges the site to have a low impact on the landscape and visual qualities/features that define the National Landscape. An extensive scheme to address the landscape issues including the provision of and enhancement of trees, hedgerows and woodland, would be required.

The site is close to Tunbridge Wells railway station and served by a regular bus service to the town centre. It is also within walking distance of the Town centre. New/enhanced pedestrian and cycling routes will be needed as part of any development. The current vehicular access from The Drive is not suitable to serve significant development, due to its narrow form with little scope for further improvement, due to the presence of significant vegetation and existing dwellings. Noting this proximity to a highly sustainable settlement, connection to it and requirements for a suitably scaled and designed scheme, with appropriate landscape mitigation, then some residential development of this northern parcel

may be suitable if a suitable replacement for the playing pitches and sports pavilion can be provided. It is noted that the southern parcel of land included in this SHELAA submission proposes that reprovision and therefore retains open space in this more rural location, but with connectivity to Tunbridge Wells for leisure/sports users. The site is subject to an ongoing planning application, reference WD/2025/2241/MAJ, currently being assessed for the provision of 184 new dwellings alongside neighbouring SHELAA site 755/1610.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
TW	No	No	1	No	No	No	No	Yes

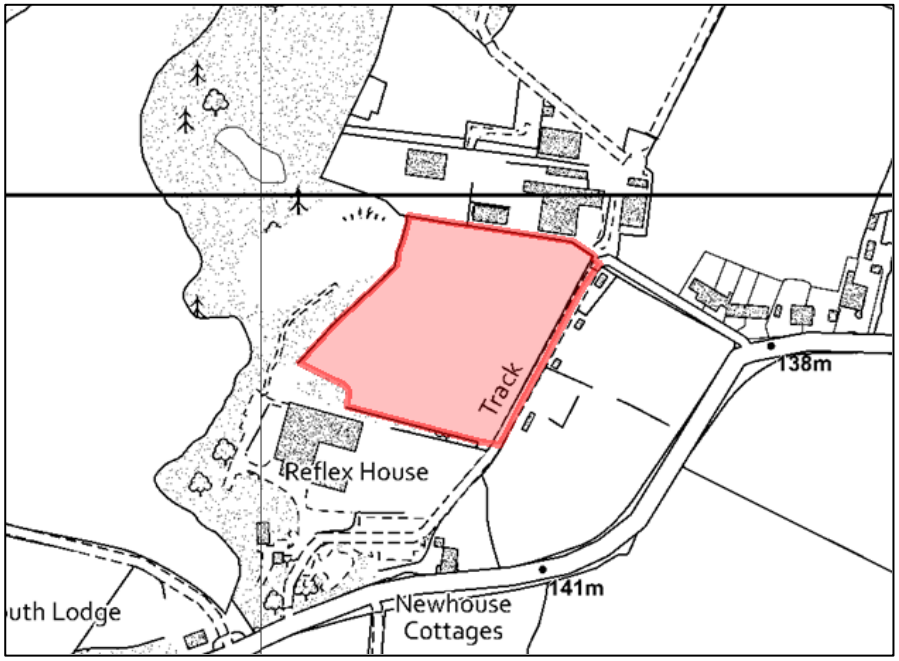
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	**Year 1-5:** 20	**Year 6-10:** 30	Year 11+:

Total Capacity: 50



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1215/1750
Site Address: Land adjacent to Reflex Buildings, Bells Yew Green Road, Bells Yew Green
Settlement: -
Parish: Frant
Site Area (ha) Gross: 1.68

This is a greenfield site located in the countryside to the west of Bells Yew Green and to the north of Bells Yew Green Road. The site is in an exposed location within the High Weald National Landscape. The 2026 Landscape Sensitivity Assessment considers this site to have moderate sensitivity to development, a moderate expression of the National Landscape core components of character and that development would likely have a moderate impact on those components, subject to mitigation. Mitigation measures would need to include suitable buffer to ancient woodland the retention and strengthening of all boundary vegeattion and the protection of the pastoral character through the retention of field boundaries wherever possible. Although it is noted there are existing commercial uses on the neighbouring site to the north, the site proposed for development is extensive in scale and would extend built form considerably into the undeveloped countryside. The rural location of this site, isolated from services and facilities, makes it unsuitable for residential development and somewhat isolated even for industrial uses, as there are no options for travel via public transport. Importantly, the site does not adjoin the highway and there is no existing access. The site has poor accessibility with no footways to reach bus and rail services. If the site is to use the existing access designated to Reflex Buildings, the access will need to be tested in terms of suitability, as the visibility sightlines are substandard at present.

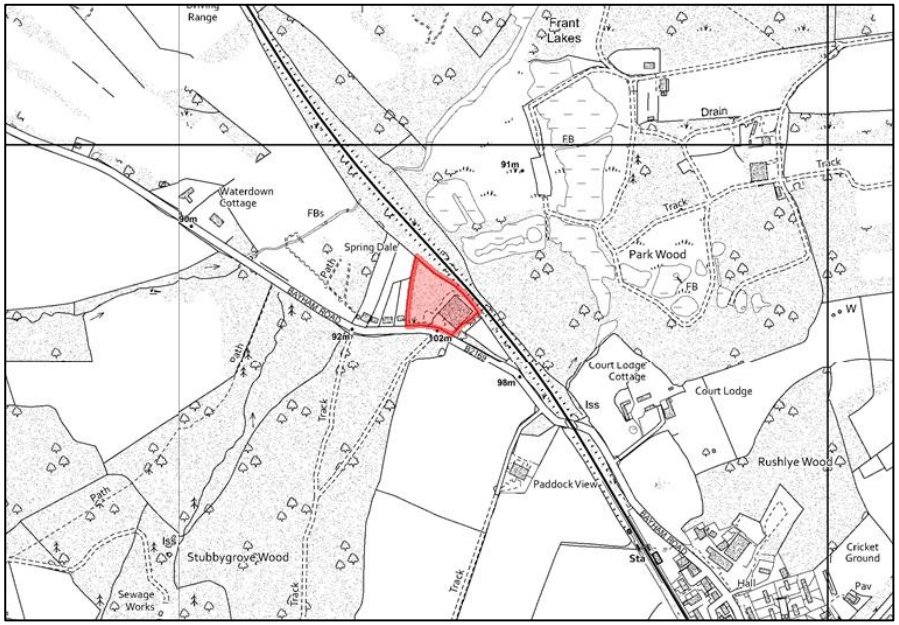
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1255/1750
Site Address: Buckhurst Works, Bells Yew Green, Tunbridge Wells
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 0.8

The site comprises of several employment units to the northwest of Bells Yew Green, along the B2169 / Bayham Road (between the road and the railway line). The site is isolated and remote from local services and facilities to accommodate residential development. Access will need to be defined and tested based on any intensification of the established land use, however, is already provided in some form. Notwithstanding, the site does not benefit from any accessibility by public transport or safe and convenient walking and cycling options. Although noting this is an employment use, the isolated and rural location limit accessible choices in this case. The site is wholly located within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal considers the site to be of moderate sensitivity to commercial/industrial development due to the site containing a block of priority habitat deciduous woodland that adjoins areas of ancient woodland and the site's partial enclosure by a shaw, increasing sensitivity. However, the site is visually enclosed by woodland and mainly comprises existing industrial/commercial development, which affects the rural character, remoteness and tranquillity of the area, along with the influence of the railway line and Bayham Road, reducing sensitivity. The Assessment considers the site to have a modeate expression of the core compionents of character of the National Landscape due to the presence of the priority habitat woodland and shaw within the site, and the ancient woodland surrounding it and judges that development would have a moderate inmpact on the landscape and visual qualities/features that define the National Landscape. The Assessment notes that the moderate impact primarily relates to the woodland within the western half of the site. The overall impact is lower for the eastern half of the site given its existing industrial/ commercial use. Development of this site for residential uses would be unsuitable and out of keeping with the surrounding area. However, given the existing commercial uses on the site, new development for commercial purposes may be suitable, although any development would need to take full account of and mitigate its impact on the wider landscape, given the location of the site within the High Weald National Landscape, and provide improvements to allow accessibility by public transport and safe and convenient wallking and cycling options.

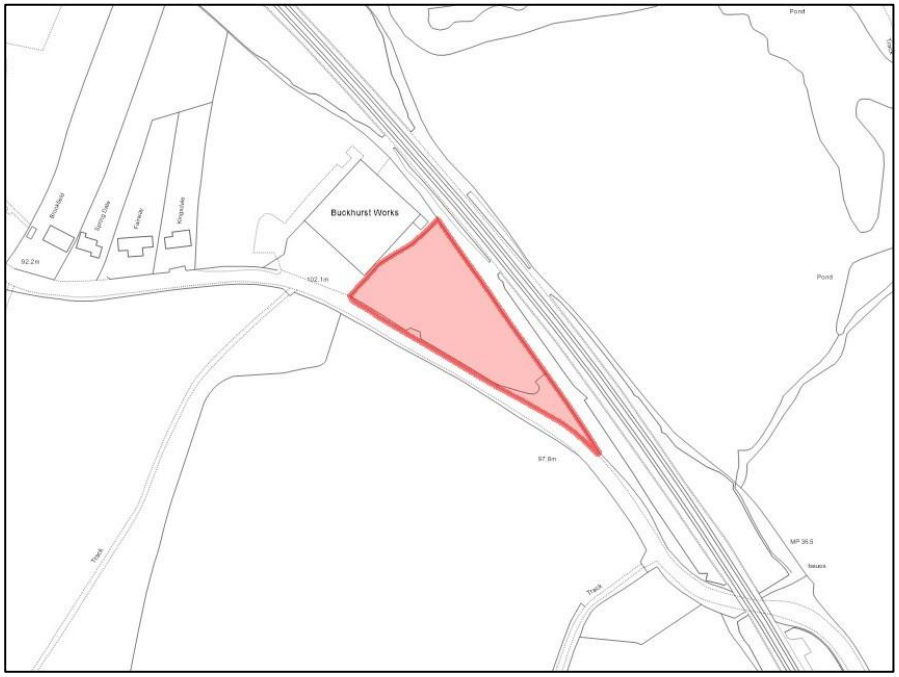
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1271/1750
Site Address: Station Bridge Yard, Bayham Road
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 0.33

The site comprises of a vacant piece of land to the north west of Bells Yew Green, along the B2169/Bayham Road (between the road and the railway line). The site is isolated and remote from local services and facilities to accommodate residential development. In addition, the site is wholly located within the High Weald National Landscape. Development of this site for residential uses would be unsuitable and out of keeping with the surrounding area. However, given the neighbouring commercial uses on the site, new development for commercial purposes may be suitable, although any development would need to take full account of and mitigate its impact on the wider landscape, given the location of the site within the High Weald National Landscape. Access will need to be defined and tested, however, is already provided in some form. Notwithstanding this, the site does not benefit from any accessibility by public transport or safe and convenient walking and cycling options rendering the site unsuitable for the provision of both residential and employment development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1276/1610
Site Address: The Bush House, Hawkenbury Road, Bells Yew Green
Settlement: Bells Yew Green
Parish: Frant
Site Area (ha) Gross: 1.3

The site comprises of a residential dwelling on a large plot of land to the north of Bells Yew Green along Hawkenbury Road. The site does not relate to any settlement and in this respect is situated in an isolated rural location, remote from existing services. The site does not benefit from any public transport or pedestrian connectivity to any larger settlement, and it is not considered that improvement can be envisaged to make development acceptable in planning terms. The site is located within the wider area of the High Weald Central Landscape Character Area which has high sensitivity to all development types as landscape and visual characteristics/values are very susceptible to change. The site is in an exposed location and wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality at this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Hadlow down

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
386/2050	Land at Wilderness Lane, Hadlow Down	Hadlow Down	Too small for assessment
665/2050	Hadlow Down Village Hall, Hall Lane, Hadlow Down	Hadlow Down	Too small for assessment
690/2050	Land rear of Hadlow Lodge, Wilderness Lane, Hadlow Down	Hadlow Down	Not deliverable or developable
735/2050	Land adjacent to The Chestnuts, Wilderness Lane, Hadlow Down	Hadlow Down	Not deliverable or developable
736/2050	Land opposite the Village Hall, Hall Lane, Hadlow Down	Hadlow Down	Too small for assessment
778/2050	Land at Waste Wood, Main Road, Hadlow Down	Hadlow Down	Not deliverable or developable
1192/1980	Land south of Spring Lane, Five Ashes	Five Ashes	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
386/2050	Land at Wilderness Lane, Hadlow Down	Hadlow Down	0.05	The site is not suitable for development by itself due to its small size and awkward configuration.
665/2050	Hadlow Down Village Hall, Hall Lane, Hadlow Down	Hadlow Down	0.06	The site is too small to yield the minimum number of units required for the assessment.
736/2050	Land opposite the Village Hall, Hall Lane, Hadlow Down	Hadlow Down	0.16	The site is too small to yield the minimum number of units required for the assessment.

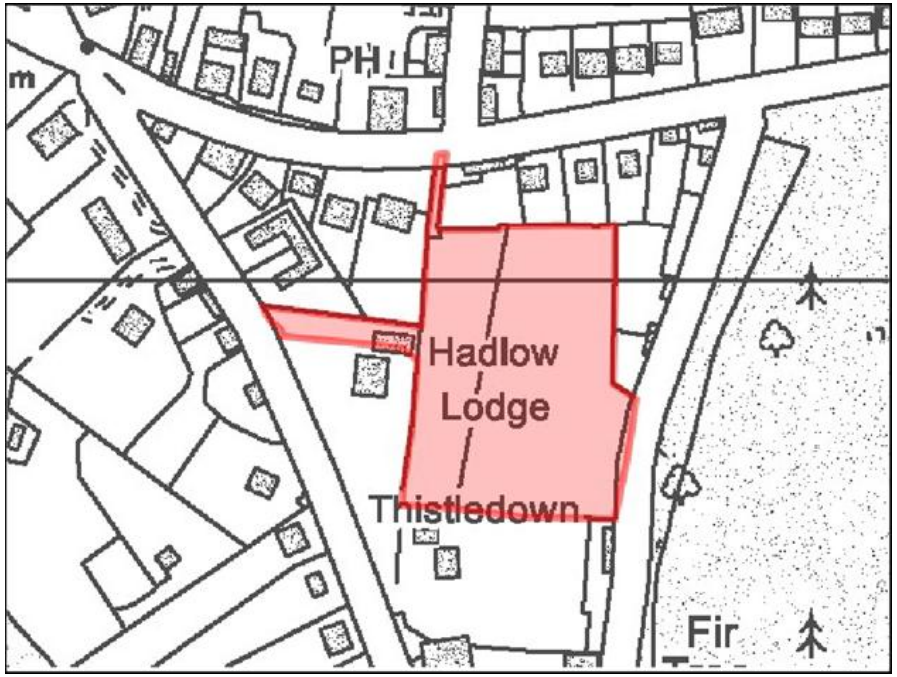
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 690/2050
Site Address: Land rear of Hadlow Lodge, Wilderness Lane, Hadlow Down
Settlement: Hadlow Down
Parish: Hadlow Down
Site Area (ha) Gross: 1.17

The site is comprised of a garden, disused tennis court, swimming pool and a paddock located in the centre of Hadlow Down and to the west of Wilderness Lane and the south of the A272. The site as submitted cannot be provided with a suitable vehicular access to the A272 to serve housing development that would require third party land and Wilderness Lane is too narrow for additional vehicular traffic. The site is wholly located within the High Weald National Landscape.

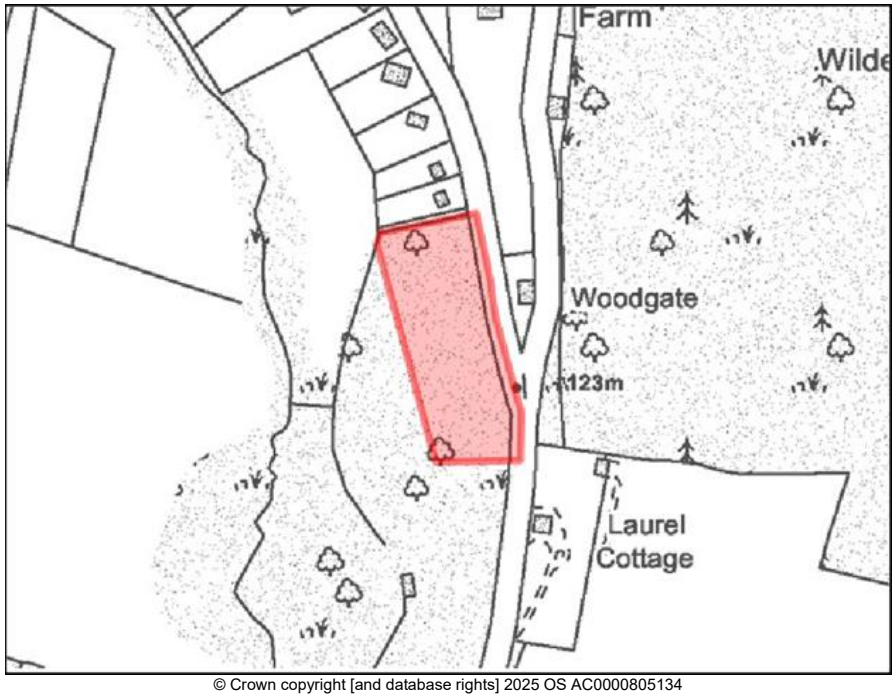
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 735/2050
Site Address: Land adjacent to The Chestnuts, Wilderness Lane, Hadlow Down
Settlement: Hadlow Down
Parish: Hadlow Down
Site Area (ha) Gross: 0.88

The site is comprised of woodland to the west of Wildnerness Lane that is detached from the centre of Hadlow Down and is therefore isolated from services and amenities. The site is located wholly within the High Weald National Landscape and the Biodiversity Opportunity Area for the River Uck and its Headwaters, whilst the entire site is covered by deciduous woodland that is classified as a priority habitat. A number of trees to the northeast of the site have TPOs. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside and would require significant loss of trees/hedgerows. The site as submitted cannot be provided with a suitable vehicular access to serve housing development and Wilderness Lane is too narrow for significant additional vehicular traffic. The southern part of the site is next to the road junction for Wilderness Lane that comes to a confluence at this point, so this would also make it difficult to position a new vehicular access for residential development.

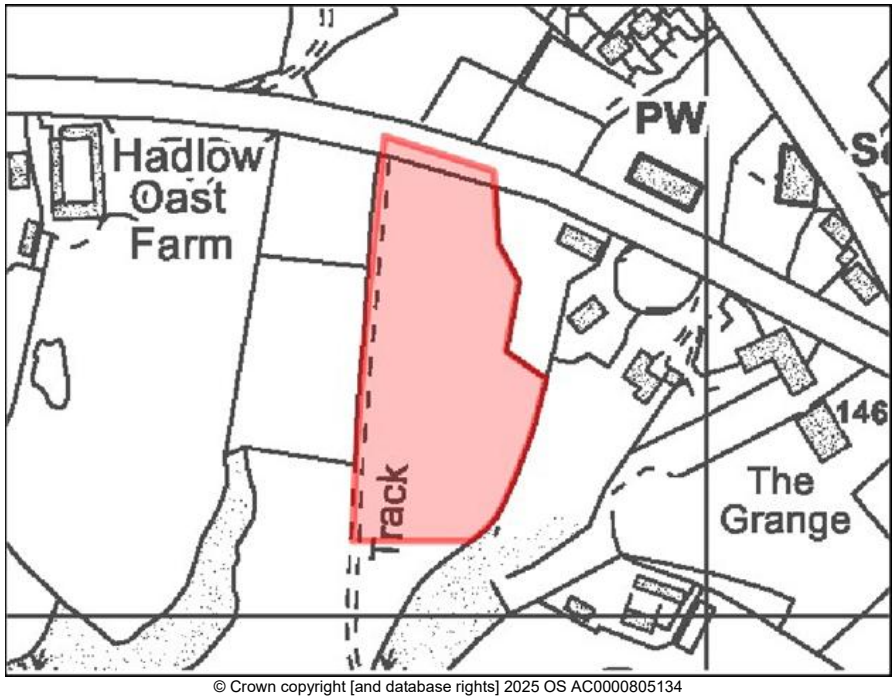
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 778/2050
Site Address: Land at Waste Wood, Main Road, Hadlow Down
Settlement: Hadlow Down
Parish: Hadlow Down
Site Area (ha) Gross: 1.05

The site is comprised of a vacant field located to the south of the A272 and to the west of Hadlow Down. The part of the site fronting onto the A272 is in close proximity to a Grade II listed building (Parish Church of St Marks) and could impact the setting of the listed building. The site is detached from the centre of Hadlow Down and is therefore isolated from existing services, facilities and public transport. The site is wholly located within the High Weald National Landscape. Any development would have a detrimental impact on a number of mature in-field trees present within the site's boundaries.

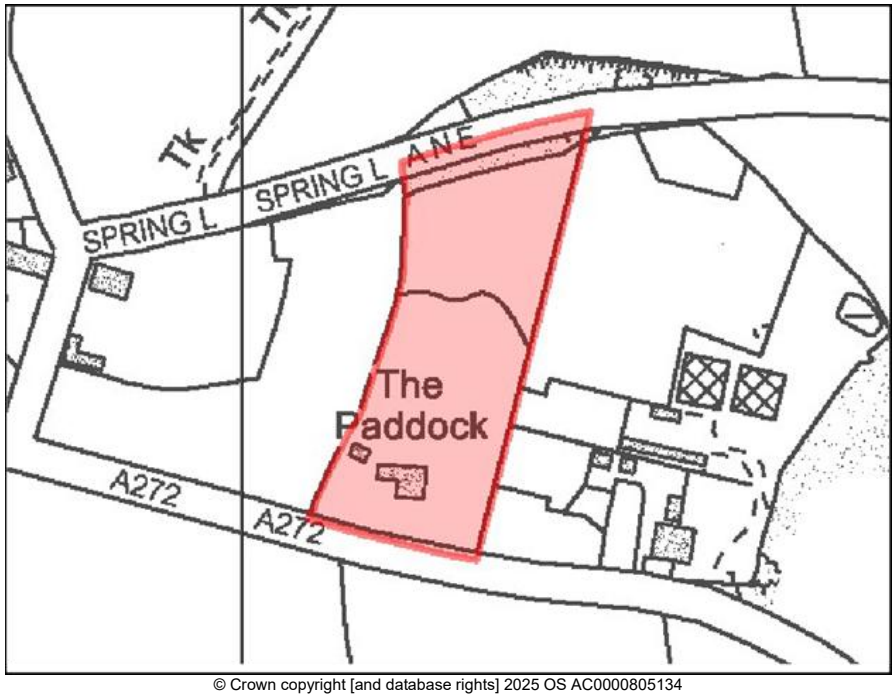
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1192/1980
Site Address: Land south of Spring Lane, Five Ashes
Settlement: Five Ashes
Parish: Hadlow Down
Site Area (ha) Gross: 1.21

The site comprises of a residential dwelling, associated outbuilding and garden located in the countryside to the southwest of Five Ashes and to the north of the A272 and south of Spring Lane. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Five Ashes. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Five Ashes, which is undulating in this location. The site is unlikely to achieve a suitable vehicular access due to how the A272 bends towards the east of the site, which will impact upon visibility splays, particularly given the speed of the highway in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable

Hailsham

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
052/1310	Former Southern Water Sewerage Works, Station Road, Hailsham	Hailsham	Not deliverable or developable
091/1310	Wellfield, 154 - 156 Station Road, Hailsham	Hailsham	Deliverable
100/1310	Oaklands, Ersham Road, Hailsham	Hailsham	Site with extant planning permission
134/1310	Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)	Hailsham	Site with extant planning permission
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	Site with extant planning permission. Not deliverable or developable on remainder of site
184/3110	Land adjoining the former Red Lion Public House, New Road, Magham Down	Magham Down	Not deliverable or developable
197/1310	Land east of Battle Road, Harebeating Lane, Hailsham	Hailsham	Developable
210/1310	Bolney's Wood, east of A22, Hailsham	Hailsham	Not deliverable or developable
252/1310	Land adjoining Waldernheath, Amberstone, Hailsham	Hailsham	Not deliverable or developable
278/1310	The Flour Mill, Upper Horsebridge Road, Hailsham	Hailsham	Site with extant planning permission
283/1310	Land off Sandbanks Close, Hailsham	Hailsham	Absolute constraint (flooding)
294/1310	Hamlins Mill, Mill Road, Hailsham	Hailsham	Developable
305/1310	Bolneys Farm, South Road, Hailsham	Hailsham	Deliverable
308/1310	Amberstone Grange, Amberstone, Hailsham	Hailsham	Not deliverable or developable
313/1310	Land adjacent Pattenden Farm, Battle Road, Hailsham	Hailsham	Developable
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	Site with extant planning permission
384/1310	Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham	Hailsham	Developable
391/3110	Land adjoining Onslow House, New Road, Magham Down	Magham Down	Not deliverable or developable
454/1310	Land south of Howard Close, Hailsham	Hailsham	Deliverable
461/1310	Amberstone Council Depot, Amberstone, Hailsham	Hailsham	Developable
497/1310	Land off Station Road/Rickney Lane, Hailsham	Hailsham	Not deliverable or developable
521/1310	Land to the east of Battle Road, Hailsham	Hailsham	Developable
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	Hailsham	Developable
621/1310	Land at Hailsham Delivery Offices, 11 North Street, Hailsham	Hailsham	Developable

Site reference	Address	Settlement	Outcome
678/1310	Land at The Market, Market Street, Hailsham	Hailsham	Developable
696/1310	Land adjoining Summerhill Lane, Hailsham	Hailsham	Site with extant planning permission Not deliverable or developable on remainder of site
697/1310	Land to the southwest of Summerhill Lane, Hailsham	Hailsham	Not deliverable or developable
701/1310	Land at Coppards, Coldthorn Lane, Polegate	Hailsham	Not deliverable or developable
724/1310	Land between Station Road and Old Swan Lane, Hailsham	Hailsham	Not deliverable or developable
728/1310	Land south of Hailsham, west of Ersham Road and west of Station Road, Hailsham	Hailsham	Site with extant planning permission
752/1310	Land east of Cuckoo Trail, Ersham Road, Hailsham	Hailsham	Not deliverable or developable
788/3110	Land to the west of Old Road and north of the A271, Magham Down	Magham Down	Not deliverable or developable
804/1310	Land off Mill Road, Hailsham	Hailsham	Site with extant planning permission
808/1310	Coldthorn Barn, Coldthorn Lane, Hailsham	Hailsham	Site with extant planning permission
815/1310	Land north of 1 Woodside Terrace, Polegate Road, Hailsham	Hailsham	Too small for assessment
816/1310	Land east of Polegate Road, Hailsham	Hailsham	Too small for assessment
845/1310	2 Summerhill Cottages, Summerhill Lane, Hailsham	Hailsham	Not deliverable or developable
846/1310	Summerhill Barn, Summerhill Lane, Hailsham	Hailsham	Not deliverable or developable
851/1310	1 Summerhill Cottages, Summerhill Lane, Hailsham	Hailsham	Too small for assessment
854/1310	Creepers Cottage, Coldthorn Lane, Hailsham	Hailsham	Not deliverable or developable
882/1310	Land on north west side of Coldthorn Lane, Hailsham	Hailsham	Not deliverable or developable
883/1310	Harebeating Farm, Marshfoot Lane, Hailsham	Hailsham	Developable
885/1310	Hailsham Ambulance Station, London Road, Hailsham	Hailsham	Too small for assessment
890/1310	Land at Coldthorn Cottage, Coldthorn Lane, Hailsham	Hailsham	Not deliverable or developable
891/1310	Land at Stockhall Farm, Summerhill Lane, Hailsham	Hailsham	Not deliverable or developable
895/1310	Land at Davmau Farm, Coldthorn Lane, Hailsham	Hailsham	Not deliverable or developable
897/1310	Land at Peppers, Amberstone, Hailsham	Hailsham	Too small for assessment
903/1310	Land and access track to the rear of 168 Battle Road, Hailsham	Hailsham	Not deliverable or developable
909/1310	Land at Longleys Farm, Harebeating Lane, Hailsham	Hailsham	Not deliverable or developable
910/1310	Land at Broadlands, Amberstone, Hailsham	Hailsham	Too small for assessment
913/1310	Tudor Close, Polegate Road, Hailsham	Hailsham	Developable
916/1310	Land at Freshfields Farm, Ersham Road, Hailsham	Hailsham	Absolute constraint (Flooding)

Site reference	Address	Settlement	Outcome
923/1310	Land at 1 Railway Crossing Cottage, Mulbrooks, Hailsham	Hailsham	Too small for assessment
931/1310	Land at Little Mullbrooks Farm, Summerhill Lane, Hailsham	Hailsham	Not deliverable or developable
963/1310	Poplar Cottage Farm (East), Amberstone, Hailsham	Hailsham	Site with extant planning permission
973/1310	Woodside Depot and Brownings, Polegate Road, Hailsham	Hailsham	Developable
1035/1310	Site access at Recycling Depot, Station Road, Hailsham	Hailsham	Too small for assessment
1038/1310	Maurice Thornton Playing Fields, Marshfoot Lane, Hailsham	Hailsham	Not deliverable or developable
1040/3110	Land at Manor House Cottage, Old Road, Magham Down	Magham Down	Not deliverable or developable
1044/1310	World of Water, Ersham Road, Hailsham	Hailsham	Not deliverable or developable
1045/1310	Waldernheath, Amberstone, Hailsham	Hailsham	Too small for assessment
1046/3110	Magham Down Farm (Site 1), New Road, Magham Down	Magham Down	Not deliverable or developable
1047/3110	Magham Down Farm (Site 2), New Road, Magham Down	Magham Down	Not deliverable or developable
1048/1310	Land at The Paddocks, South Road, Hailsham	Hailsham	Developable
1050/1310	Land to the south of The Old Loom Mill, Ersham Road, Hailsham	Hailsham	Not deliverable or developable
1115/1310	Land east of A22, Hailsham	Hailsham	Developable
1117/1310	Land off A271, Hailsham	Hailsham	Site with resolution to grant planning permission
1129/1310	Land at Oaklands, west of Coldthorn Lane, Ersham Road, Hailsham	Hailsham	Developable
1178/1310	Land at Holme Farm, Sayerland Lane, Polegate	Hailsham	Absolute constraint (flooding)
1179/1310	Land at White Dyke, White Dyke, Hailsham	Hailsham	Not deliverable or developable
1184/1310	Peel House Farm Caravan Park, Sayerland Lane, Hailsham	Hailsham	Not deliverable or developable
1217/1310	Land west of Station Road, Hailsham	Hailsham	Not deliverable or developable
1223/1310	25 London Road, Hailsham, East Sussex	Hailsham	Not deliverable or developable
1245/1310	Land adjacent Woodside Depot	Hailsham	Not deliverable or developable
1252/1310	Mulbrooks Farm, Ersham Road, Hailsham	Hailsham	Not deliverable or developable
1259/1310	Mushroom Farm, Saltmarsh Lane, Downash, Hailsham	Hailsham	Not deliverable or developable
1269/1310	Dashlands, Land west of Sayerland Lane, Hailsham	Hailsham	Not deliverable or developable
1283/1310	Abbots Way and land behind BN27 3PG	Hailsham	Not deliverable or developable
1294/1310	Land south of Summerhill Lane and east of Coldthorn Lane, Hailsham	Hailsham	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
815/1310	Land north of 1 Woodside Terrace, Polegate Road, Hailsham	Hailsham	0.05	The site is too small to yield the minimum number of units required for the assessment
816/1310	Land east of Polegate Road, Hailsham	Hailsham	0.11	The site is too small to yield the minimum number of units required for the assessment
851/1310	1 Summerhill Cottages, Summerhill Lane, Hailsham	Hailsham	0.04	The site is too small to yield the minimum number of units required for the assessment and is isolated and detached from any local facilities, amenities, public transport and the urban area of Hailsham
885/1310	Hailsham Ambulance Station, London Road, Hailsham	Hailsham	0.09	The site is too small to yield the minimum number of units required for the assessment
897/1310	Land at Peppers, Amberstone, Hailsham	Hailsham	0.95	The northern part of the site has achieved Technical Details planning consent for 2 (net) dwellings under planning reference WD/2023/1068/TD pursuant to the original permission in principle granted under planning reference WD/2022/1210/PIP, which has now been completed. The remainder of the site is too small for assessment.
910/1310	Land at Broadlands, Amberstone, Hailsham	Hailsham	0.09	The site is too small to yield the minimum number of units required for the assessment
923/1310	Land at 1 Railway Crossing Cottage, Mulbrooks, Hailsham	Hailsham	0.32	The site is too small to yield the minimum number of units required for the assessment
1035/1310	Site access at Recycling Depot, Station Road, Hailsham	Hailsham	0.08	The site is too small to yield the minimum number of units required for the assessment
1045/1310	Waldernheath, Amberstone, Hailsham	Hailsham	0.61	The site was granted planning permission for the provision of three dwellings under planning permissions WD/2021/0575/F and WD/2021/0538/F which have been completed. The remainder of the site is too small for assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

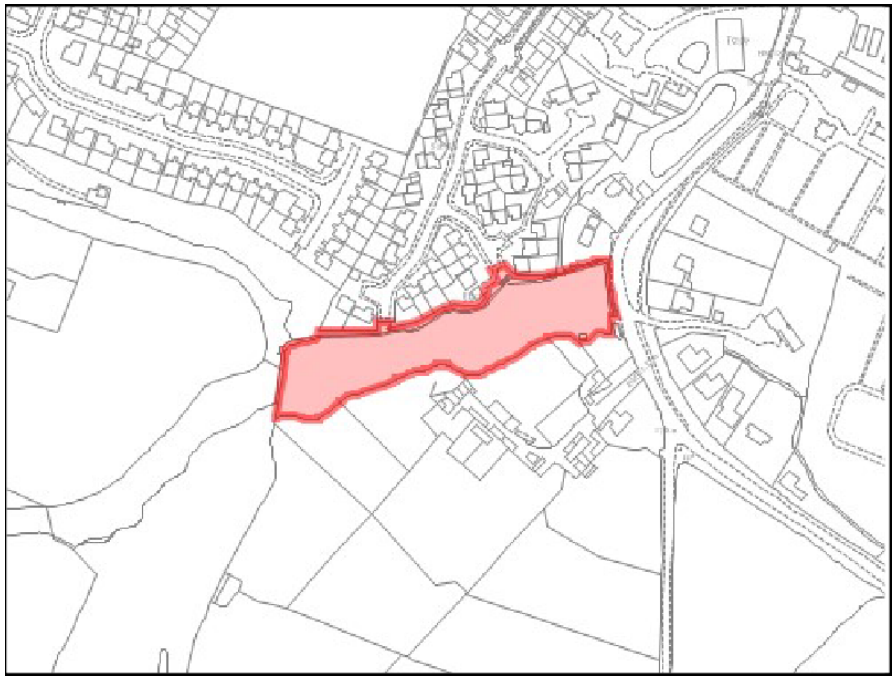
Site reference	Address	Settlement	Planning Permission Details
100/1310	Oaklands, Ersham Road, Hailsham	Hailsham	The vast majority of this site had achieved full planning permission for 169 (net) dwellings under planning reference WD/2018/2543/MAJ although the planning permission has now expired.
134/1310	Land north of Harebeating Lane, Land south of A271 at Magham Down (Site A)	Hailsham	Outline planning permission was granted for 80 (net) dwellings under planning reference WD/2023/0290/MAO, in May 2025.
135/1310	Land south of A271 and north of Harebeating Lane, Hailsham (Site B)	Hailsham	The western part of the site was granted outline permission under WD/2024/1833/MOA, alongside SHELAA site reference 328/1410, for the provision of up to 145 dwellings. Not deliverable or developable on remainder of site.
278/1310	The Flour Mill, Upper Horsebridge Road, Hailsham	Hailsham	Full planning permission for 12 (net) dwellings and employment floorspace under planning reference WD/2008/0899/MAJ, which technically commenced but was never completed.
328/1310	150 and 152 Battle Road, Hailsham	Hailsham	The site was granted outline permission under WD/2024/1833/MOA, alongside site SHELAA site 135/1410, for the provision of up to 145 dwellings, with reserved matters due by 19 November 2026.
696/1310	Land adjoining Summerhill Lane, Hailsham	Hailsham	The land north of Summerhill Lane has achieved outline planning permission for 241 dwellings under planning reference WD/2019/2692/MAO. A reserved matters planning application pursuant to the outline planning permission was granted in January 2024 under planning reference WD/2023/1924/MRM and is under construction. Remainder of site Not deliverable or developable
728/1310	Land south of Hailsham, west of Ersham Road and west of Station Road, Hailsham	Hailsham	The site has achieved planning permission for up to 700 (net) dwellings under planning references WD/2019/1864/MAO, WD/2018/0475/MAO and WD/2020/2509/MAO, which is partly under construction.
804/1310	Land off Mill Road, Hailsham	Hailsham	The site has achieved outline planning permission for up to 220 (net) dwellings under planning reference WD/2017/2956/MAO. The site was also granted planning permission for a reserved matters application pursuant to WD/2017/2956/MAO under planning reference WD/2023/0999/MRM.
808/1310	Coldthorn Barn, Coldthorn Lane, Hailsham	Hailsham	The vast majority of this site was granted outline planning permission on appeal in May 2022 for 31 (net) dwellings under

Site reference	Address	Settlement	Planning Permission Details
			planning reference WD/2020/1504/MAO. A reserved matters application, reference WD/2025/0653/MRM was approved in December 2025 for up to 30 dwellings.
963/1310	Poplar Cottage Farm (East), Amberstone, Hailsham	Hailsham	The site has been granted outline planning permission for 45 (net) dwellings under planning reference WD/2020/1690/MAO. The site is subject to a reserved matters planning permission under planning reference WD/2022/2388/MRM but work has not yet started on site.
1117/1310	Land off A271, Hailsham	Hailsham	The site has a resolution to grant outline planning permission for the provision of 29 (net) dwellings under WD/2025/0115/MAO.

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
283/1310	Land off Sandbanks Close, Hailsham	Hailsham	Flooding
916/1310	Land at Freshfields Farm, Ersham Road, Hailsham	Hailsham	Flooding
1178/1310	Land at Holme Farm, Sayerland Lane, Polegate	Hailsham	Flooding

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

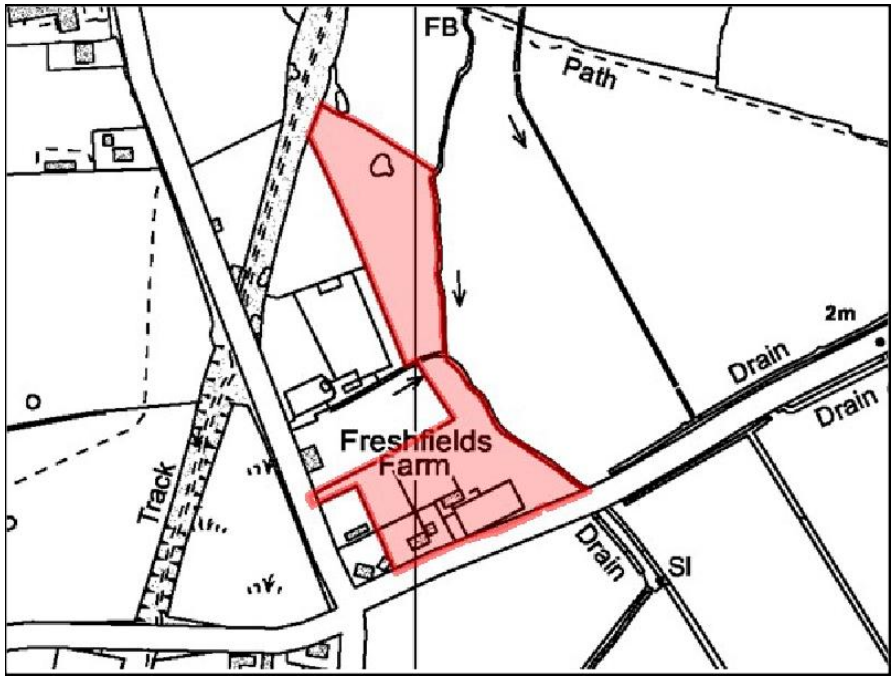
Site Reference: 283/1310
Site Address: Land off Sandbanks Close, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.78

The site comprises of former agricultural land which is now overgrown and is covered by mature vegetation to the south of Hailsham and to the south of Sandbanks Close. The site is entirely subject to high risk of flooding from pluvial flooding which is not suitable to accommodate residential development. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high landscape sensitivity to residential development due largely to the site containing priority habitat deciduous woodland. The site forms part of an attractive and well located "green corridor" on the southern fringe of Hailsham which provides important visual amenity for residents and contributes biodiversity and nature conservation value to the surroundings. The site provides an ecological link with the adjacent ancient woodland located to the west of the site. The removal of vegetation and mature trees in this location is not considered suitable due to both their amenity and biodiversity value.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Yes	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

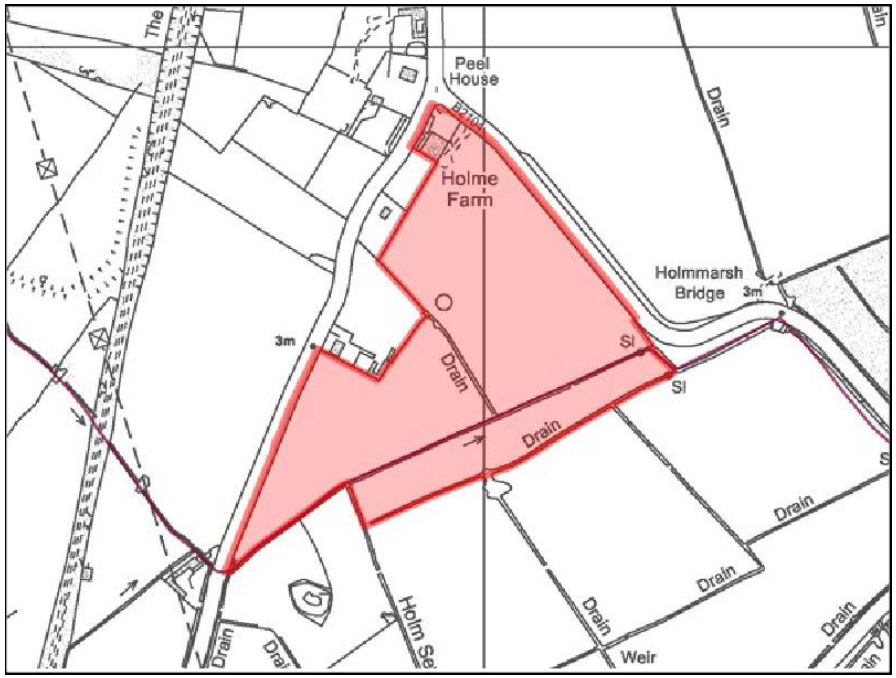
Site Reference: 916/1310
Site Address: Land at Freshfields Farm, Ersham Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.63

The site comprises of a residential dwelling and land used for equestrian purposes with associated outbuildings located to the south of Hailsham and to the east of Ersham Road. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, with some priority habitat floodplain grazing marsh, a key sensitivity of the wider landscape assessment unit, being present on site. A Scheduled Ancient Monument (Saltmarsh Medieval Farmstead) is located to the east of the site, and this would require consideration if development was ever to come forward. However, the site lies almost wholly within future Flood Risk Zone 2 and 3 (as defined by the SFRA) and is significantly affected by surface water flood risk. The site is therefore considered unsuitable for residential development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Yes	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1178/1310
Site Address: Land at Holme Farm, Sayerland Lane, Polegate
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 8.09

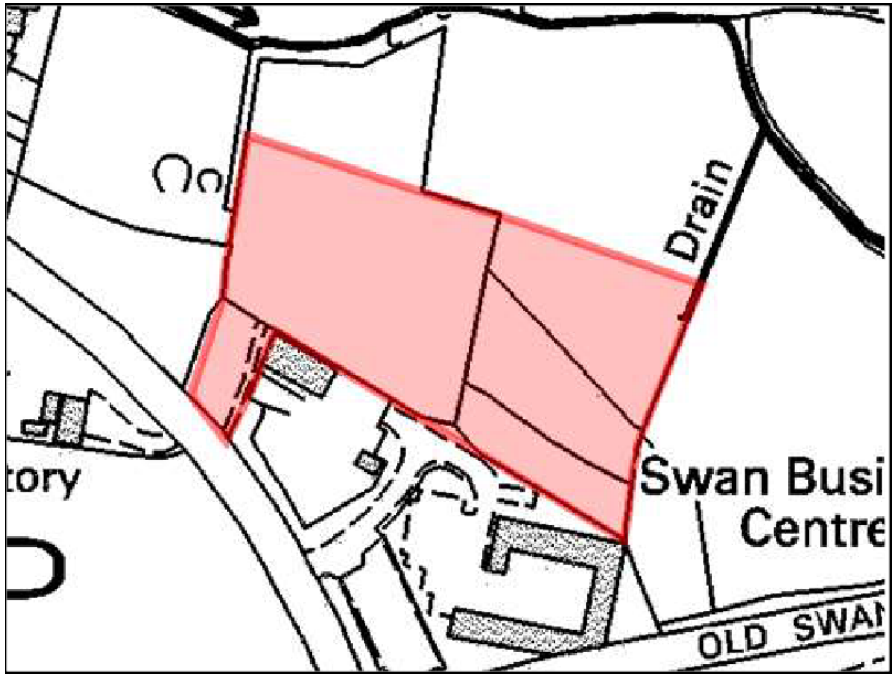
The site is formed of agricultural land and associated buildings located in the countryside to the south of Hailsham. The site is situated in an isolated location and is visually and functionally separate from Hailsham and Polegate and is therefore remote from facilities, services and public transport. The site is accessed via Sayerland Lane (although it also aligns with the Ersham Road to the east) which is a rural road with no public footpaths with little scope to improve this. The site, excluding the existing buildings to the north of the site lies wholly within Flood Risk Zone 2, whilst the southern half of the site is within Flood Risk Zone 3 with the entirety of the site being within Flood Zone 3a with climate change. It is also significantly affected by pluvial flooding. The site is therefore unsuitable for residential development. In addition, the development of the site would appear out of keeping with and have a detrimental impact upon the landscape character of the surrounding countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Yes	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 052/1310
Site Address: Former Southern Water Sewerage Works, Station Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.63

The site comprises grassland, hedgerow and trees and is located to the northwest of Old Swan Lane/Station Road to the south of Hailsham, a sustainable settlement as defined by the settlement hierarchy. The site lies within a largely commercial/industrial area and there is potential for vehicular access to be provided to the site although pedestrian access may be limited. A transport assessment would be required to assess whether a suitable vehicular access could be created via Swan Barn Road (although this is used heavily by the Waste and Recycling site to the south). The site contains a former sewage treatment works and therefore further contamination investigation and remediation works may be required. A further assessment would be required to assess odour impact from the wastewater treatment works, which is located a short way beyond the site's southern boundary. It is noted that a previous planning application was withdrawn with objections on odour impact still outstanding for housing development. There would also be significant noise issues to potential occupiers of residential dwellings on site due to adjacent employment uses to the southwest. Due to these issues, residential development is not suitable, but employment uses may be suitable, as an extension to the existing development immediately south of the site. However, at this stage, without detail on achieving on a suitable and safe access, no further development could be supported. Any development also need to provide appropriate evidence to address the contamination and odour issues on site.

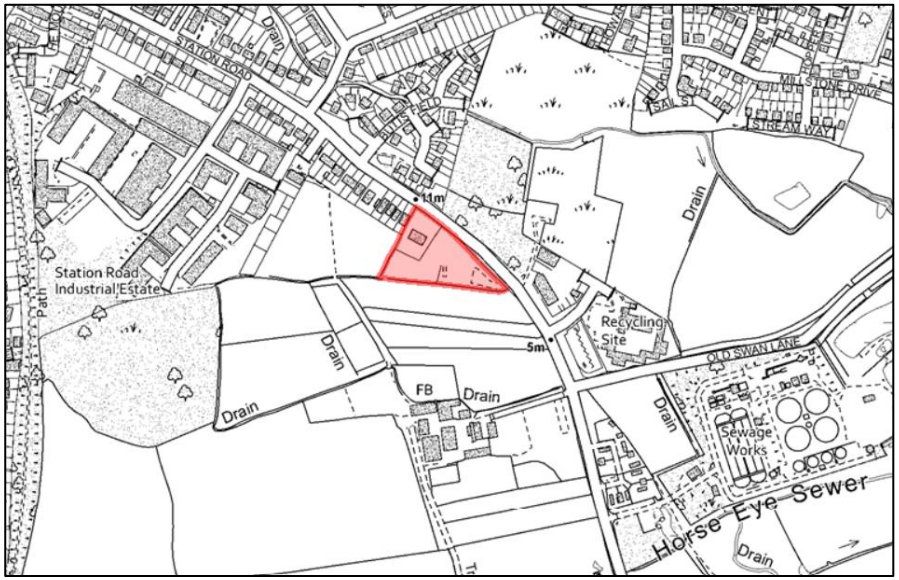
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 091/1310
Site Address: Wellfield, 154 - 156 Station Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.63

The site comprises of a residential dwelling, garden and disused employment use situated at the end of the residential development along Station Road. The site, excluding the existing dwelling was granted outline planning permission for 12 (net) dwellings under planning reference WD/2020/1596/MAO in December 2022. The site was also, more recently granted outline planning permission for 9 (net) dwellings under planning reference WD/2023/0699/O but no valid reserved matters application has been submitted to progress that. Therefore, the site no longer benefits from planning permission. Notwithstanding the above, the site is located in a sustainable location, with access to employment/education/shopping opportunities in Hailsham and is bound by residential development. Subject to securing a suitable layout and addressing on site constraints, residential development is likely to be suitable. An application for a permission in principal was refused under WD/2025/1701/PIP and subsequent appeal was dismissed for the provision of up to 9 dwellings on a technical matter (the inability to attach conditions to a PiP) rather than the principle of development at this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

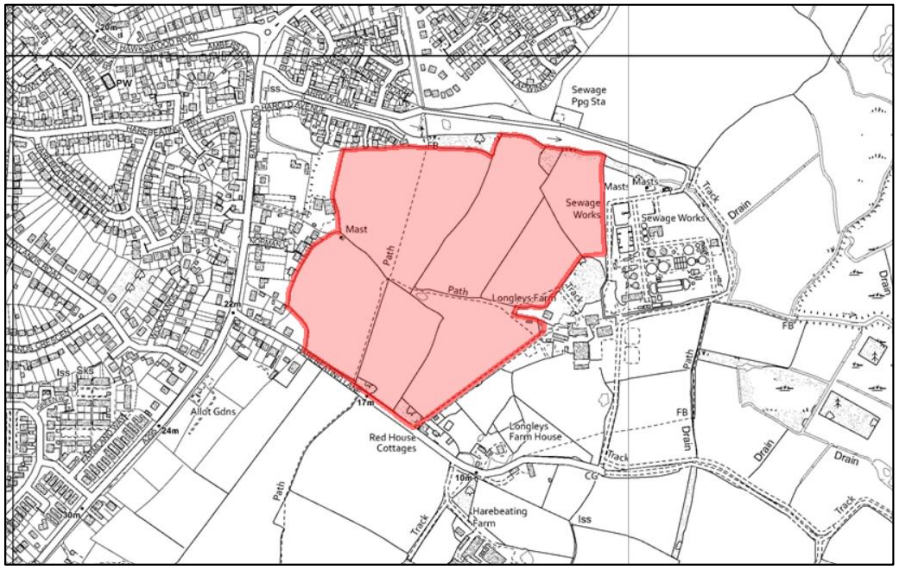
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: -9	Year 6-10:	Year 11+:

Total Capacity: 9



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 135/1310
Site Address: Land south of A271 and north of Harebeating Lane, Hailsham (Site B)
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 16.09

Note: Site with partial outline planning permission. The site is situated at the northeast fringe of Hailsham and lies in a semi-rural area, surrounded to the north and east by extensive pasture, beyond which is the open landscape of the Pevensey Levels and to the west by existing residential development along Battle Road. The site is comprised of a number of fields of grazing/pasture with hedgerows and mature trees along field boundaries. The Pevensey Levels SAC and Ramsar Site sits to the east of the site. A dwelling, Longley Farmhouse is Grade II listed and is located to the east of the site and Whiteoaks and Harebeating Windmill, both Grade II listed, are located to the west. The centre of the site is crossed by a public right of way travelling north to south with another running east to west along the southern boundary. The site contains a small pond to the centre, is crossed by overhead wires and has a telecommunication mast on the western edge. Both the sites. southern and northern parts slope towards the centre of the site to form a ridge. This part of the site is significantly exposed with long distance views provided across much of the surrounding landscape, including long views to Grade I listed church of St Mary Virgin in the historic core of Hailsham. The 2023 Landscape Sensitivity Assessment states that this site has a moderate sensitivity to residential development. The assessment confirms that the western parts of the site are more visually enclosed within the wider landscape and have a greater relationship with the existing settlement edge. Therefore, development should be located on those parts of the site, as well as being away from the ridge in the central part of the site to avoid long views to historic core of Hailsham. The developable area has been reduced accordingly as any development would need to protect the landscape character and ecological value of the Pevensey Levels. The site is also bounded by a sewage treatment works to the northeast and odour mitigation for a residential development of this nature may not be possible, particularly in the northern and eastern part of the site, restricting the developable area further The western part of the site was granted outline permission under WD/2024/1833/MOA, alongside SHELAA site reference 328/1410, for the provision of up to 145 dwellings... Previous applications on the site (WD/2023/1684/MOA) on the site has demonstrated that the remainder of the site would not be suitable to accommodate residential development due to odour constraints. The remainder of the site without extant permission is therefore unsuitable for development

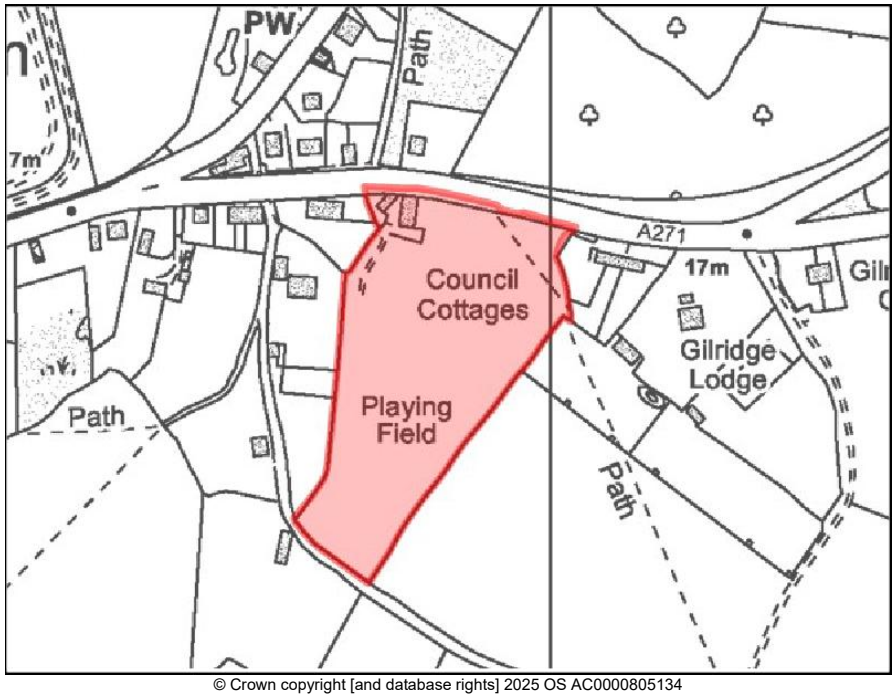
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No (in part)
Employment Suitability: No (in part)
Availability: Yes
Achievability: Yes

Conclusion

Remainder of the site not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 184/3110
Site Address: Land adjoining the former Red Lion Public House, New Road, Magham Down
Settlement: Magham Down
Parish: Hailsham
Site Area (ha) Gross: 2.22

The site comprises of a large field located in the centre of Magham Down and to the south of the A271. The southern part of the site is used as a playing field (with football pitch and goals) and therefore development would only be suitable on this part of the site subject to paragraph 104 of the NPPF. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site contributes to the rural setting of Magham Down and there are far reaching views southwards in the southern part of the site towards the South Downs National Park. The site's open character also increases landscape sensitivity to development. The development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The location of the site within Magham Down, which has limited facilities and where most journeys would be made by private motor vehicle, is also not considered sustainable for large scale residential development. Small scale frontage development for the construction of two residential dwellings on the site's northeastern boundary under planning reference WD/2018/0719/RM has already taken place. The site benefits from an existing vehicular access to the A271. However, a transport assessment would be required to establish whether a suitable vehicular access can be achieved from the A271.

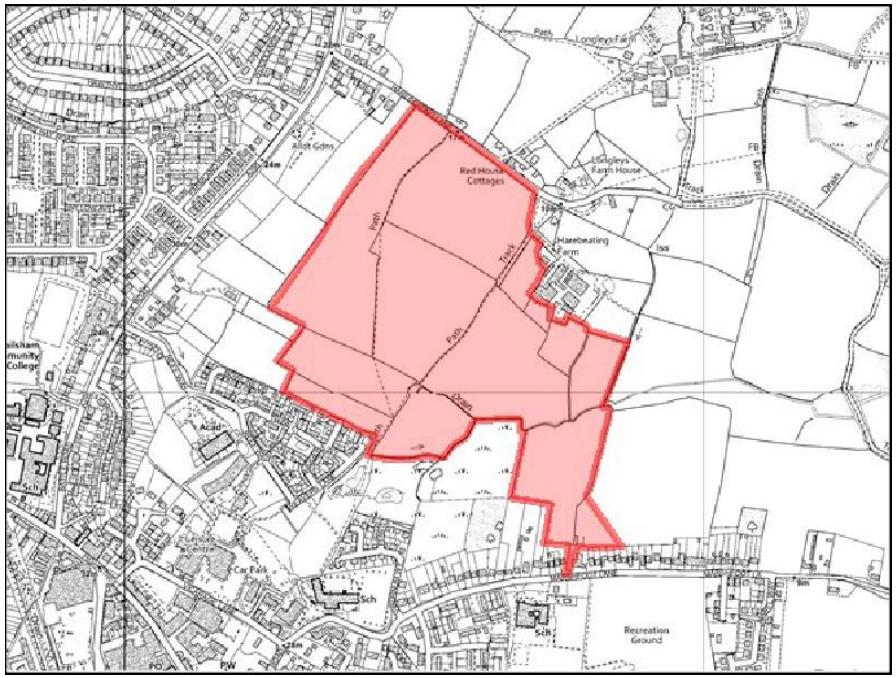
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 197/1310
Site Address: Land east of Battle Road, Harebeating Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 24.38

This is a substantial site comprising of several fields used for agricultural purposes. The topography is undulating but slopes towards the Pevensey Levels. The site is located to the east of the existing built-up area of Hailsham in a rural area and is surrounded to the north and east by extensive pasture, beyond which is the Pevensey Levels. Development would be unsuitable on the eastern part of the site located within Flood Zone 3. Much of the site is widely visible due to its elevated position in the landscape. The western edge of the site adjacent to Battle Road is less visually sensitive due to its association with the existing built edge along the road. The north Hailsham wastewater treatment works are located to the north of the site and further odour assessment would be required to determine any impact on proposed development and any mitigation measures incorporated into any design. Harebeating Farmhouse (Grade II listed) is located adjacent to the eastern boundary of the site and any impact on the setting should be taken into account in any development scheme. The 2026 Heritage Impact Assessment considers that development could potentially have a moderate level of harm on the semi-rural setting of the listed building. The Assessment proposes several mitigation measures to reduce potential harm including the retention of established trees, bushes and hedgerows and containing development to the southern fields and western parts of the site. Further transport assessment would be required to establish suitable vehicular and pedestrian access to the site and the impact any development would have on the wider highways network and Hailsham Town Centre.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

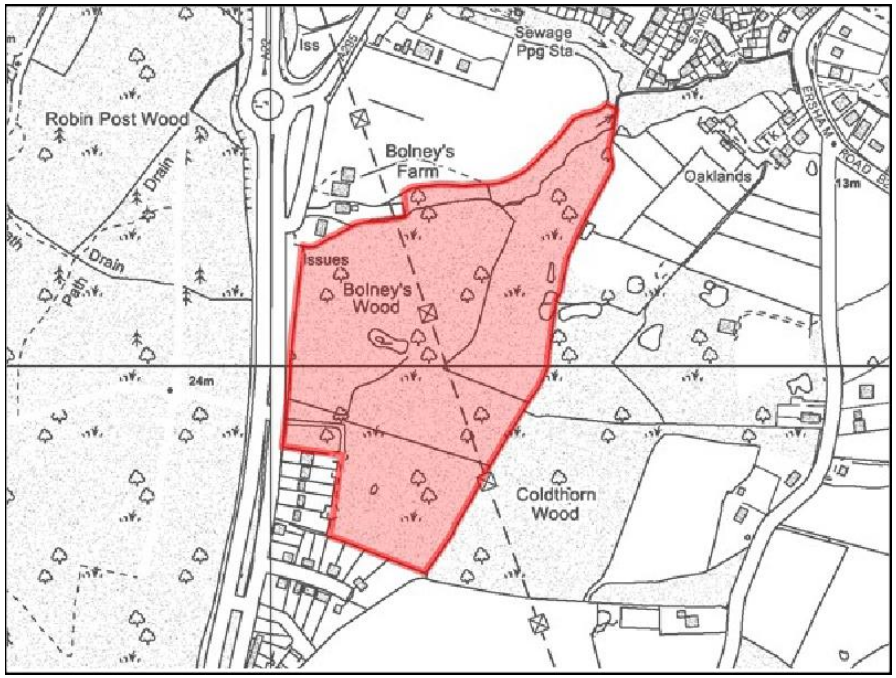
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 30	Year 6-10: 250	Year 11+:20	Total Capacity: 300



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 210/1310
Site Address: Bolney's Wood, east of A22, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 9.46

The site is formed of dense woodland, approximately half of which is categorised as ancient woodland, located to the southwest of Hailsham and to the east of the A22. The site forms part of a larger area of woodland adjacent to the north and east of the site. Due to the presence of the ancient woodland of Bolney's Wood, the 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. A high voltage electricity pylon line bisects the site from southeast to northwest. There is a group Tree Protection Order (TPO) which is adjacent to the A22 in the west of the site. The site is considered unsuitable for development. This site is also assessed under SHELAA submission 1115/1310.

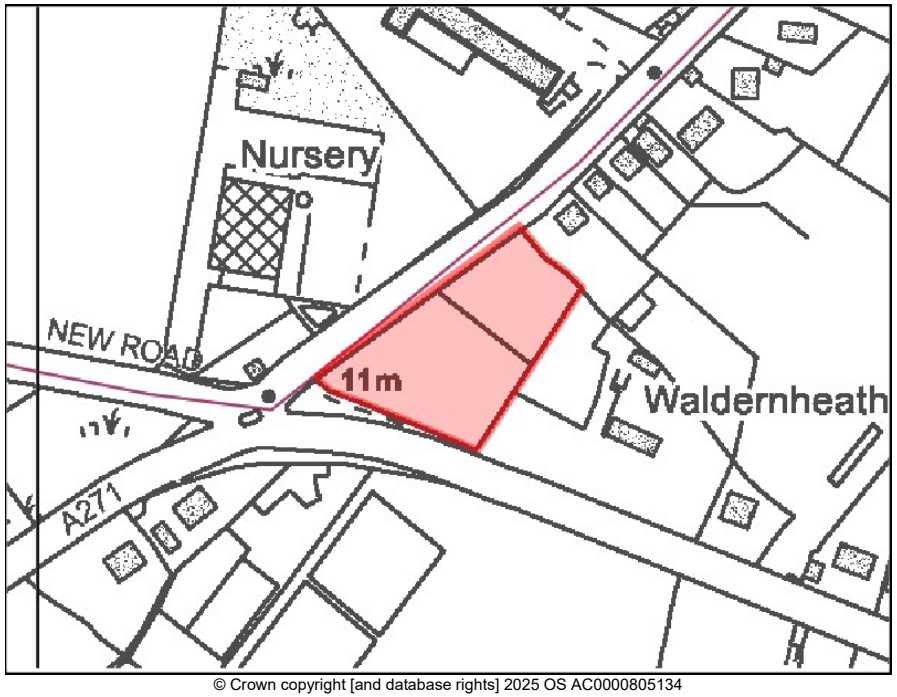
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 252/1310
Site Address: Land adjoining Waldernheath, Amberstone, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.53

This site comprises of agricultural land located in a semi-rural location to the northeast of Hailsham and to the west of Magham Down. Whilst the site is outside of the built-up area for Hailsham, it is surrounded by residential and other development and is in relatively close proximity to the town. The site has some access to public transport in the form of buses, subject to resolution of how pedestrian access and safe crossing could be provided. Low density linear frontage development is located to the north of the site along the A271. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, due to there being no historic features or priority habitats within the site and its semi-enclosed character. However, there are severe problems with creating a suitable vehicular access to serve new development in this location due to the site's proximity to the junction that connects New Road, the A271 and Featherbed Lane including poor visibility splays along the A271. This would need to be addressed as part of any proposed development scheme and development is unsuitable until this matter can be addressed.

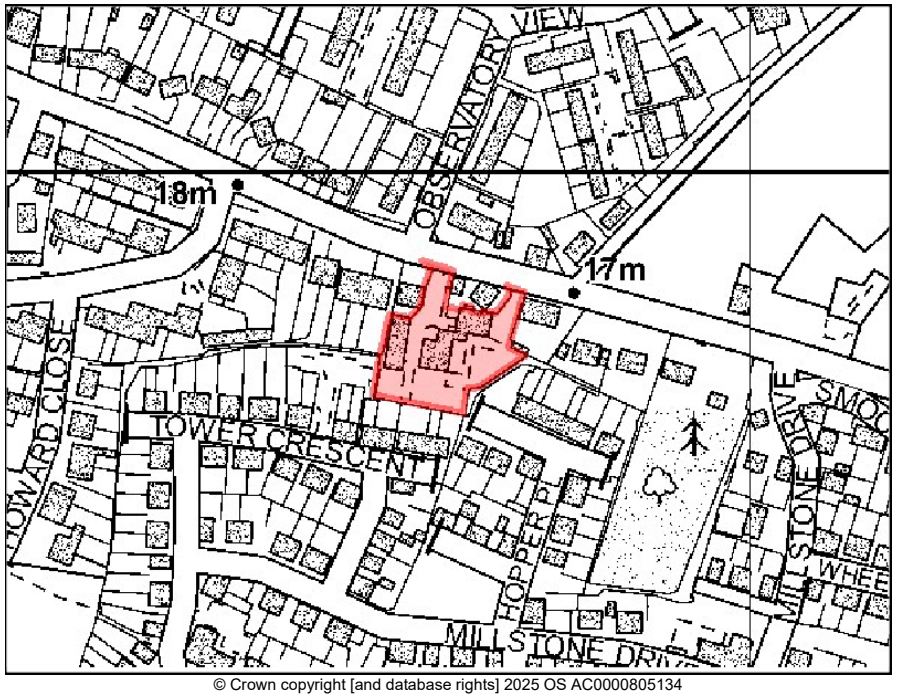
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 294/1310
Site Address: Hamlins Mill, Mill Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.24

The site comprises of commercial workshops located adjacent to the urban edge of east Hailsham and to the south of Mill Road. The land to the south of the site was granted planning permission under reserved matters for 165 dwellings under planning reference WD/2017/1708/MRM, which has now been constructed. Structural landscaping would be required to reinforce boundary screening and to protect the amenities of surrounding residential dwellings. The site would appear to be able to create an improved vehicular access suitable to serve the site. Development of this site would involve the loss of the existing employment land, the need for which would be required to be assessed by the Council against development plan policy and as part of the Local Plan.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

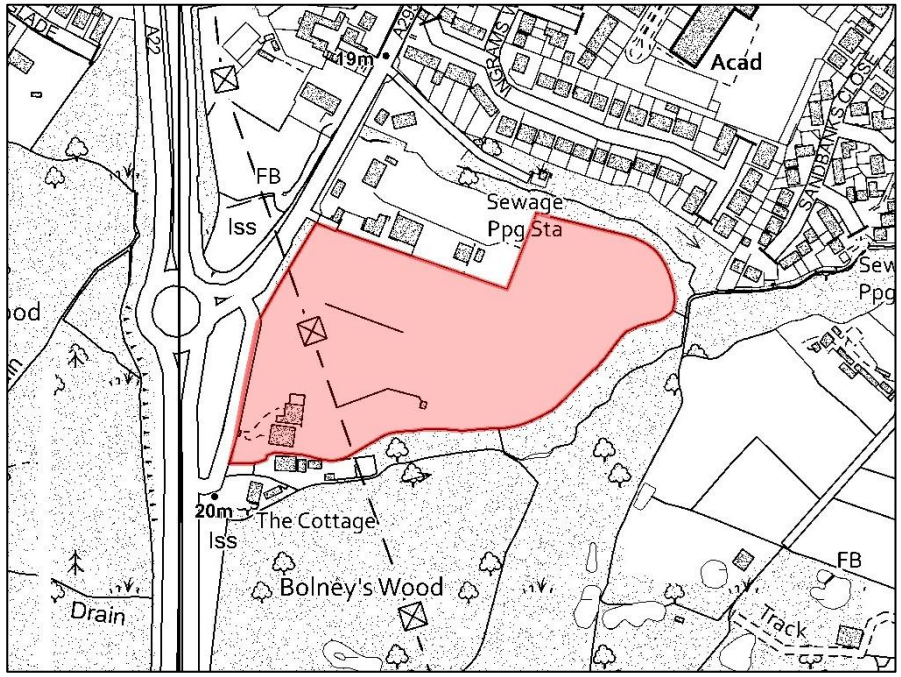
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	Year 11+: 6

Total Capacity: 6



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 305/1310
Site Address: Bolneys Farm, South Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 3.67

The site comprises of agricultural fields and buildings located to the east of the Eagles roundabout that connects the A22 with the A295, adjacent to the southwestern edge of Hailsham. A significant constraint to development of this site is the lack of a suitable vehicular access point onto the A295, due to traffic speeds and the proximity of the existing roundabout. The site would not be able to form an access directly onto the A22 as this would not be feasible. Further assessment would be required to establish whether a suitable vehicular access could be achieved to service development on this site, particularly from the A295 (South Road) on its northwestern boundary. This would need to be considered in terms of its compatibility with the Major Road Network (MRN) works on the Eagles Roundabout also. East Sussex Highways note that additional bus stops would be required closer to the site to support sustainable transport modes. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development in part due to its enclosed character and proximity to the A22 and Hailsham. However, ancient woodland is located adjacent to the site's southern, eastern and northern boundaries and a suitable buffer would be required. Furthermore, existing vegetation and hedgerows on site boundaries should be retained and enhanced to ensure their continued contribution to the existing green infrastructure network to the south of Hailsham. The presence of high voltage electricity pylons bisecting the site from southeast to northwest should also be considered as part of the design of any scheme. The existing landscape buffering on the site should be protected and enhanced to reinforce existing field boundaries.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

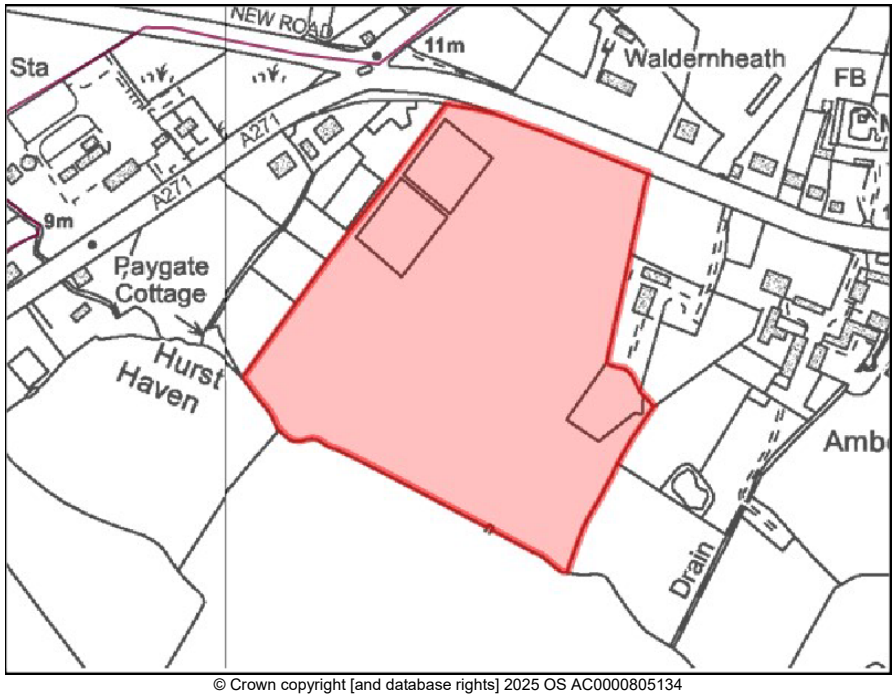
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: 60	Year 6-10:	Year 11+:

Total Capacity: 60



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 308/1310
Site Address: Amberstone Grange, Amberstone, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 4.98

The site comprises an area of grazing paddocks associated with Amberstone Grange located at the northeastern fringe of Hailsham, south of the A271 at Amberstone. A dwelling, Amberstone Grange, is Grade II listed and is located to the east of the site. The site forms part of the attractive landscape setting of Hailsham located on the edge of open countryside (Pevensey Levels) and is surrounded by arable land and pasture. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development in part due to the rural setting it provides to Hailsham and its visual connection to the Pevensey Levels to the east. Development at this location would therefore be out of keeping with the surrounding area. The southern part of the site is within Flood Zones 2 and 3 and at risk of pluvial flooding and as a result, residential development is precluded in that area, and this severs the site from other potential sites off the A271 and the main areas of Hailsham. It is also unlikely that the site would be able to provide a satisfactory vehicular access without the use of adjacent land and significant highway management measures which is likely to affect development viability.

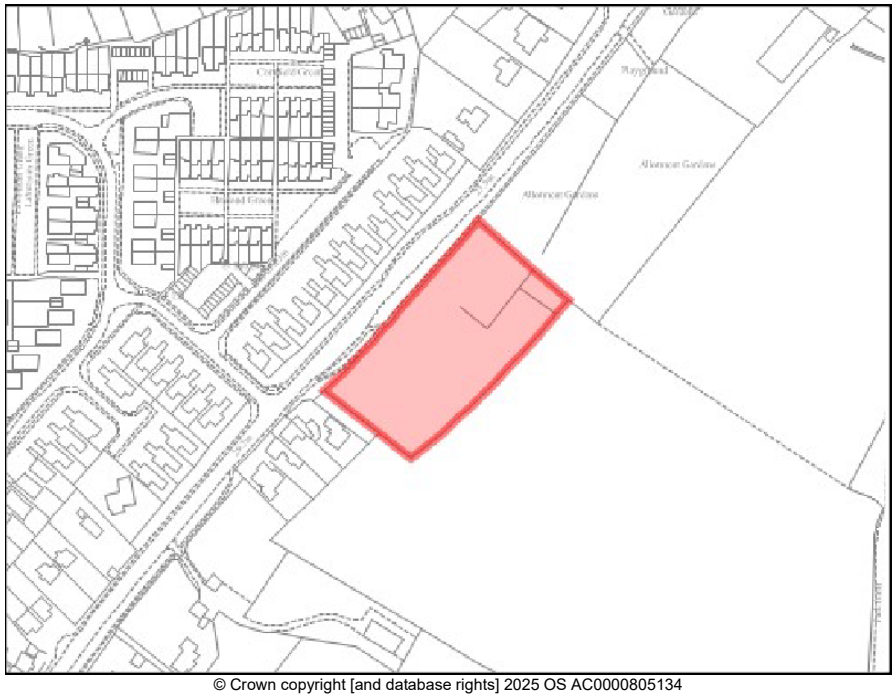
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 313/1310
Site Address: Land adjacent Pattenden Farm, Battle Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.69

The site comprises of a small parcel of agricultural land to the east of the urban fringe of Hailsham and to the east of Battle Road. The site is well located in relation to services and facilities in Hailsham. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and therefore some mitigation measures and careful scheme design would be required if development were to come forward. This would include the retention and enhancement of a number of hedgerows and trees located within the site and along its boundaries. Vehicular access could be achieved from Battle Road. A full transport assessment, to include modelling, would be required to assess the impact of the development. Development of this site would also need to take account of the likely impact of road noise and include necessary mitigation in the design and layout of the scheme. Other sites in the immediate vicinity have been identified in the SHELAA as suitable, and this site could be considered comprehensively with those other sites. The site has been submitted as a planning application (in conjunction with the SHELAA site to the east under reference 521/1310) for 95 net dwellings under planning reference WD/2019/2685/MAJ, and received a resolution to grant permission. The application was subsequently withdrawn.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

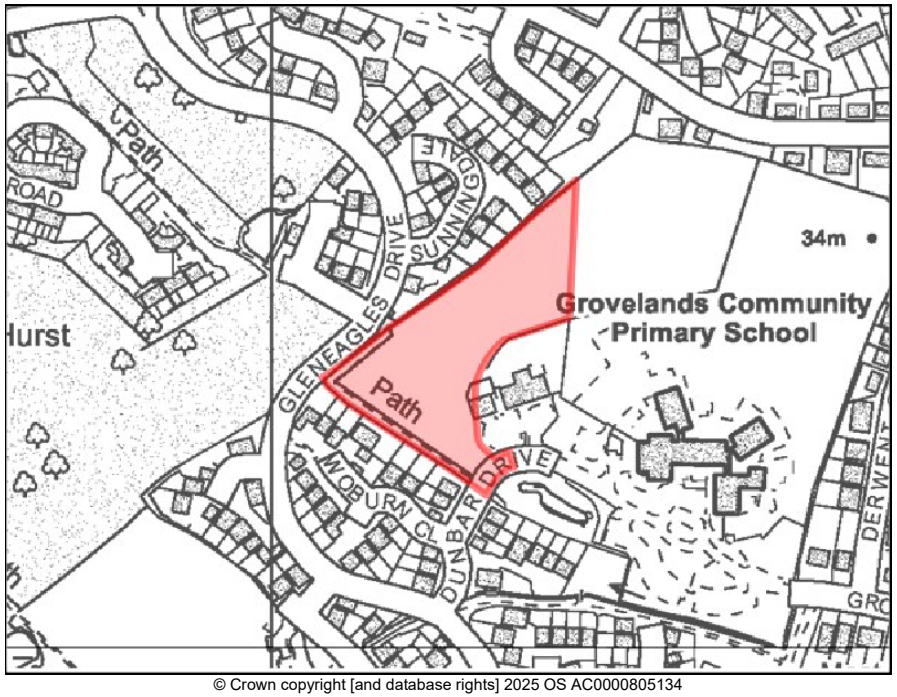
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 15

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 384/1310
Site Address: Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.1

The site comprises of open space (known as Sunningdale Close Field) to the north and west of Grovelands Primary School that is situated to the west of Hailsham. This site previously achieved outline planning permission for up to 40 residential (net) dwellings under planning reference WD/2016/0348/MAO, but this has since lapsed. The site is situated within the existing development boundary of Hailsham and lies in close proximity to public transport, services and amenities. The retention of trees and hedgerows which currently screens the site should be retained as part of any scheme, particularly those that are protected by a TPO along Gleneagles Drive. There is currently no vehicular access to the site, however, this can be achieved as previously demonstrated in the approved planning permission. The loss of this open space would need to be carefully considered in the context of the Local Plan process but has previously been agreed to be released as part of the approved planning permission.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

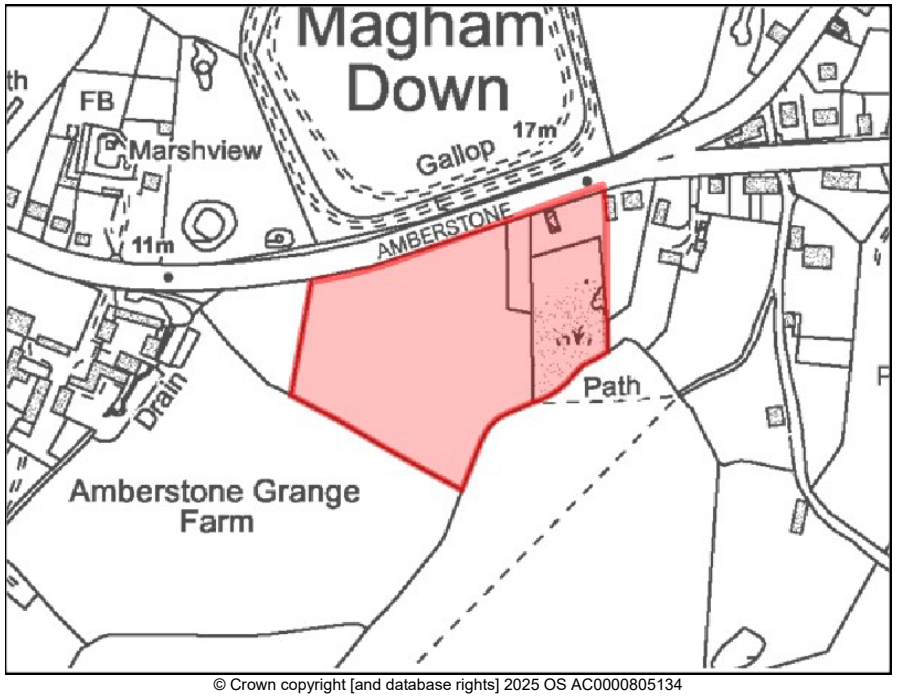
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	**Year 11+:** 30

Total Capacity: 40



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 391/3110
Site Address: Land adjoining Onslow House, New Road, Magham Down
Settlement: Magham Down
Parish: Hailsham
Site Area (ha) Gross: 2.13

The site is formed of agricultural land located to the west of Magham Down and south of the A271 at Amberstone. The site is crossed by a High-Pressure Gas Main, which would make the site difficult and potentially costly to develop. The site is visually and functionally separated from Magham Down or Hailsham and development would not relate well to the existing built form of either settlement. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, and it plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down, as well as contributing to the rural setting of Magham Down to the east. Housing development would appear out of keeping and have a detrimental impact upon the rural character and appearance of the countryside to the south.

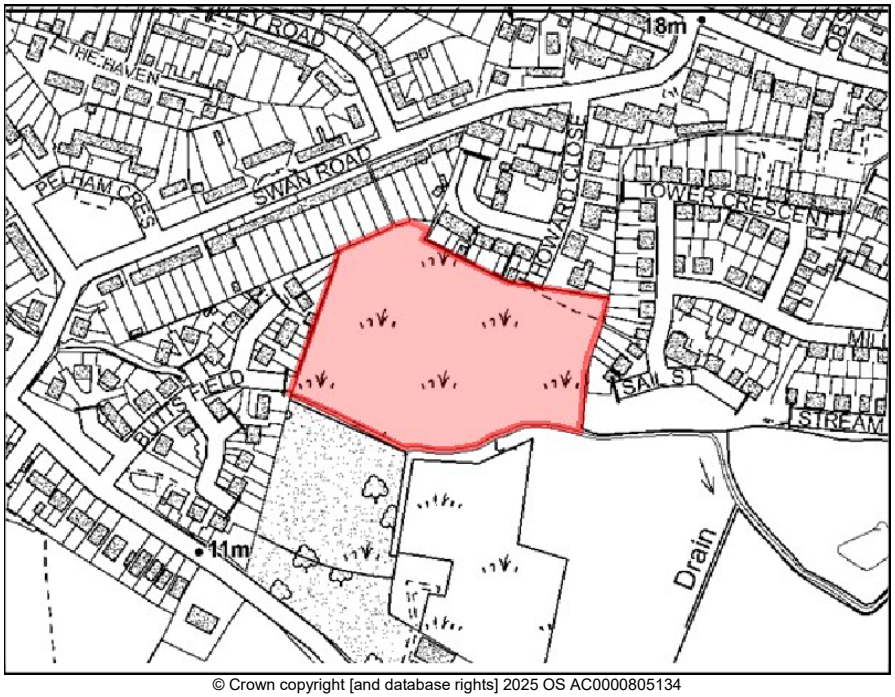
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 454/1310
Site Address: Land south of Howard Close, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.8

The site comprises grassland with some trees on the southern edge of Hailsham, south of Howard Close. It formed part of a withdrawn outline application (WD/2018/2708/MAO) for 140 net dwellings with SHELAA sites 724/1310 and 052/1310. Adjacent to existing housing, further residential development would have limited wider landscape impact. The 2023 Landscape Sensitivity Assessment identifies the site as having low to moderate sensitivity to residential development due to its proximity to Hailsham and influence from urban fringe and commercial activities. Development should retain existing vegetation where possible and be carefully designed to integrate with surrounding development. A transport assessment would be required to assess whether a suitable access could be created via the existing estate development (using Butts Field or Howard Close), but it is considered that there are options to achieve this. A water course runs above ground to the west side of the site and runs to the south, forming the sites southern boundary. The southern part of the site is at risk of surface water flooding; therefore, a suitable drainage system would be required as part of any development to overcome this constraint. A further assessment would be required to assess odour impact from the wastewater treatment works which is also located beyond the site's southern boundary. It is noted that the planning application was withdrawn with objections on odour impact still outstanding, but this related to the sites to the south and east of 454/1310, particularly given that residential development has been approved and built to the east of this SHELAA site. Given the above, the site is considered suitable. At the time of writing, a planning application seeking outline planning permission for 36 units, reference WD/2024/0342/MAO, is pending consideration.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

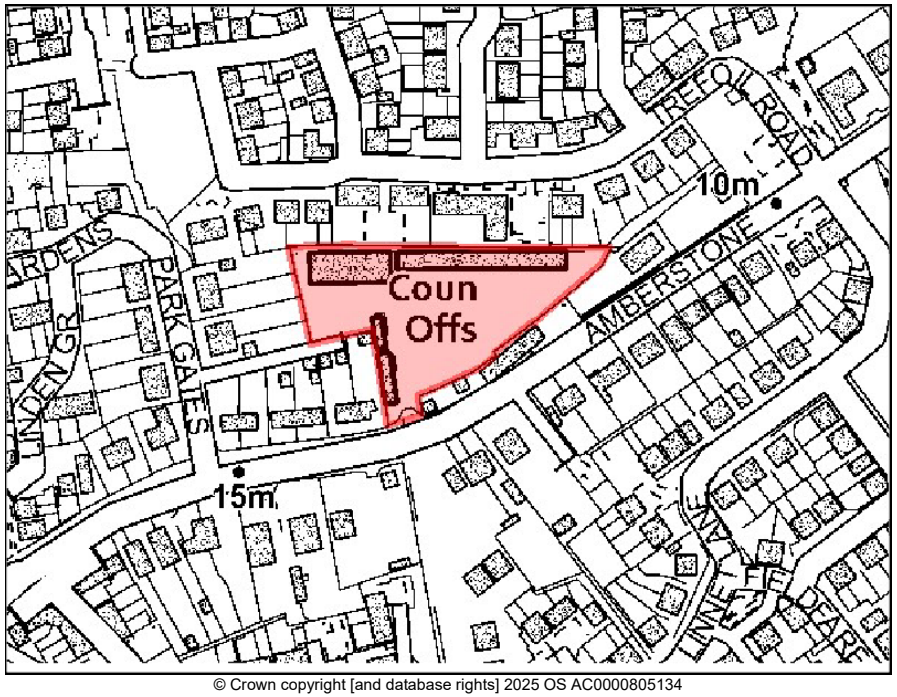
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: 40	Year 6-10:	Year 11+:

Total Capacity: 40



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 461/1310
Site Address: Amberstone Council Depot, Amberstone, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.58

The site is comprised of brownfield land used as a council depot to the north of Hailsham with access from the A271. There are pylons running along the southern boundary of the site, which will need to be considered as part of any scheme design. It is likely that intrusive ground investigation will be required to understand what remediation works may be required to remove any contamination from the site arising from its current use. Development of this site for housing would involve the loss of the existing employment land, the need for which would need to be assessed by the Council against development plan policy and as part of the local plan process.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

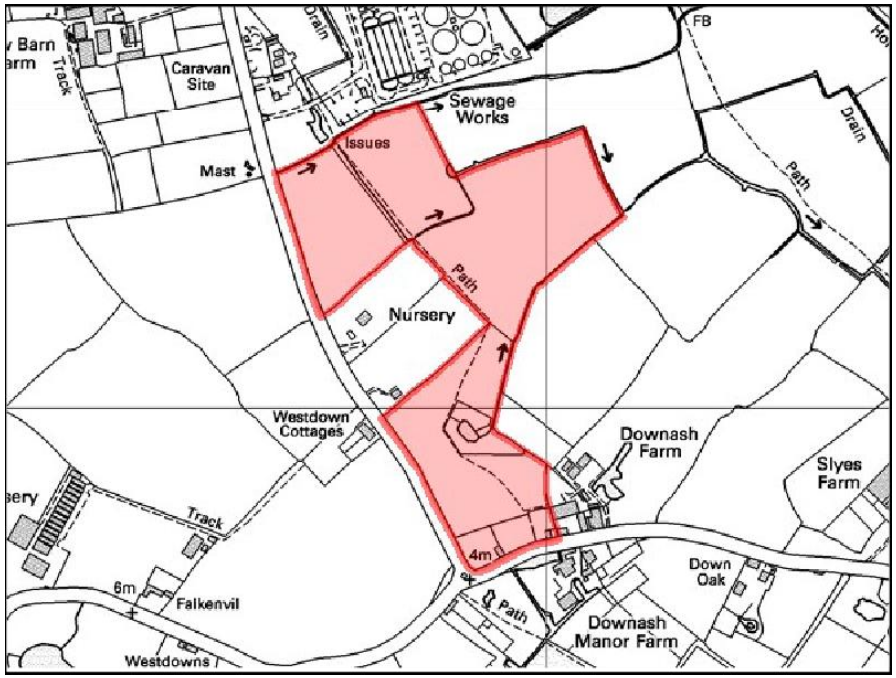
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 5	**Year 11+:** 10

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 497/1310
Site Address: Land off Station Road/Rickney Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 8.27

The site comprises of pastureland located in the countryside to the southeast of Hailsham and to the east of Rickney Lane. The site is visually and functionally detached from Hailsham and is therefore somewhat remote from local services, facilities and public transport it provides. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, due to the rural character of the site, considerable coverage by priority habitat floodplain grazing marsh and its close proximity to a Grade II listed building, Downash, which is located to the southeast of the site. The eastern part of the site is within Flood Risk Zone 2, which restricts residential development in this location. The site is also adjacent to the Hailsham South Wastewater Treatment Works to the north that sits along Old Swan Lane. It is likely that the northern part of the site will be subject to significant constraint forodour impact.

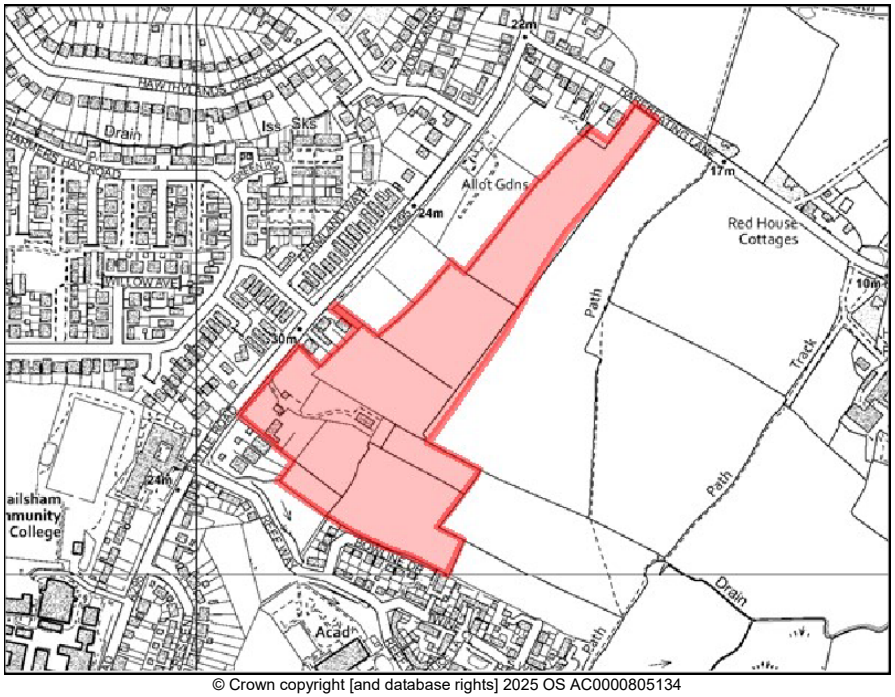
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 521/1310
Site Address: Land to the east of Battle Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 6.45

The site comprises of a series of agricultural fields and an existing residential dwelling and garden located adjacent to the urban edge of Hailsham, to the east of Battle Road and is close to the Town Centre and associated amenities. Two Grade II listed buildings, Yew Tree Cottage and Harebeating Windmill, lie to the southwest and northwest of the site, and their setting should be considered in any scheme. The 2026 Heritage Impact Assessment identifies the potential for moderate harm to their semi-rural setting and recommends mitigation, including retaining established trees, bushes and hedgerows and focusing development within the southern fields and western parts of the site. he 2023 Landscape Sensitivity Assessment identifies the site as having moderate sensitivity to residential development, with the southern part particularly visible in longer-distance views. Any development would need to protect the ecological value of the nearby Pevensey Levels Ramsar site and SAC. As the northern part of the site lies within 500m of Hailsham North Wastewater Treatment Works, further assessment and any necessary mitigation would be required. Although the site is currently accessible from both Harebeating Lane and Battle Road, vehicular and pedestrian access would need to be improved to accommodate the scale of development envisaged, with vehicular access from Battle Road. A full transport assessment, to include modelling, would be required to assess the impact of development. There is potential to access the site over adjacent third-party land which has been identified in the SHELAA and the current planning application. Other potential housing sites in the immediate vicinity have been identified as suitable in the SHELAA and this land could be considered comprehensively with those other sites, including access points onto Battle Road. The vast majority of the site, excluding the existing residential dwelling and associated curtilage was subject to a full planning application for 95 dwellings under planning reference WD/2019/2685/MAJ with a proposed vehicular access from Battle Road (SHELAA site 313/1310). That application received a resolution to grant planning permission, before the application was subsequently withdrawn.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

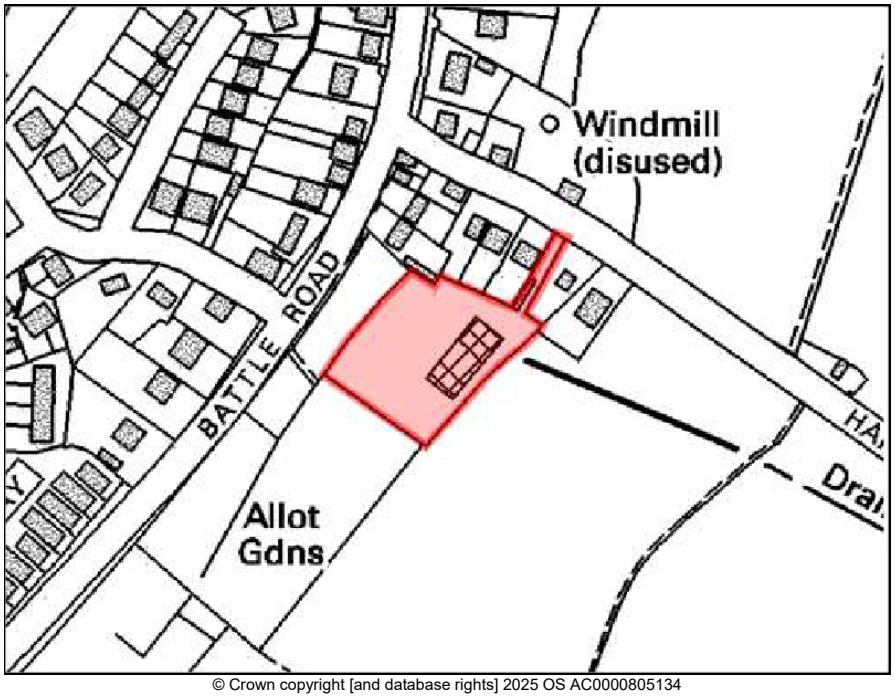
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 85

Total Capacity: 85



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 524/1310
Site Address: Land at Harebeating Nursery, Harebeating Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.51

The site comprises of greenfield land and a small number of outbuildings associated with a former horticultural nursery located to the south of Harebeating Lane. The site is in a sustainable location, visually and functionally well connected to the settlement of Hailsham and its associated facilities, amenities and public transport. The site is currently accessible from Harebeating Lane, however, a transport assessment, to include modelling would be required to assess the impact of development and whether the lane can be upgraded, and a suitable access can be achieved. There may be the potential to access the site over adjacent third-party land which has also been identified in the SHELAA under reference 521/1310. Some contamination may exist on the site given the site's former horticultural nursery use, which may require investigation together with remediation measures. The Hailsham North Sewage Treatment Works lies to the northeast of the site and further investigation would be required to assess any impact upon amenity, together with mitigation measures if required. Other potential housing sites in the immediate vicinity have been identified as suitable in SHELAA and this land could be considered comprehensively with those other sites. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity as the site is well enclosed, with residential development on both sides, which reduces rural. character. Development here would have minimal visual impact on the wider landscape. However, additional screening would be required on the northeastern boundary to protect the residential amenity of existing dwellings

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

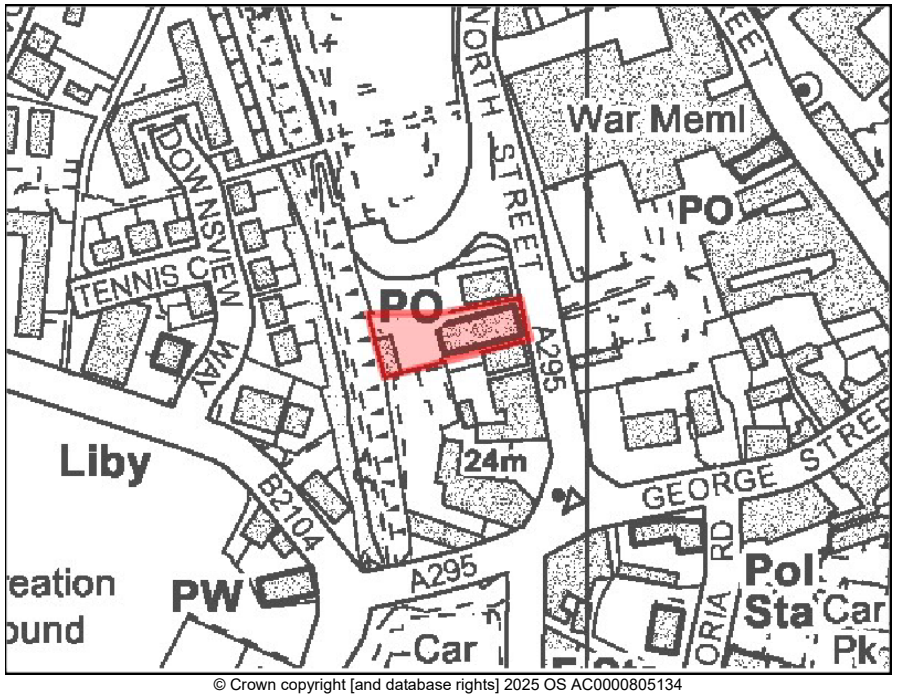
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 10

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 621/1310
Site Address: Land at Hailsham Delivery Offices, 11 North Street, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.14

The site currently comprises of the Royal Mail delivery offices and is located within Hailsham Town Centre. The site is in a highly sustainable location for development and benefits from close proximity to existing services, amenities and public transport available in Hailsham. The site has the potential to be well integrated into the existing settlement and development would not be harmful to the wider landscape. A suitable vehicular access already exists to the site from North Street and could be improved through redevelopment. The site is bounded by the Hailsham Conservation Area to the south, the character of which should therefore be considered as part of any development. The Heritage Impact Assessment 2026 considers that as a twentieth-century commercial building with a loosely classical frontage within a town-centre setting, the site makes a minor contribution to the setting of the conservation area and that as long as new development meets the prevailing building height, and a design that retains the historic front elevation of the existing building and interior fixtures of interest, there would be no impact on Hailsham Conservation Area, because the site already sits within an urban context. This however would be dependent on the final design of the scheme that comes forward. The development of this site for residential uses would involve the loss of existing employment land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

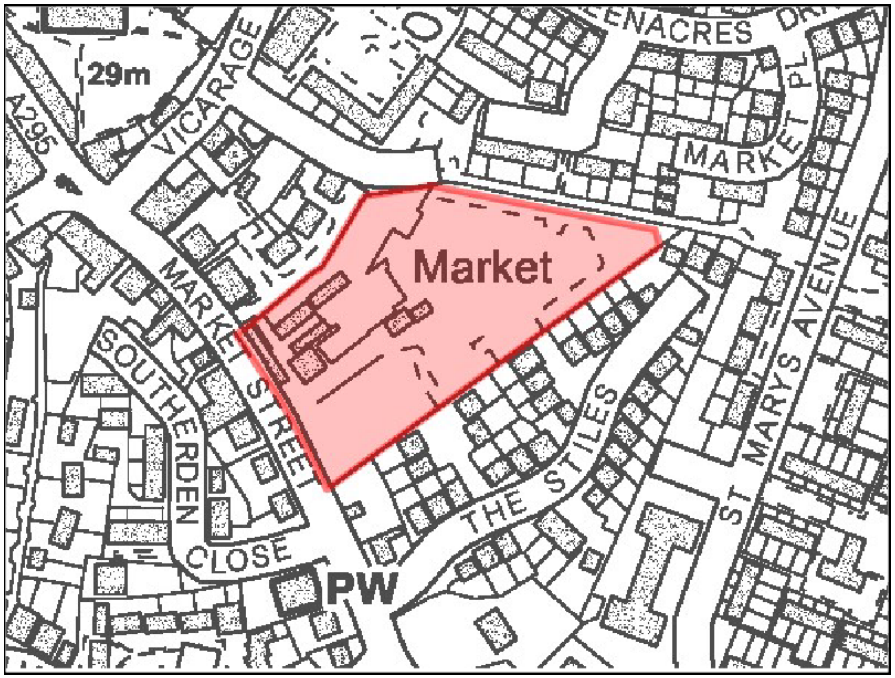
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Developable

DELIVERY	Year 1-5:	Year 6-10:	Year 11+: 8

Total Capacity: 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 678/1310
Site Address: Land at The Market, Market Street, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.18

The site comprises of a car park, several market buildings, and a café associated with a Livestock Auction Market to the north of Market Street. The site is located within the Town Centre of Hailsham, thereby benefitting from close proximity to services, amenities and public transport. There is an existing suitable vehicular access and the site benefits from good pedestrian connectivity to the wider area. A public right of way runs along the site's northern boundary from west to east. The site is well enclosed within the urban area of Hailsham and is surrounded on all boundaries by existing residential and commercial development. There is existing tree screening on the sites northern boundary, some of which are covered by a Tree Protection Order (TPO). The site forms part of the Hailsham Town Core Archaeological Interest Site and the southern part of the site lies within the Hailsham Conservation Area. A number of listed buildings lie in close proximity to the site's northwestern boundary within the Conservation Area also. The Heritage Impact Assessment 2026 considers that the site positively contributes to the heritage assets because the Cattle Market has formed part of their setting for well over a century, even as the form and nature of the market has evolved over time. The western part of the site, which falls within the ANA, holds archaeological potential pertaining to the historic centre of Hailsham. Development of the site could impact the setting and views of the heritage assets; however it should be noted that the assets have been located within an urban setting for the last half century. Development on the site would cause a significant degree of harm to the significance of the Cattle Market through the loss of the market activity, but also through the change of the setting of the historic structures that make up the market, such as the boundary wall and the auctioneers' building. It is considered that large scale development of this site would have to assimilate well with the historic setting of this area and to ensure that the scheme meets the NPPF in terms of persevering, sustaining and enhancing those heritage assets. Retaining any historic market buildings and the exterior wall within any new development could minimise a degree of the harm caused to Hailsham Conservation Area, the setting of surrounding assets and the Hailsham Cattle Market. In addition, the reprovision of the livestock auction market would be required before this site can be delivered for residential development, due to adverse impact on rural communities, regional agricultural enterprise, and ecological value of the Pevensey Levels SSSI created by framing practices, should the cattle market be lost through redevelopment of the site without appropriate and secured timely reprovision. The site was subject to a planning application under reference WD/2021/1998/MAJ for 62 extra care apartments and 17 bungalows (Use Class C2) but this was withdrawn.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

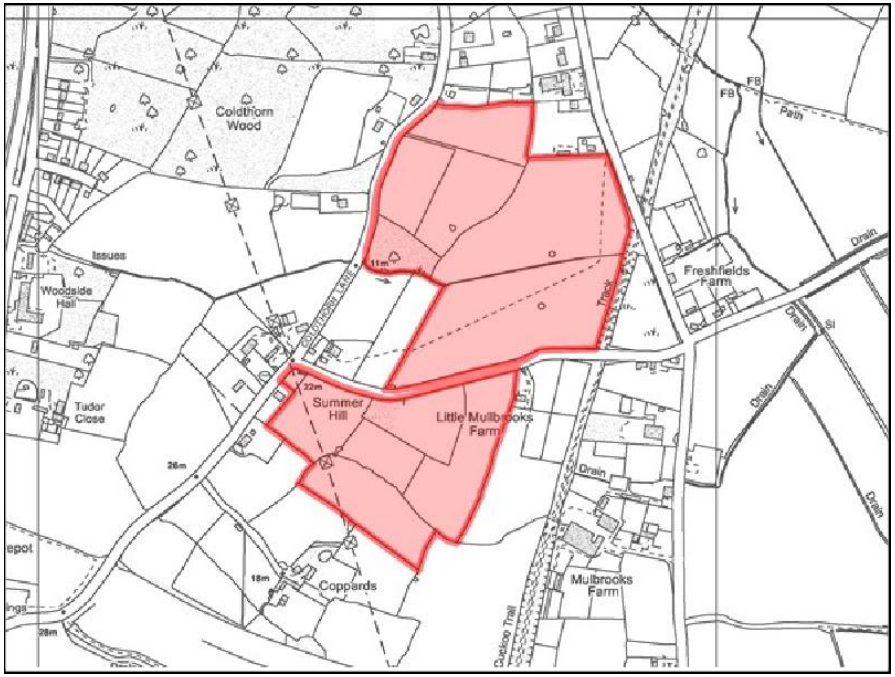
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 40

Total Capacity: 40



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 696/1310
Site Address: Land adjoining Summerhill Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 17.8

The site comprises several fields used for grazing located to the south of the built-up area of Hailsham. It is located within a rural area, close to but not adjoining the urban fringes of Hailsham to the north. It is divided in two by Summerhill Lane, which is a rural road with no public footpaths. The land north of Summerhill Lane has achieved outline planning permission for 241 dwellings under planning reference WD/2019/2692/MAO. A reserved matters planning application pursuant to the outline planning permission was granted in January 2024 under planning reference WD/2023/1924/MRM and is under construction. The remaining southern part of the site (to the south of Summerhill Lane) does not have planning permission and is not considered suitable for new development. Although this part of the site is located near to the Cuckoo Trail to the east, which provides opportunities for links to Hailsham Town Centre through walking and cycling, the site sits within a strong rural landscape with a coherent green infrastructure network. Furthermore, the 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, in part due to the south of the site having a planned private enclosure, historic field pattern, that increases sensitive, as well as being more distant from the settlement. Overall, housing development on this southern part of the site would represent an unsuitable extension of Hailsham into the countryside to the south of Summerhill Lane. There is also no clear vehicular access route to this southern part of the site, given that Summerhill Lane is rural, narrow and unsuitable for large scale residential development. The northern part of the site is delivered through a new vehicular access at Ersham Road, but the southern portion of the site does not benefit from this.

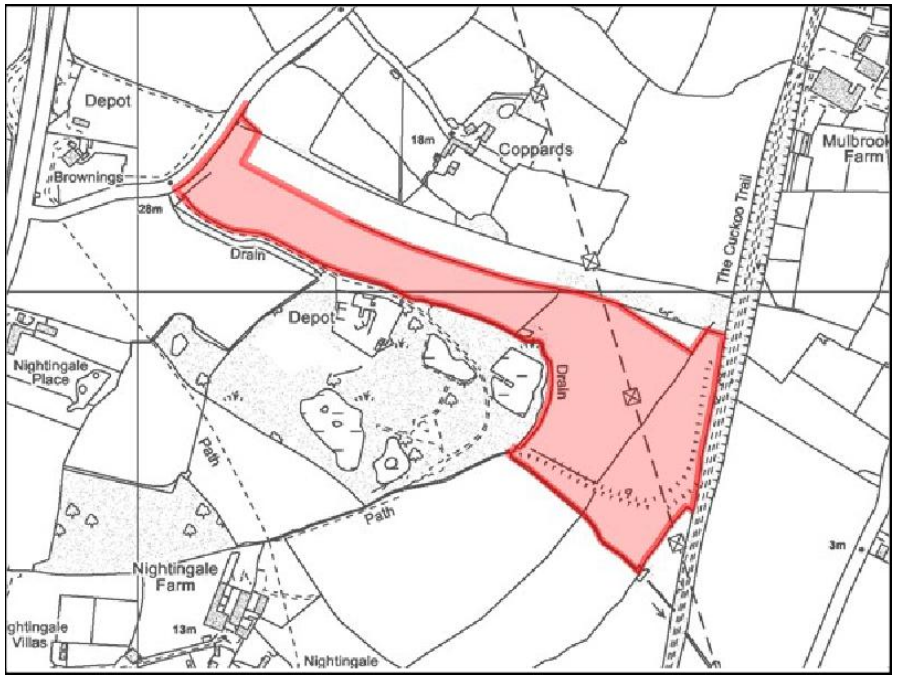
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Remainder of the site not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 697/1310
Site Address: Land to the southwest of Summerhill Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 7.45

The site comprises fields used for grazing located to the south of the built-up area of Hailsham. It is located to the east of Coldthorn Lane which is a rural road with no public footpaths, and the land is rural in nature. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, in part due to the site's mature hedgerow trees, the medieval assart field patterns in the west and limited views into the site from the Cuckoo Trail. The site sits within a strong rural landscape with a coherent green infrastructure network. A public right of way crosses the site from north to south and the Cuckoo Trail runs adjacent to the site to the east connecting the site to the wider area. When considered in isolation, the site is detached and remote from any settlement and is therefore isolated from local facilities, amenities and public transport. Due to the rural nature of the site, it is not considered a sustainable location for new development.

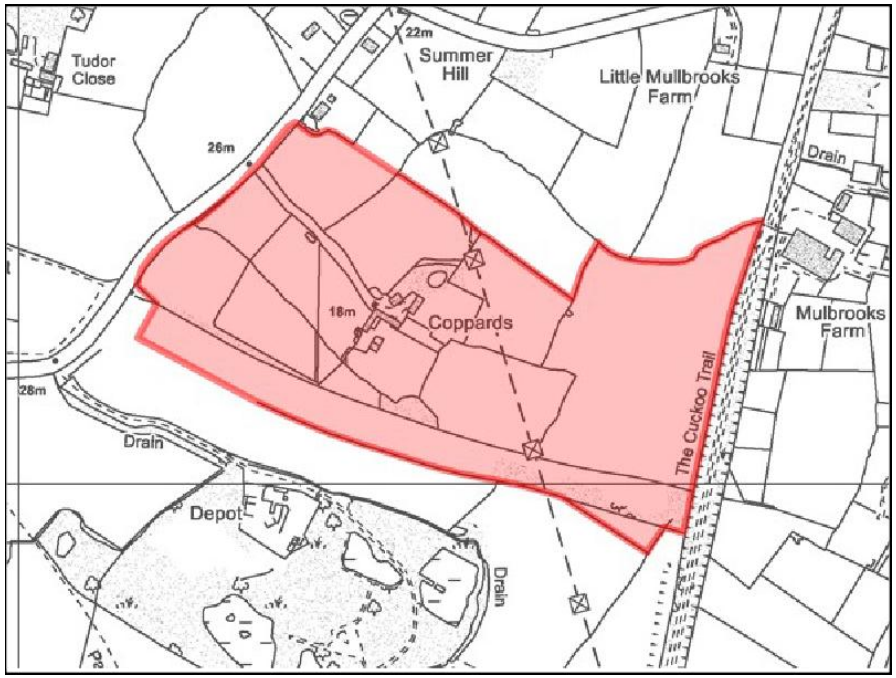
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 701/1310
Site Address: Land at Coppards, Coldthorn Lane, Polegate
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 14.34

The site comprises a residential dwelling and fields used for grazing located to the south of the built-up area of Hailsham. It is located on a rural road (Coldthorn Lane) with no pedestrian connectivity and the land is rural in nature. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site sits within a strong rural landscape with a coherent green infrastructure network, that includes a number of existing hedgerows and tree belts. The residential dwelling and barn on site are both Grade II listed and contribute to the landscape setting of the site with the driveway leading to the dwelling. Two public rights of way cross the site and the Cuckoo Trail runs adjacent to the site's eastern boundary, connecting the site to the wider area, increasing landscape sensitivity. Two large pylons are located within the site's boundaries and a pylon line crosses through the centre of the site from north to south. The site is in an unsustainable location for development, being visually and functionally detached from Hailsham and therefore remote from local facilities, amenities and public transport.

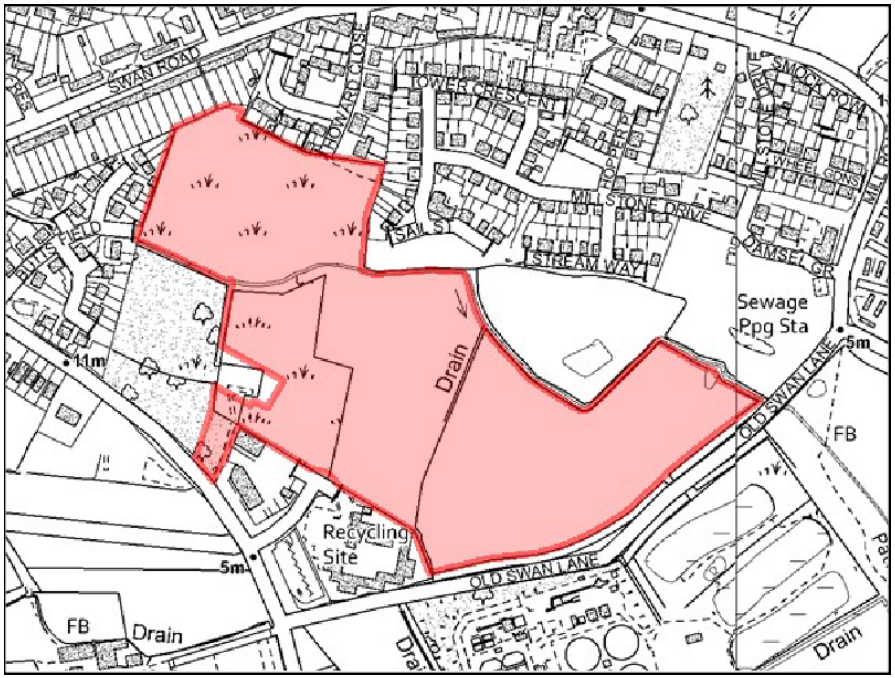
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 724/1310
Site Address: Land between Station Road and Old Swan Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 7.5

he site comprises vacant land on the south-eastern edge of Hailsham. It was previously submitted as an outline application (WD/2018/2708/MAO) for up to 110 net dwellings and subsequently withdrawn. Access is currently via Swan Barn Road, with potential for a new access from Howard Close subject to further transport assessment. A small part of the site contains a former sewage treatment works and therefore further contamination investigation and remediation works may be required. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development in part due to the influence by existing urban fringe and commercial activities on Old Swan Lane/Station Road. If development were to come forward, the existing trees and hedgerows on site should be retained where possible and the scheme should be carefully designed to consider the sites relationship with surrounding existing development. Furthermore, the screening on the southern boundary is very poor and an additional landscape buffer would be required. A further assessment would be required to assess odour impact from the wastewater treatment works which are located beyond the site's southern boundary at Old Swan Lane. It is noted that the planning application was withdrawn with objections on odour impact still outstanding. There may also be significant noise issues to potential occupiers of residential dwellings that surround the adjacent uses to the southwest of the site (that includes tyre recycling service and general waste and recycling site). Given the above, the southern and eastern parts of the site are not considered suitable for residential uses. Any employment use also remains unsuitable until it is proven that a safe vehicular access can be provided. This site also encompasses two separate SHELAA site submissions (052/1310 and 454/1310) that have been assessed separately; the former site being considered unsuitable for employment uses until access issues are proven to be resolved, and the latter site being considered suitable for 40 new homes or employment uses. Outline consent is being sought for 36 units under the reference WD/2024/0342/MOA on the latter site noted.

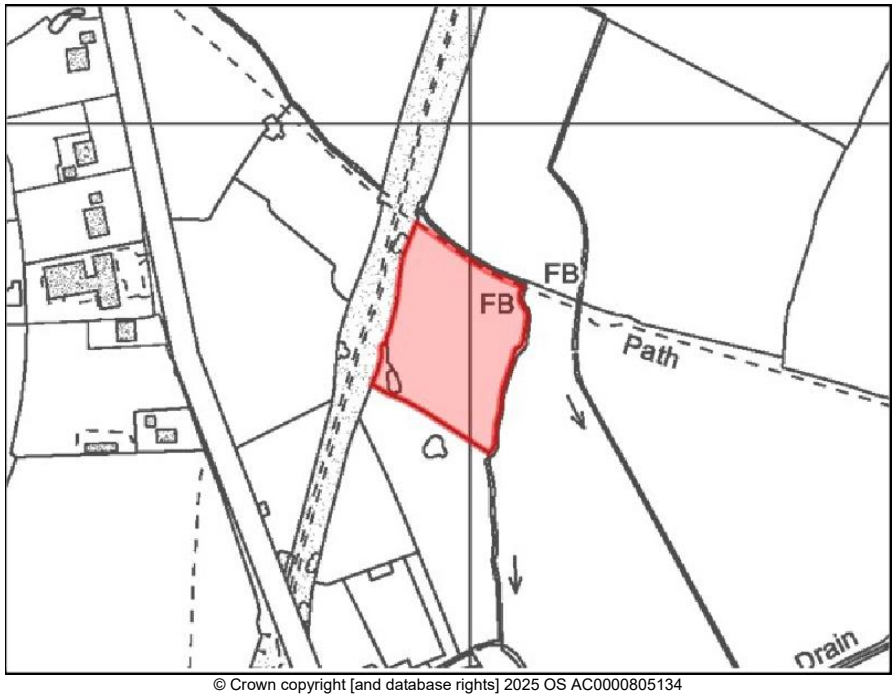
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 752/1310
Site Address: Land east of Cuckoo Trail, Ersham Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.78

The site comprises of a field used for grazing located to the southeast of the urban fringe of Hailsham to the east of the Cuckoo Trail. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development in part due to the considerable coverage by priority habitat floodplain grazing marsh, relating to the Pevensey Levels to the east. The historic field pattern is largely intact, and there are mature hedgerows and hedgerow trees along the boundaries to the site. There is a Scheduled Ancient Monument (Saltmarsh Medieval Farmstead) located to the east of the site. The majority of the site is situated within the future Flood Risk Zone 2 (following results from the SFRA) and the site is therefore unlikely to be suitable for residential development. In addition, as submitted the site does not have an existing suitable vehicular access nor the opportunity to create onewithout third party land.

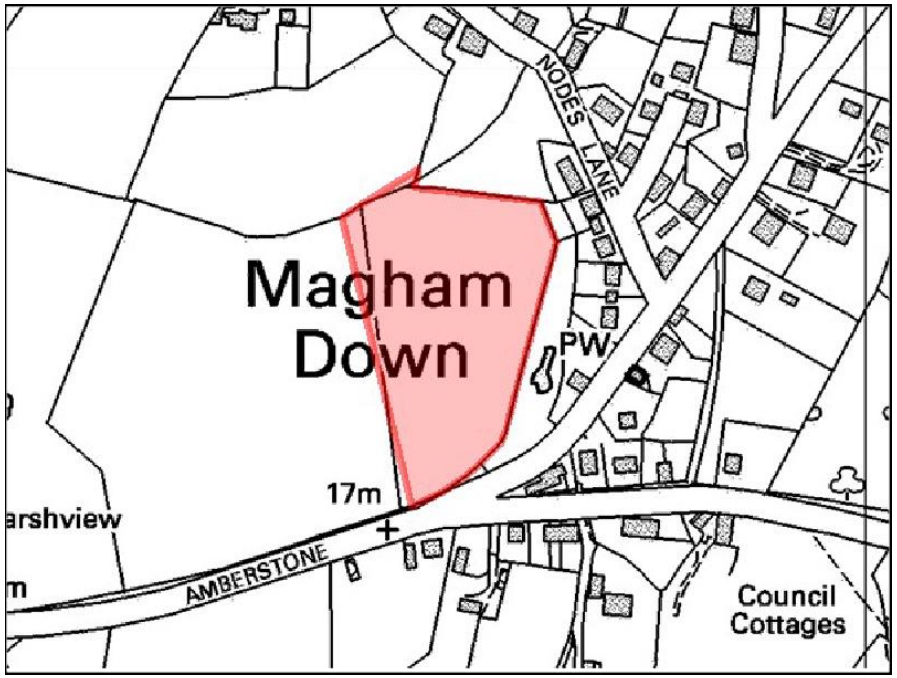
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 788/3110
Site Address: Land to the west of Old Road and north of the A271, Magham Down
Settlement: Magham Down
Parish: Hailsham
Site Area (ha) Gross: 1.68

The site is formed of a large field currently used for equestrian purposes in the centre of Magham Down and to the north of the A271 at Amberstone. The site is situated in a relatively remote location, with limited access to services, amenities and public transport and occupiers of residential development here would largely be reliant on private motor vehicles. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and plays an important role in maintaining the visual and physical separation of Hailsham and Magham Down. Furthermore, although the land is not particularly prominent in the landscape and is well screened, it is considered that the site, if developed, would significantly detract from the rural character of the area and would not be a logical extension to the village. This is due to limited opportunity to integrate a development in this location with the village as both vehicular and pedestrian access points could only be achieved via the A271.

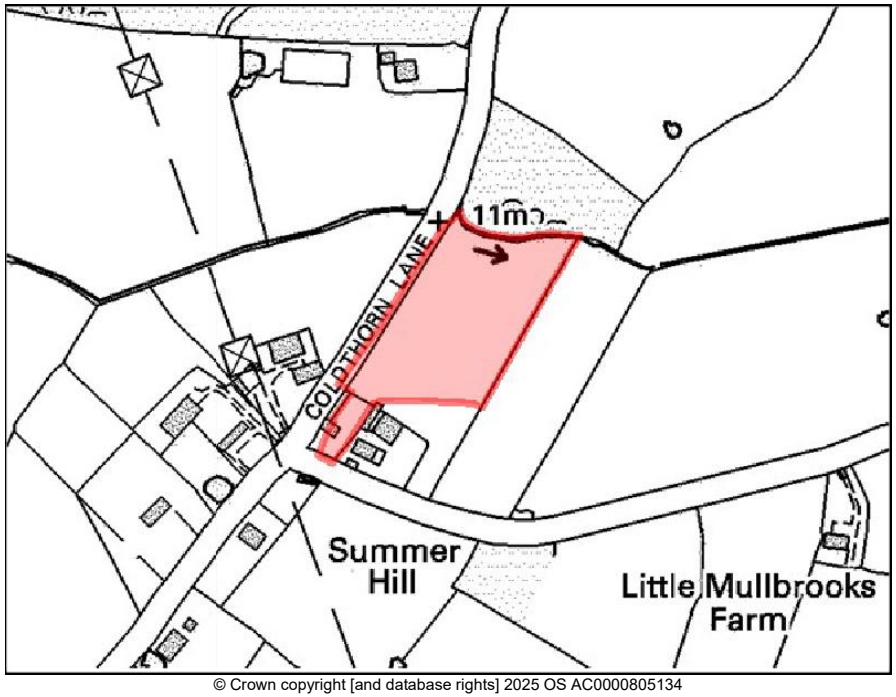
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 845/1310
Site Address: 2 Summerhill Cottages, Summerhill Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.99

The site comprises a residential dwelling, garden and paddock located to the south of Hailsham and north of Summerhill Lane, which is a rural road with no public footpaths. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, with ancient woodland bounding the site on the northern boundary and the site containing planned private enclosure historic field pattern, which increases sensitivity. Although the site is adjacent to some built form, it is situated in a location visually and functionally detached from Hailsham and is therefore remote from any local facilities, amenities and public transport.The SHELAA site to the north and east has achieved outline planning permission for 241 (net) dwellings under planning reference WD/2019/2692/MAO, which will change the character of the surrounding area to the north and east. However, as submitted, the site does not have a suitable vehicular access onto Coldthorn Lane, which is narrow and unsuitable for an increase in traffic . With ancient woodland bounding the northern boundary of the site, there is also no opportunity to create a vehicular access to the permitted housing site without the use of third party land.

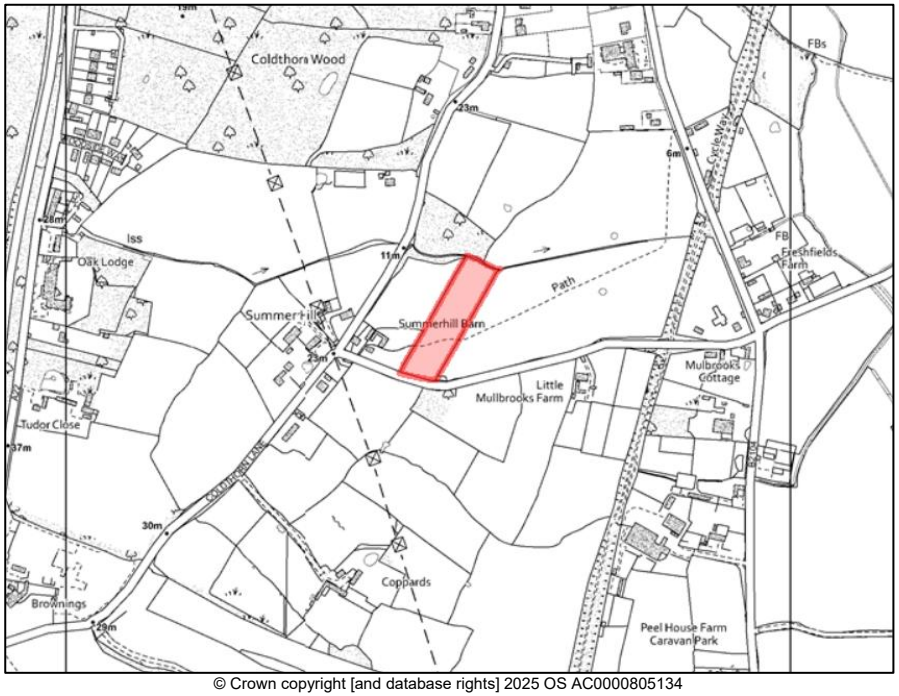
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 846/1310
Site Address: Summerhill Barn, Summerhill Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.89

The site comprises of a field located to the south of Hailsham and to the north of Summerhill Lane, which is a rural road with no public footpaths. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development, with ancient woodland located on the site's northern boundary and the site containing planned private enclosure historic field pattern, which increases sensitivity Although the site is adjacent to some built form, it is situated in a location that is visually and functionally separated from Hailsham and therefore remote from any local facilities, amenities and public transport. The SHELAA site to the east has achieved outline planning permission for 241 (net) dwellings under planning reference WD/2019/2692/MAO, which will change the character of the surrounding area. However, as submitted, the site does not have a suitable vehicular access onto Summerhill Lane, which is narrow and unsuitable for additional traffic.

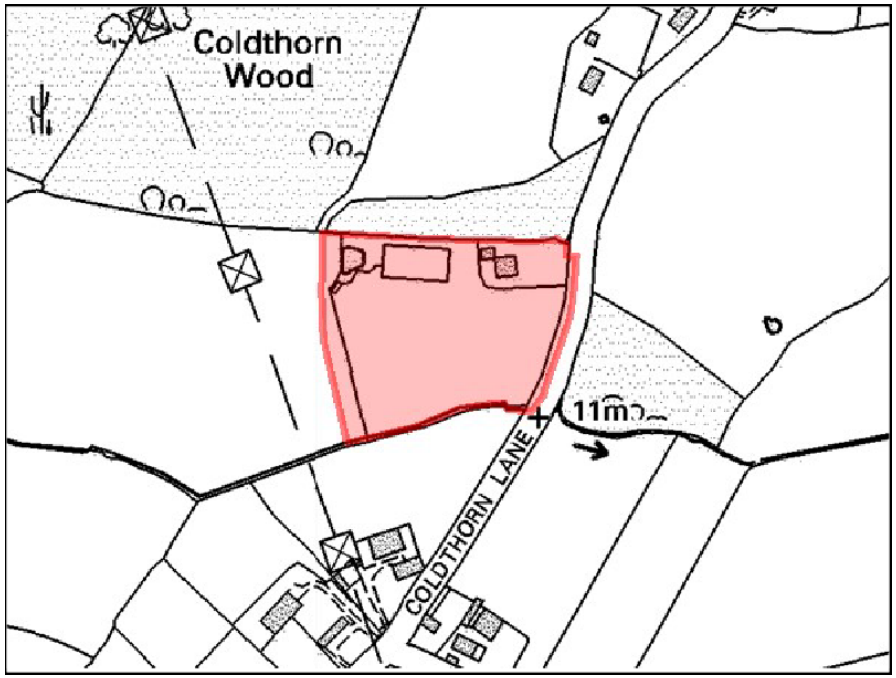
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 854/1310
Site Address: Creepers Cottage, Coldthorn Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.6

The site comprises a residential dwelling, garden and paddock to the south of Hailsham and to the west of Coldthorn Lane , which is a rural road with no public footpaths. Ancient woodland (Coldthorn Wood) bounds the site on the northern boundary. The 2023 Landscape Sensitivity Assessment states that the landscape is moderately sensitive to residential development. The site's topography slopes significantly downwards from north to south and the site is in an elevated position with long ranging views to the south towards the South Downs National Park. The site is visually and functionally detached from Hailsham, and lies in a more rual immediate setting than neighbouring sites to the north (SHELAA reference 808/1310) and to the east (SHELAA reference 696/1310)which have planning permission. Access along Coldthorn Lane would also need substantial improvements to accommodate the development of the site alongside appropriate arrangements to facilitate access for all modes of transport, which is unlikely to be achievable. .

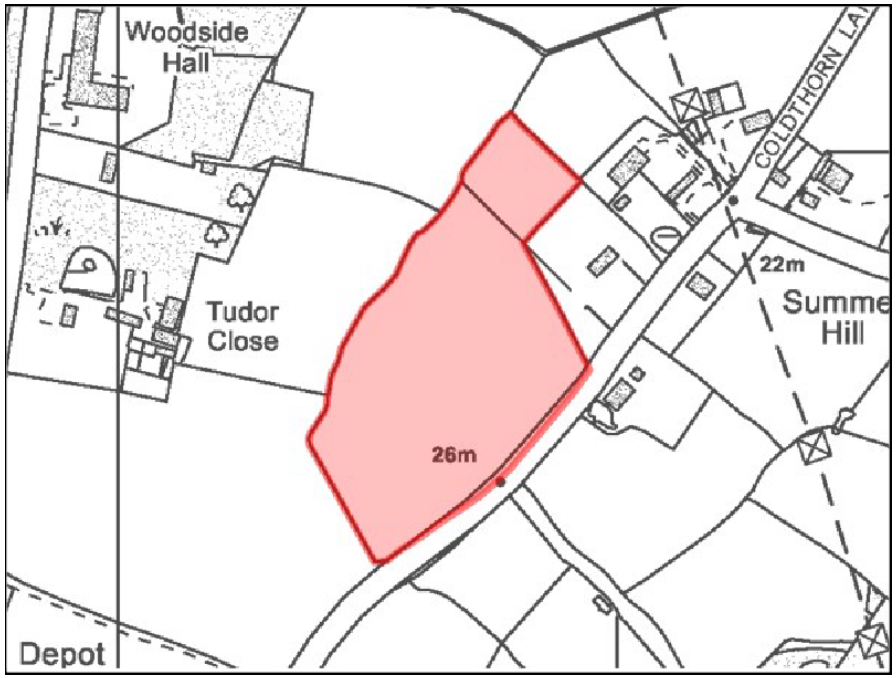
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 882/1310
Site Address: Land on north west side of Coldthorn Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 2.5

The site comprises two open sloping fields enclosed by hedgerows and trees to the south of Hailsham along Coldthorn Lane. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development owing to the site being bound by mature hedgerows and trees and those landscape features increasing the site's sensitivity to development. Although development has been undertaken on some sites in the locality, or permission granted on those, this site does not adjoin those. The site's location further south along Coldthorn Lane results in it remaining detached from Hailsham and isolated from local facilities, amenities and public transport. This site does form part of SHELAA Site 1115/1310 and this site is assessed separately.

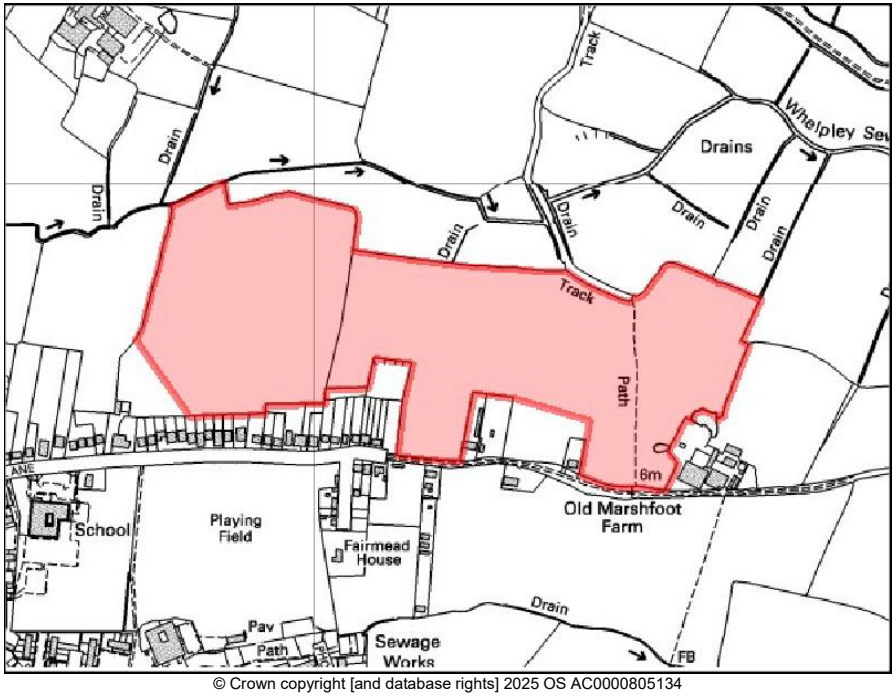
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 883/1310
Site Address: Harebeating Farm, Marshfoot Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 13.32

The site comprises grazing fields on the eastern edge of Hailsham, north of Marshfoot Lane, and is adjacent to the Pevensey Levels Ramsar site and SAC. The site includes a ridge and slopes towards the Levels, with significant areas affected by future Flood Zone 2 along the northern and eastern boundaries, limiting development potential. Pylons cross the site and a public right of way runs through the eastern part, both of which would need to be considered in any scheme. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development as the site is greatly exposed to the wider landscape to the north and development would have a detrimental impact upon the general rural character and appearance of the surrounding countryside. The site also contains priority habitat floodplain grazing marsh in the north and east of the site. Therefore, large-scale housing development beyond the built linear form would be unsuitable in this location. However, small-scale development could be suitable along the frontage of Marshfoot Lane in between existing properties to reflect the ridgeline development already in place. This would be subject to a transport assessment determining suitable pedestrian and vehicular access to the site and suitable buffering to the north to reinforce the urban edge along Marshfoot Lane. The proposed site would need to consider the revised layout of Marshfoot Lane in light of the approval of a nearby development (see SHELAA Site 379/1310) and measures that are required for delivery such as resurfacing the road, improvements to footways. The western frontage of the site does now benefit from planning permission for a care home (Use Class C2) under planning reference WD/2023/0709/O.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2	No	No	No	No	No

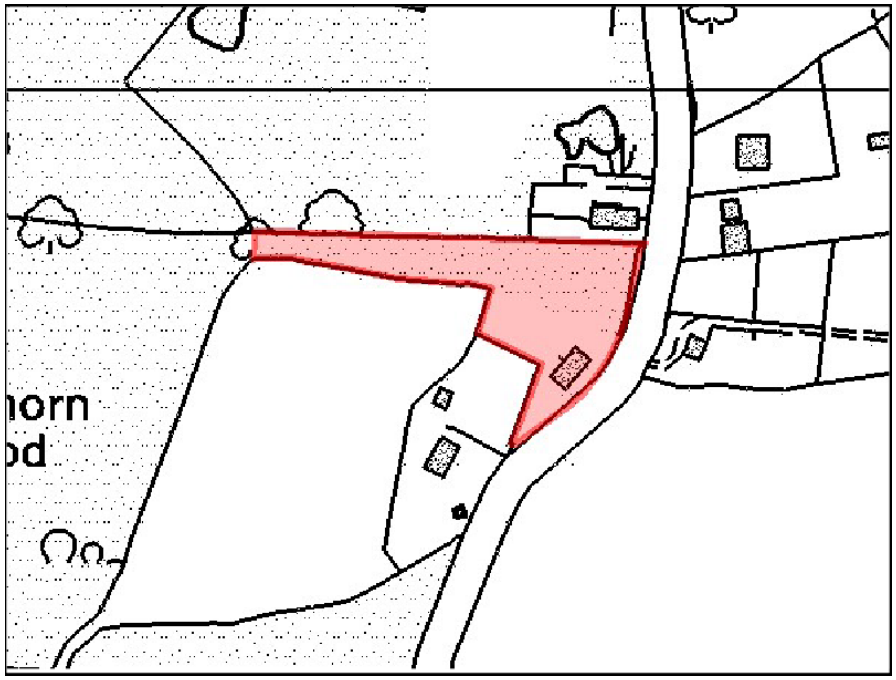
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 20	Year 11+:

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 890/1310
Site Address: Land at Coldthorn Cottage, Coldthorn Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.53

The site comprises of a residential dwelling and ancient woodland located to the south of Hailsham, along Coldthorn Lane. The site is accessed via Coldthorn Lane, which is a narrow rural road with no public footpaths and little scope to improve this without harming the rural character of the area. The 2023 Landscape Sensitivity Assessment states that this site has moderate to high sensitivity, largely due to the ancient woodland that covers a significant proportion of the site. This would significantly reduce the developable area of the site leaving the remaining developable area of the site too small to yield the minimum number of units required for the SHELAA assessment.

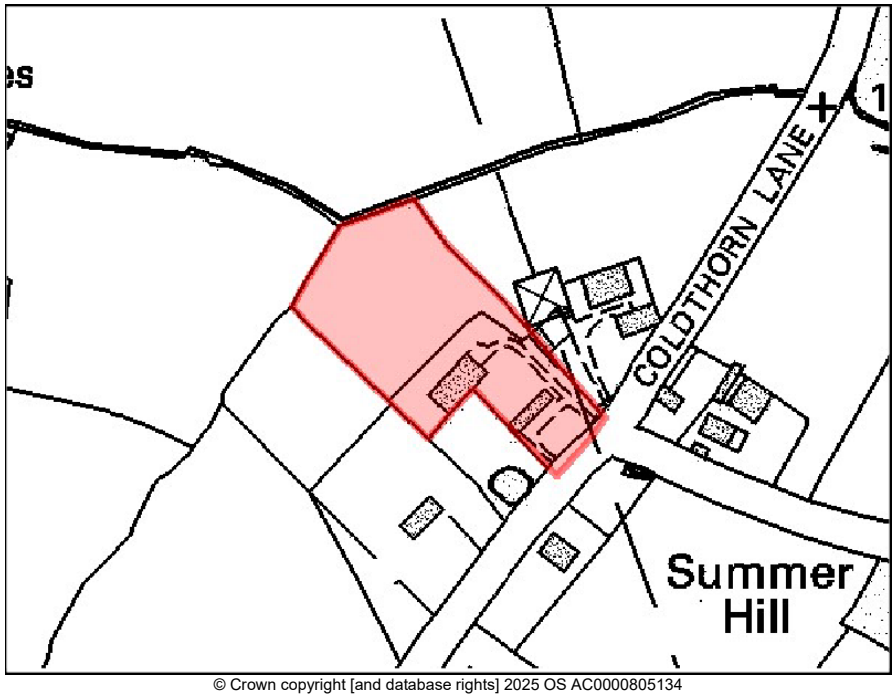
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 891/1310
Site Address: Land at Stockhall Farm, Summerhill Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.74

The site comprises of a residential dwelling, garden and field and is situated on a rural road (Coldthorn Lane) with no public footpaths. The site is rural in nature, isolated and detached from any local facilities, amenities, public transport and also the urban area of Hailsham. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development due to its intact historic field pattern (west of the site), mature shaws and hedgerows. Owing to its location and the rural nature of the site, it is not considered suitable for development. It should be noted that field to the northwest of the site is incorporated into SHELAA site 1115/1310 that has been assessed separately.

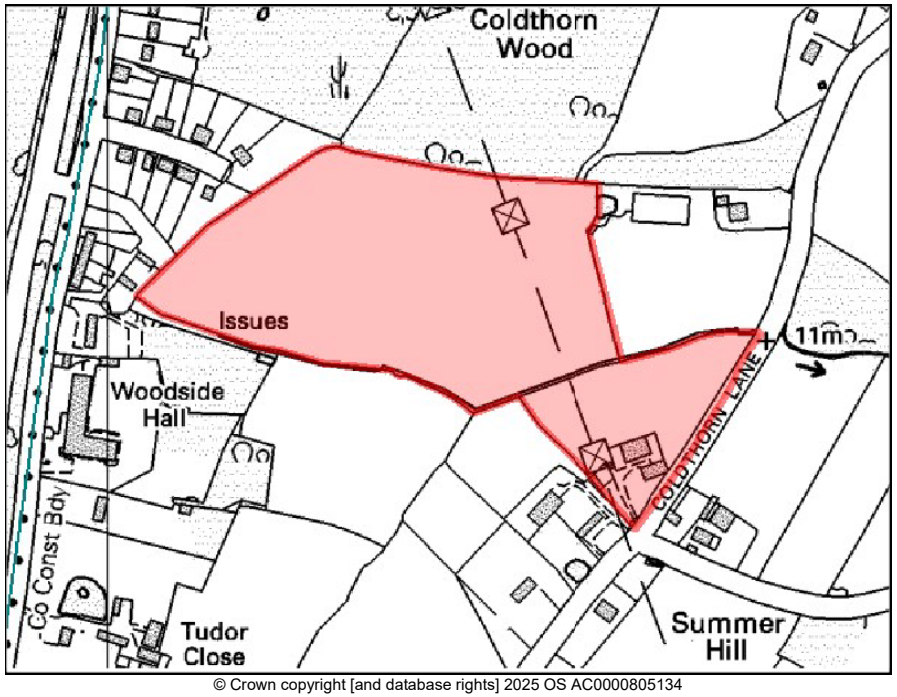
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 895/1310
Site Address: Land at Davmau Farm, Coldthorn Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 5.32

The site comprises a residential dwelling, garden, outbuildings and pastureland to the south of Hailsham. A power line extends in a northwest to southeast direction through the site and two large pylons are present within the site, which are dominant features. A public right of way extends along the southern boundary of the site, connecting Coldthorn Lane to the A22 in the west. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development in part due to Coldthorn Wood (Ancient Woodland) forming the northern boundary. There is also a parcel of priority habitat deciduous woodland along part of the southern boundary of the site towards the southwestern corner. Native hedgerows comprise the remainder of the sites boundaries and features several mature oak trees. Neighbouring sites along Coldthorn Lane have achieved planning permission which will change the local character.However, the site reads as rural in setting, accessed via the more rural Coldthorn Lane, and does not relate well to the town with no public transport or pedestrian access to the town centre, thus the site is unsustainable and reads isolated. Access along Coldthorn Lane would need substantial improvements to accommodate the development of the site alongside appropriate arrangements to facilitate access for all modes of transport, which is unlikely to be achieved. Additionally suitability of access is uncertain due to the proximity with a junction and the inconsistent width along Coldthorn Lane.

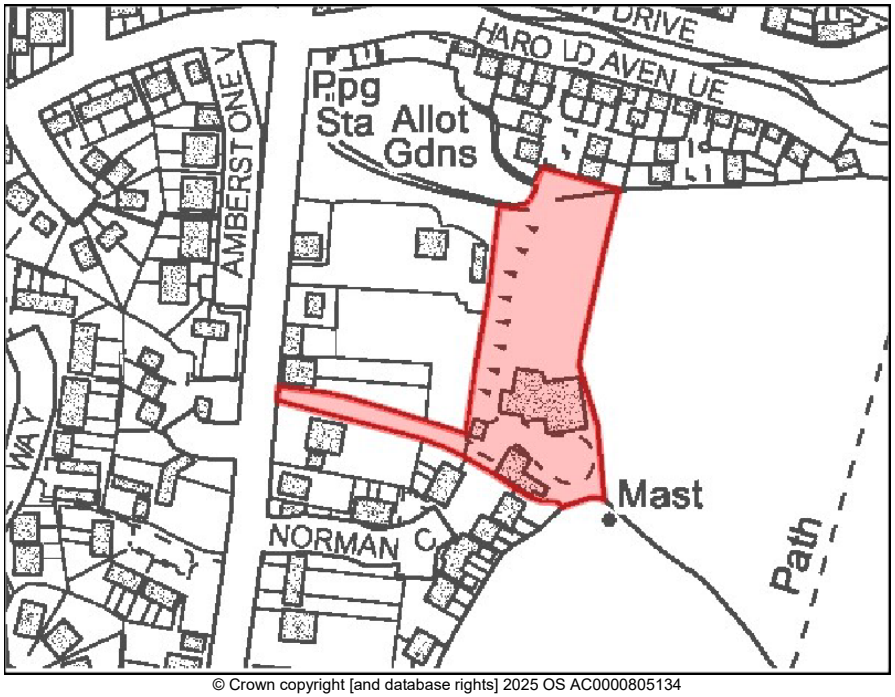
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability:
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 903/1310
Site Address: Land and access track to the rear of 168 Battle Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.73

The site lies adjacent to the urban area of Hailsham, east of Battle Road, in a sustainable location with good access to public transport and local facilities. It comprises a builder's yard and a small field. Access is currently via a narrow track from Battle Road between two dwellings, the suitability of which would need to be assessed through a transport assessment. Should this prove unsuitable, alternative access may be achievable via adjacent SHELAA site 135/1310 or future development to the north. Further work would be required to assess the impact development would have on the setting of the Grade II listed building, Whiteoaks, located to the west of the site. The 2026 Heritage Impact Assessment considers that development has the potential to cause a limited degree of harm to the setting of Whiteoaks, although if the site immediately east is developed, this limited harm would be significantly reduced due to the asset's changed setting. Any remaining harm could be mitigated through design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald. New buildings should be placed away from the border with Whiteoaks and consider a border of trees along the western edge of the site. Development would need to safeguard the amenity of neighbouring properties and consider any remediation requirements associated with the site's former builder's yard use. A pylon is located in the south-west corner. The 2023 Landscape Sensitivity Assessment identifies the site as having moderate sensitivity to residential development, although existing development reduces this sensitivity. Given its relationship with nearby SHELAA sites, the area would need to be planned comprehensively, and the site is not currently considered suitable to come forward independently due to unresolved access constraints.

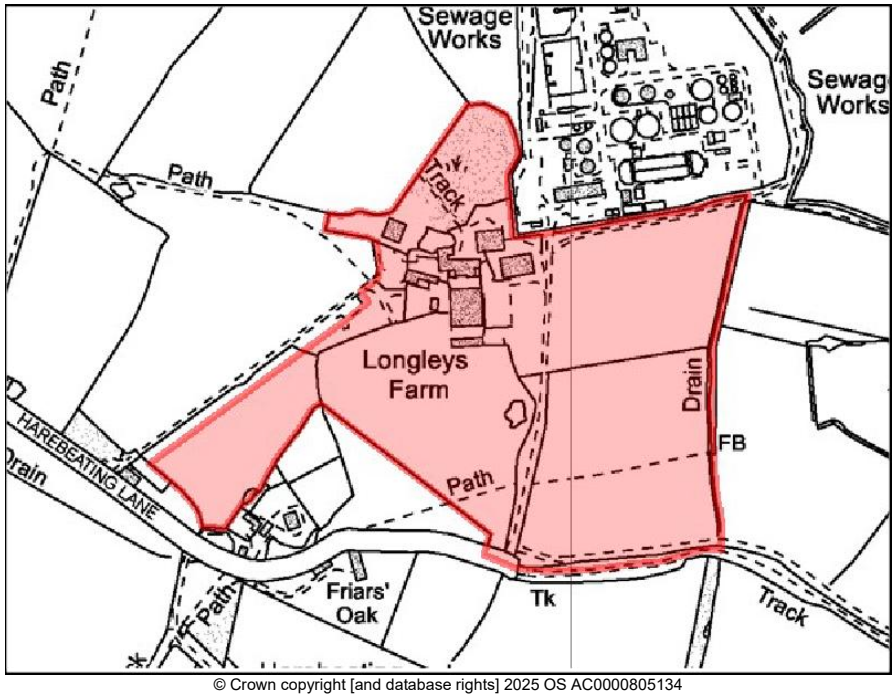
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 909/1310
Site Address: Land at Longleys Farm, Harebeating Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 7.9

The site comprises of a dairy farm with associated buildings and grazing fields located to the east of the urban edge of Hailsham and north of Harebeating Lane. The site occupies a countryside location and is visually and functionally detached from thye built form and settlement pattern of Hailsham.. As such, development would appear out of character. The Pevensey Levels Ramsar Site and SAC bounds the sites southeastern boundary. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to residential development as the site contributes to the wider rural setting of Hailsham, as well as containing priority habitat (traditional orchard) and its proximity to the Pevensey Levels to the east increases' sensitivity. Furthermore, a dwelling located in the northwestern corner of the site, Longley's Farmhouse, is Grade II listed, and any development could harm the setting of this heritage asset. A public right of way crosses the southern part of the site from west to east. The site as submitted does not have a suitable vehicular access to service housing development unless third party land is used. Harebeating Lane comprises an unadopted, narrow, country lane with a poor and uneven surface and no footpaths, cycleways or street lighting. The site is also characterised by its setting in close proximity to Pevensey Levels, and residential development this far east of Hailsham would impose on that and be out of character and harmful to this landscape setting. The sites proximity to the wastewater treatment works to the north of the site (adjacent to the site) and the Pevensey Levels Ramsar Site and SAC poses a major constraint to the site.

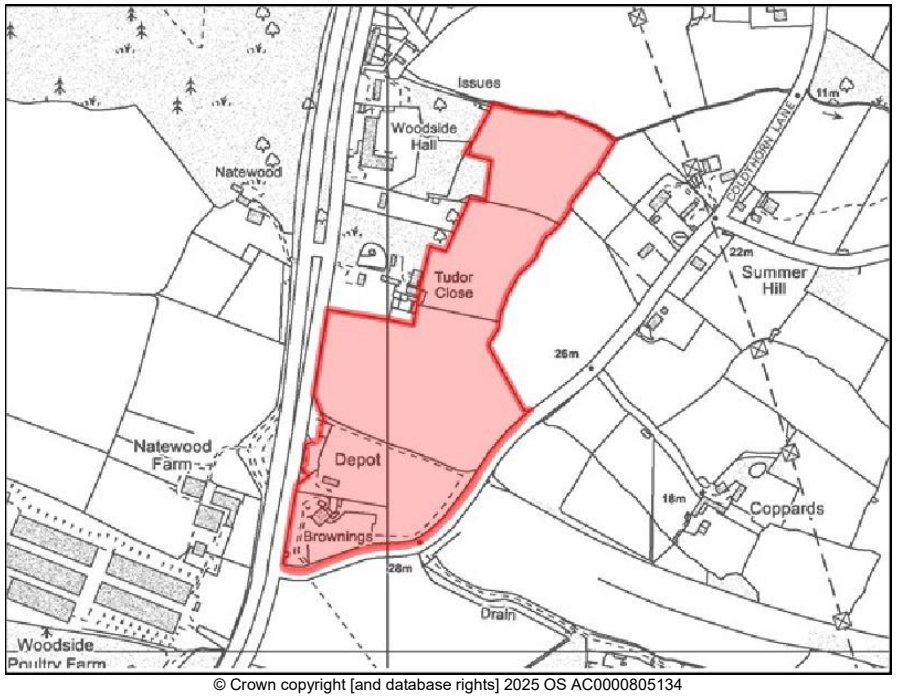
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 913/1310
Site Address: Tudor Close, Polegate Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 8.31

The site comprises three open sloping fields enclosed by hedgerows, trees and a depot located to the south of Hailsham, with the A22 to the west and Summerhill Lane to the east. Two public rights of way cross the site in an east to west direction through the northern and southern parts of the site. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. The site is enclosed on all boundaries by extensive trees and hedgerows, which also separates the three fields and would need to be retained as part of new development. The northern and middle part of the site slope down significantly towards the east and are therefore more visible within the wider landscape, which does increase their sensitivity to development. The site is visually and functionally detached from Hailsham and is therefore somewhat remote from local facilities, amenities and public transport. Although the depot (named Hailsham Roadways) at the south of the site has an existing vehicular access, this is not considered suitable for further development. A more suitable vehicular access from the A22 to the west of the site would need to be delivered. . The southern field of this site, alongside neighbouring SHELAA site 973/1310 was subject to an outline planning application for the development of a new business park, providing up to 16,750M2 of Use Class E(g) and B2 floorspace with ancillary storage and office use under planning reference WD/2021/2556/MAO, which is considered to be a suitable use at this location. That application was subsequently withdrawn.

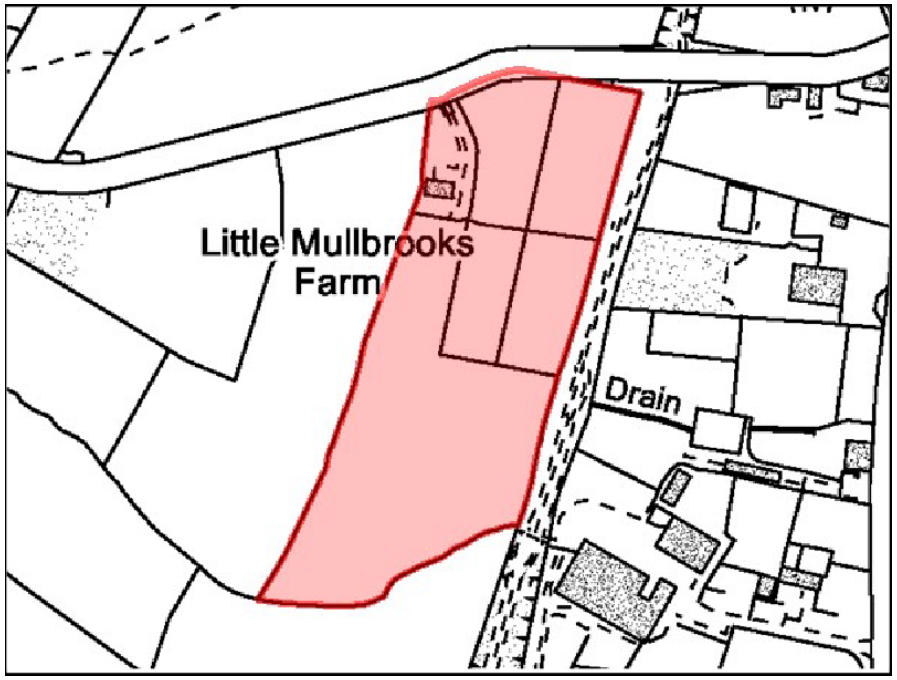
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: Yes (in Part)
Availability: Yes
Achievability: Yes

Conclusion

Developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 931/1310
Site Address: Land at Little Mullbrooks Farm, Summerhill Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 2.74

The site comprises stables and paddocks located to the south of the built-up area of Hailsham. The site is located to the south of Summerhill Lane, which is a rural road with no public footpaths, and the land is rural in nature. The site is adjacent to the Cuckoo Trail and therefore has some pedestrian and cycle connectivity into Hailsham, albeit some distance from the town itself. In general terms the site is isolated and detached from any local facilities, amenities and public transport in the urban area of Hailsham. The site sits within a strong rural landscape with a coherent green infrastructure network. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development. There is also no clear vehicular access route to this site, given that Summerhill Lane is rural, narrow and unsuitable for large scale residential development. Owing to its location and the rural nature of the site, it is not considered suitable for residential development.

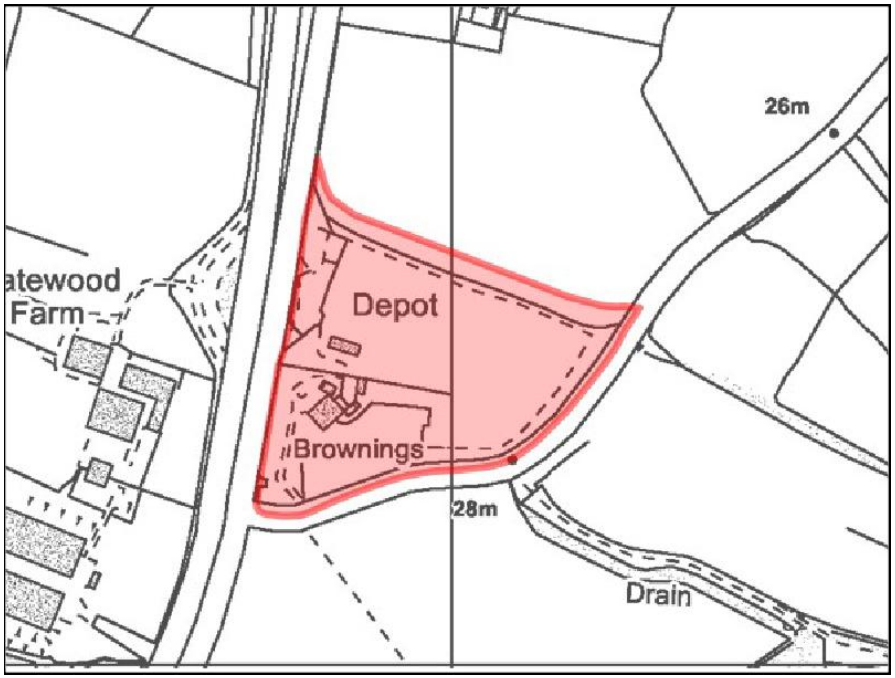
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 973/1310
Site Address: Woodside Depot and Brownings, Polegate Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 2.65

The site comprises of a Highways Contracting Depot and Waste Management Facility, as well as a residential dwelling and garden, to the south of Hailsham and to the east of the A22. There are a number of prominent trees within the site and along the southern boundary with Summerhill Lane, some of which are covered by Tree Preservation Orders. The site is visually and functionally separated from Hailsham or Polegate and is therefore remote from local services, amenities and public transport. Owing to its location and the rural nature of the site, it is not considered suitable for residential development in this location. However, given its current use, other employment uses would be suitable in this location. The site benefits from an existing vehicular access to the A22, although it may prove difficult to greatly improve this given the speed and configuration of the A22 at this point. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development due to the site being well enclosed by existing vegetation on the southern, eastern and northern boundaries and already having development on site. If further development were to come forward the site is well enclosed into the existing landscape by existing landscape buffering on the southern, eastern and northern boundaries that could be retained and enhanced. Given the sites current use, potential remediation works may be required to resolve contamination on the site if new employment development were to come forward. The site, alongside the southern field of neighbouring SHELAA site 913/1310 was subject to an outline planning application for the development of a new business park, providing up to 16,750M2 Use Class E(g) and B2 with ancillary storage and office use under planning reference WD/2021/2556/MAO. The application was subsequently withdrawn.

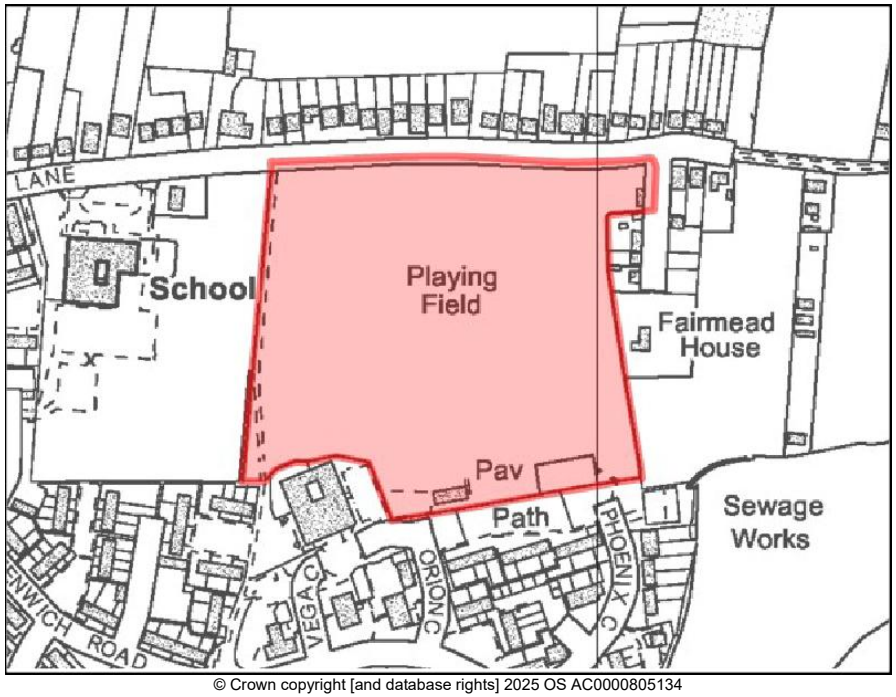
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1038/1310
Site Address: Maurice Thornton Playing Fields, Marshfoot Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 4.54

The site is located on the eastern fringe of Hailsham, to the south of Marshfoot Lane and consists of playing fields (football pitches), a skate park, children's play area and pavilion. The site is surrounded by residential development to the north, south and east, as well as Phoenix Academy to the west. The site slopes slightly downwards from Marshfoot Lane towards the south of the site and has some tree screening in most directions, with the exception of the southern boundary that is open. The principal issue associated with this site is the loss of playing facilities, as well as the sports pitches in the east of Hailsham where there is already a deficit of such facilities. The loss of these facilities for housing development is not considered appropriate and any future development would only be suitable subject to paragraph 104 of the NPPF.

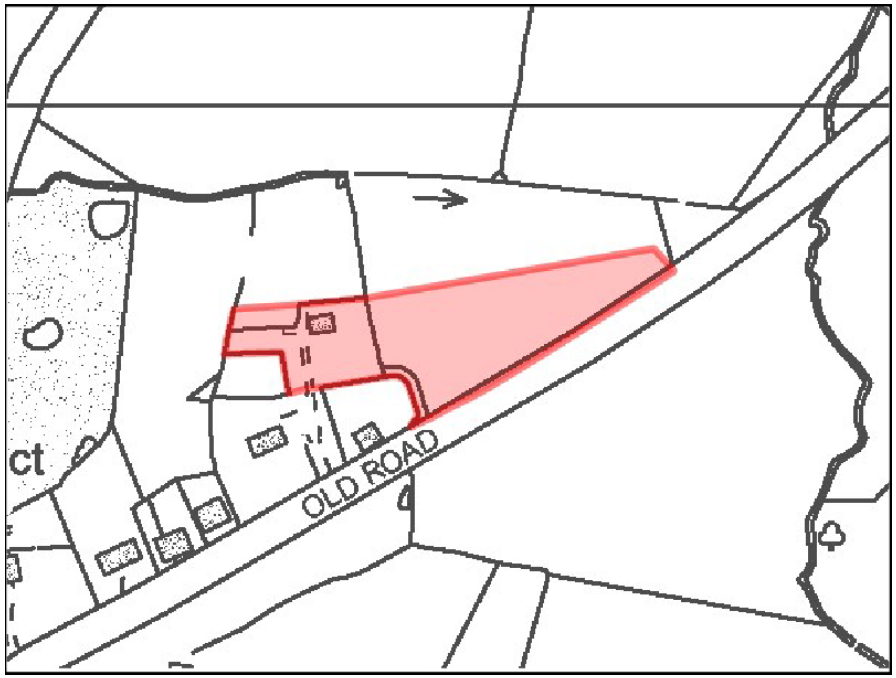
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1040/3110
Site Address: Land at Manor House Cottage, Old Road, Magham Down
Settlement: Magham Down
Parish: Hailsham
Site Area (ha) Gross: 0.66

The site is formed of a residential dwelling and agricultural land located to the northeast of Magham Down and to the north of Old Road. A dwelling to the southwest of the site, Magham Down Manor House, is Grade II listed. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to residential development, in part due to the sloping topography, the intact field pattern and open views across the landscape. The land aligned with the Old Road is particularly prominent within the landscape as you look northwards towards Squab Lane and there is limited existing screening of any sort surrounding the site's boundaries. The site is accessed via Old Road, which is a narrow rural road and is unsuitable to serve any further housing development without significant upgrading. Overall, this is an isolated site, remote from local services and facilities, and is visually and functionally separated from Magham Down and housing development would appear out of keeping with and have a detrimental impact upon the rural character and appearance of the countryside

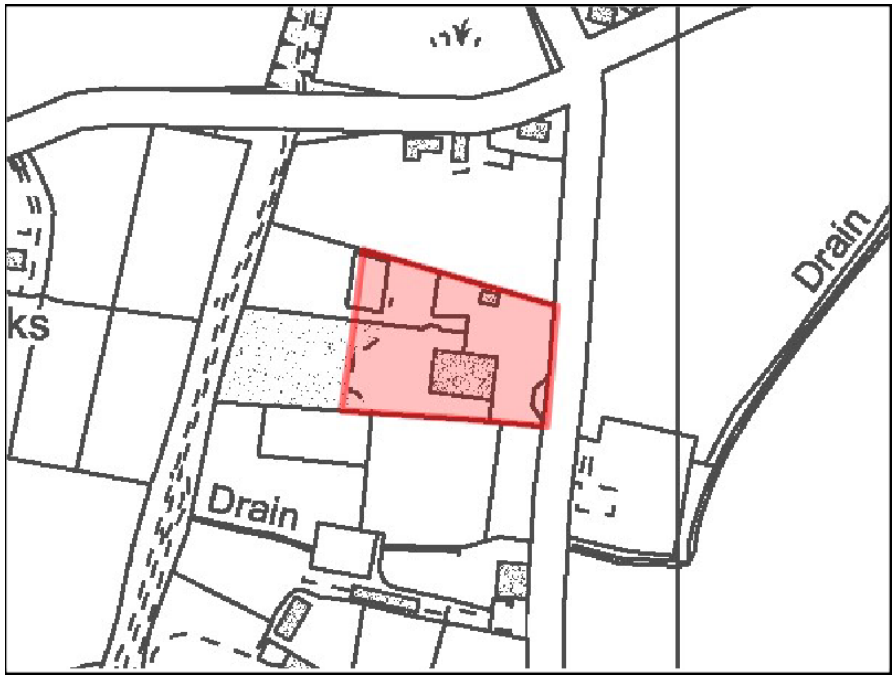
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1044/1310
Site Address: World of Water, Ersham Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.53

This site is formed of an aquatic centre, commercial shed business and associated car park to the south of Hailsham and to the west of Ersham Road. The site is situated in a semi-isolated location, detached from suitable pedestrian access to public transport, local services and facilities . The existing vehicular access to the site is taken from Ersham Road and is considered suitable for the existing use. However, a transport assessment would be required if there was to be a change of use/intensification of use in this location. The 2023 Landscape Sensitivity Assessment states that this site has low sensitivity to development in part due to the site already being developed as an aquatic shop/nursery with car park. The Cuckoo Trail is in close proximity to the site's western boundary and may be able to provide pedestrian connectivity to Hailsham but would require access across third party land. Approximately, a fifth of the site is covered by future Flood Risk Zone 2 (as defined by the SFRA) and this part of the site is unsuitable for residential development. Residential or further employment development on this site are considered unsustainable for the reasons given above

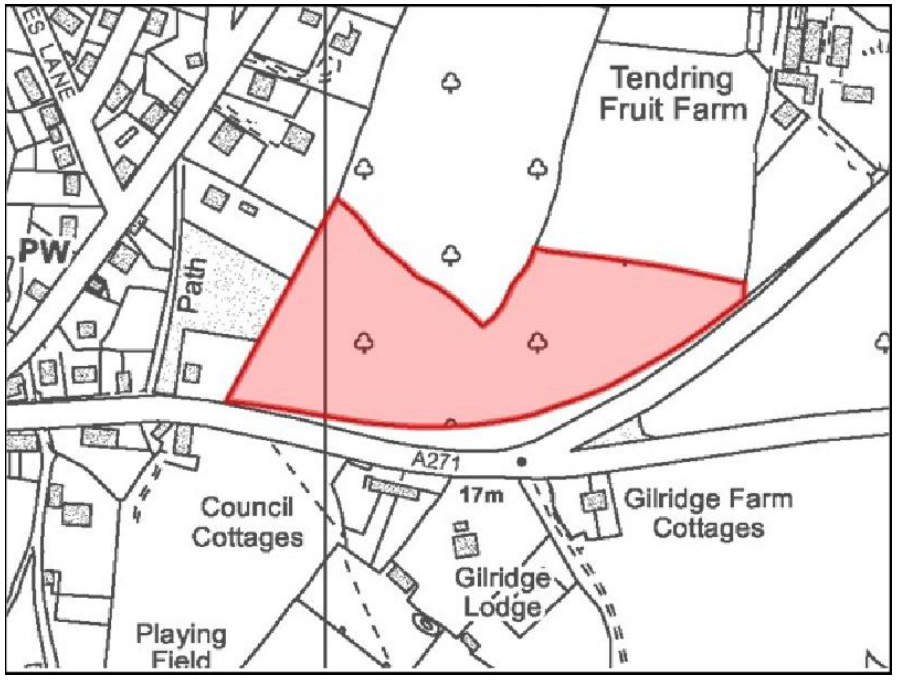
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1046/3110
Site Address: Magham Down Farm (Site 1), New Road, Magham Down
Settlement: Magham Down
Parish: Hailsham
Site Area (ha) Gross: 2.35

The site comprises of scrubland/woodland to the east of Magham Down and north of the A271. The site is visually and functionally separated from Magham Down that sits to the west of the site and development would not relate well to the existing built form of the settlement. The 2023 Landscape Sensitivity Assessment states that this site has moderate sensitivity to residential development and the site contributes to the rural setting of Magham Down and incorporates substantial roadside vegetation on its southern boundary. Development of the site would have a detrimental impact upon the rural character and appearance of the countryside to the east of Magham Down. In addition, the site does not currently have a vehicular access from the A271, and it is unlikely that this could be achieved due to the visibility splays required and the bend at the road at this point. To create a new vehicular access to the site, there would also need to be felling of mature trees along the southern boundary that would detract from the rural character of the area.

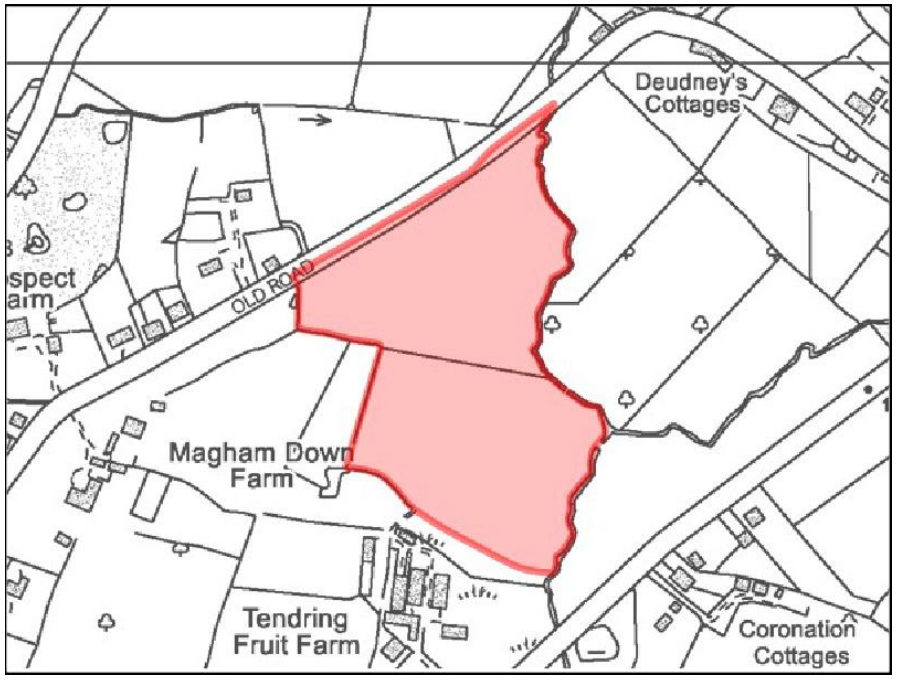
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1047/3110
Site Address: Magham Down Farm (Site 2), New Road, Magham Down
Settlement: Magham Down
Parish: Hailsham
Site Area (ha) Gross: 3.89

The site comprises of agricultural land and paddocks located to the northeast of Magham Down and to the south of Old Road. A dwelling to the west of the site, Magham Down Manor House, is Grade II listed. The Puckeridge stream does run along the southern boundary of the site, although the entirety of the site is in Flood Risk Zone 1 with some areas at low risk of pluvial flooding, there may be localised issues with drainage. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development, due to its sloping topography, strong rural character, and contribution towards to the rural setting of Magham Down that increases sensitivity. Housing development would appear out of keeping with and have a detrimental impact upon the rural character and appearance of the countryside. The land aligned with the Old Road is particularly prominent within the landscape as you look southwards towards the A271. There is limited existing screening to the site's boundaries. The site is accessed via Old Road, which is a narrow rural road that is unsuitable to serve any further development without significant upgrading.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1048/1310
Site Address: Land at The Paddocks, South Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.32

The site is formed of amenity land and a paddock associated with an existing residential dwelling (named the Paddocks), which is outside of the SHELAA submission. The site is located directly northeast of the Eagles Roundabout which connects the A22 to South Road (A295), adjacent to the southwestern edge of Hailsham. A dwelling, Poole Farm House, is a Grade II Listed Building and is located on the northeastern boundary. The Heritage Impact Assessment 2026 considers that development on the site may cause harm to the wider setting of the farm house, however, as it is already surrounded by modern development, any change would have a negligible impact. Ensuring any development is no taller than the prevailing building height could help preserve the semi-rural elements of the setting of Poole Farmhouse. Further harm could be mitigated through planting, design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald. Vehicular access to the site is currently provided from South Road, however, the site has previously been granted planning permission for three (net) dwellings under planning reference WD/2018/2680/RM, which includes the creation of a new vehicular access on the site's eastern boundary, albeit that this was not implemented . A transport assessment would be required to establish whether this new access would be suitable to serve a larger quantum of development, given its close proximity to the Eagles roundabout. A newly completed residential development bounds the site to the north and achieved full planning permission under planning reference WD/2013/1855/FA. The 2023 Landscape Sensitivity Assessment states that this site has low to moderate sensitivity to residential development, as the site is generally enclosed from view, contains a substantive electricity pylon, and is located adjacent to the A22 that reduces tranquillity in the area. As stated above, the site is well enclosed by existing vegetation, which should be protected and enhanced as part of any future development. The noise generated from the A22 to the west would require mitigation as part of the design of any scheme and would reduce the net developable area. A large pylon is also present within the western portion of the site, which will also need to be considered in the design of any future development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

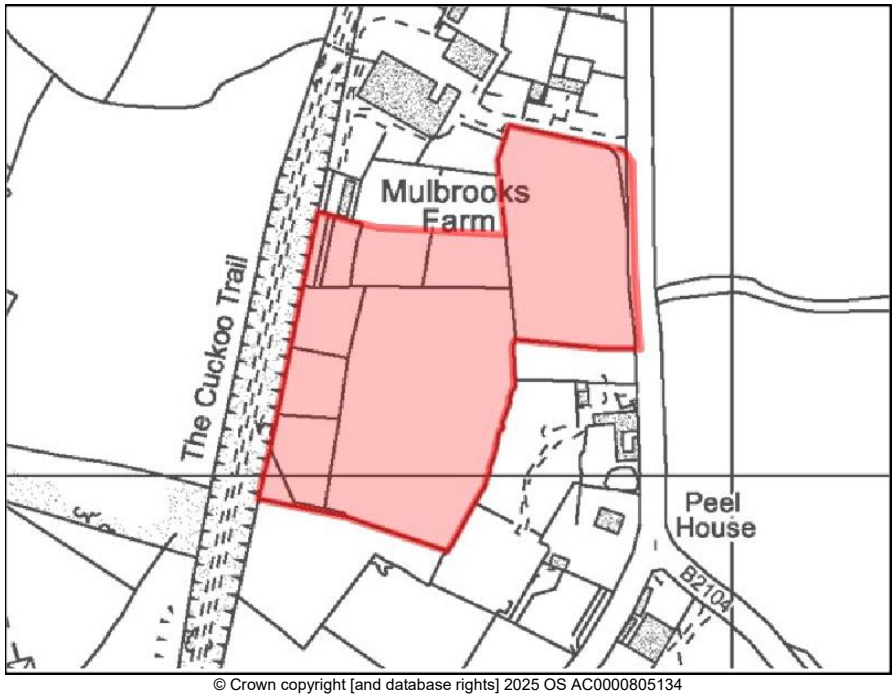
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 8	Year 11+:	**Total Capacity:** 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1050/1310
Site Address: Land to the south of The Old Loom Mill, Ersham Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 3.39

The site is formed of a stables and field located to the south of Hailsham, bounded by the Cuckoo Trail to the west and Ersham Road to the east. Part of the site was previously assessed under SHELAA reference 900/1310; however, the northern part of that site (the brownfield part of the site) has now achieved outline planning permission for 24 dwellings under planning reference WD/2017/0839/MAO. A public right of way crosses the sites western boundary. The site is situated in a relatively isolated location in relation to Hailsham, although it does benefit from connectivity with the Cuckoo Trail. There is existing vehicular access taken to the site from Ersham Road, however, a further assessment would be required to ensure that this access is suitable for further residential development. The eastern part of the site is affected by fluvial flood risk (within flood zone 3a with climate change) which may compromise the provision of a safe access at all times. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderately sensitive to new residential development, in part due to the existing development to the north of the site and caravan park that lies to the south of the site, which reduces the rurality of the site. The development of the greenfield part of the site would have a detrimental impact upon the wider landscape, as it would encroach further into the countryside south of Hailsham and would effectively form an isolated form of urban development within the countryside.

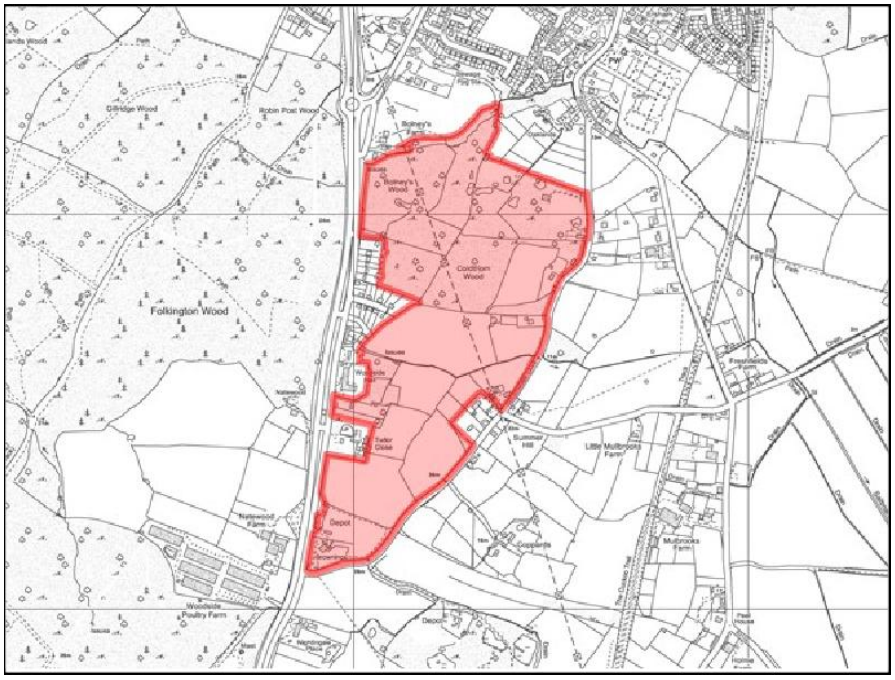
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3a	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1115/1310
Site Address: Land east of A22, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 40.26

This is a large site made up of agricultural fields, woodland (some of which is ancient), a Highways Contracting Depot and several dwellings to the south of Hailsham between the A22 to the west and Coldthorn Lane to the east. The site lies to the south of Hailsham and land to the sites northeastern boundary has been granted full planning permission for 169 dwellings under planning reference WD/2018/2543/MAJ. Planning permission was granted further down Coldthorn Lane for 31 (net) dwellings under planning references WD/2020/1504/MAO and WD/2025/0653/MRM. A number of public rights of way are present on site. Approximately , a third of the site (northern part), is covered by extensive woodland, of which half is ancient woodland and development would be unsuitable on this part of the site. An extensive pylon line crosses the site from north to south, which is a further constraint. The southern part of this site has an undulating topography, with the land sloping significantly in multiple locations, which may constrain development. The South Downs National Park is clearly visible from elevated parts of the site to the south. Whilst the site is in close proximity to Hailsham at its northern boundary, it is largely visually and functionally detached from Hailsham and is therefore isolated from local services, amenities and public transport, particularly towards the south of the site. The development of the whole site in this location would represent an unacceptable encroachment of the gap, which separates Hailsham and Polegate given its scale and would not be a logical extension given its sustainability issues. The development would have a detrimental impact upon the local road network, which is mostly formed of rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian and vehicular conflict. Although the site is served by bus, accessing bus stops on the western side of the A22 is not attractive and it would be beneficial to improve those links if development was to come forward. The 2023 Landscape Sensitivity Assessment states that this site has moderate to higher sensitivity to development overall, with the northern parts of the site having a moderate/higher sensitivity to development and the southern part of the site having a moderate sensitivity to development. Development of the site may have a detrimental impact upon the green infrastructure network located to the south of Hailsham and would result in significant harm to biodiversity in the northern part of the site where there is a biodiversity opportunity area and ancient woodland exists. The southern part of the site (SHELAA site 973/1310) is formed of a Highways Contracting Depot and Waste Management Facility and development in that location for employment uses is considered acceptable, subject to remediation works that may be required to resolve contamination of the site. A planning application for the redevelopment of this area of the site alongside some smaller fields to north of the Highways Contracting Depot for employment uses (WD/2021/2556/MAO) has been withdrawn. Please note that a number of individual SHELAA sites have been put forward to the SHELAA that are also incorporated within this submission, and this includes references 100/1310, 210/1310, 808/1310, 854/1310, 882/1310, 890/1310, 891/1310, 895/1310, 913/1310, 973/1310 and 1129/1310. These sites have been assessed separately.

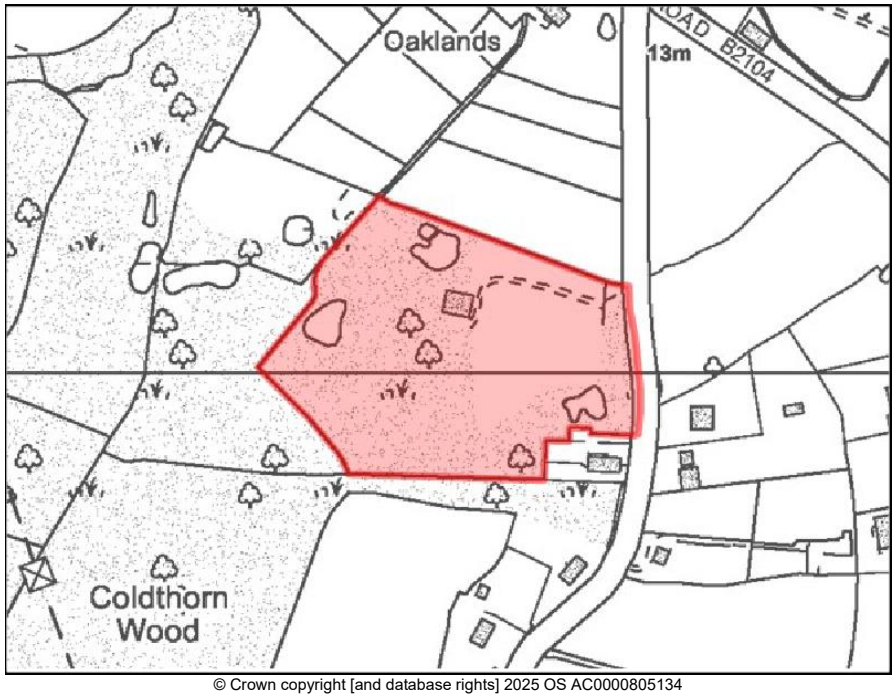
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: Yes (in part)
Availability: Yes
Achievability: Yes

Conclusion

Developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1129/1310
Site Address: Land at Oaklands, west of Coldthorn Lane, Ersham Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 2.75

This site is formed of land used for equestrian purposes located to the south of Hailsham and to the west of Coldthorn Lane. A pylon line crosses the site from east to west along the site's northern boundary. The site is currently accessed via Coldthorn Lane, which is a rural road with no public footpaths and there is very little scope to improve this, therefore in isolation would be out of character and disconnected from the settlement. The site is however in the same ownership as the site adjacent to the north which has secured permission for residential development and has been designed to allow further development into the site. The site will also benefit from the associated approved highway improvements. Ancient woodland is located on the southern and western boundary of the site and other mature woodland is located on the site itself, particularly to the west and south, which reduces the developable area with the buffer that would be required but equally could provide appropriate screening within the wider landscape. There are also three ponds present within the site and their potential loss would have a detrimental impact on local biodiversity, particularly given the areas designation as a biodiversity opportunity area and the ancient woodland bounding the site. These ecological constraints would need to be appropriately managed and BNG shown as achievable in order to secure suitable development..

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

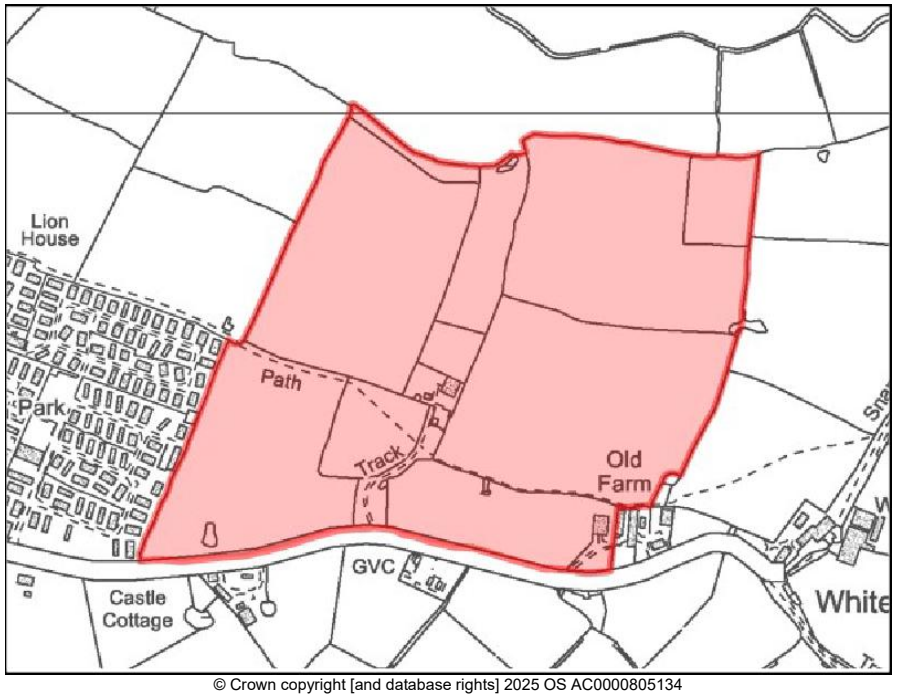
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 10	Year 6-10: 30	Year 11+:

Total Capacity: 40



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1179/1310
Site Address: Land at White Dyke, White Dyke, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 13.87

The site is formed of agricultural land and two barns located to the eastern fringe of Hailsham and to the north of White Dyke. The site is bounded to the west by a caravan park and SHELAA site 804/1310, which achieved outline planning permission for up to 220 (net) dwellings (along with other land not submitted in the SHELAA process) under planning reference WD/2017/2956/MAO. The majority of the eastern, southern and northern boundaries of the site are covered by Flood Risk Zone 2, and Flood Risk Zone 3a with climate change, which extends into the site and restricts development in this location. The Pevensey Levels Ramsar Site and SAC bounds the site's eastern and northern boundaries and development on the eastern field of the site could be detrimental to this international biodiversity site. A public right of way crosses the site from east to west through the centre of the site. The site by itself would be unable to achieve a suitable vehicular access onto White Dyke to the south due to its narrow form and no footways, which would be difficult to achieve. This road would require significant upgrading before it would be suitable to serve an increase in development. The site also relates to the rural setting of Hailsham, forming part of the undeveloped transition to countryside, and development in this location and of the scale proposed would significantly encroach into the countryside eat of Hailsham. Development would be harmful to this charter and settlement pattern, having a detrimental impact , thus being unsuitable. .

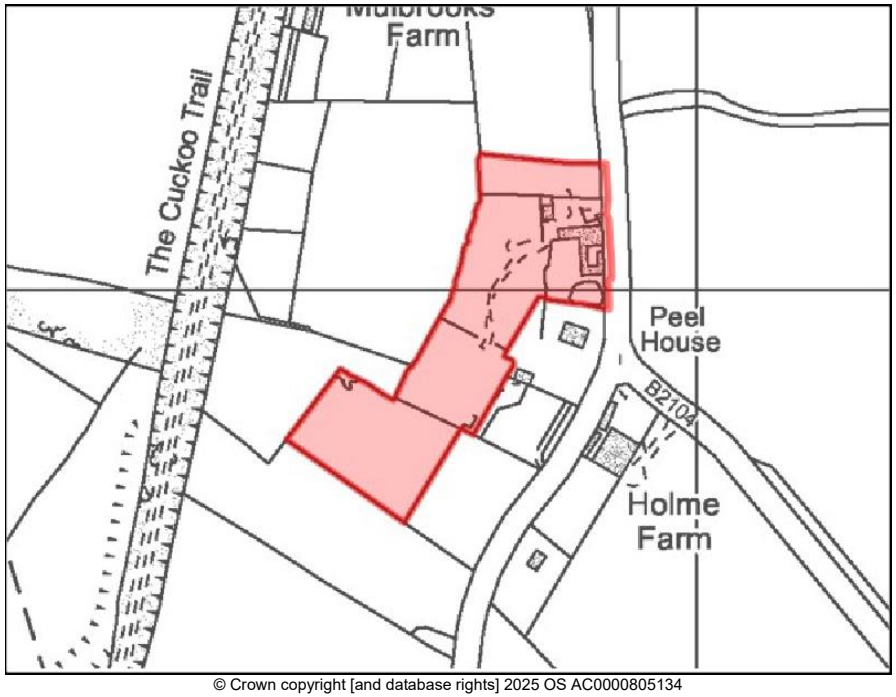
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1184/1310
Site Address: Peel House Farm Caravan Park, Sayerland Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.65

The site comprises of a residential dwelling and land used as a camping and caravan site located in open countryside to the south of Hailsham. A public right of way crosses through the southern part of the site from east to west. The site is visually and functionally separate from Hailsham and is therefore remote from facilities, services and public transport. The site is accessed via the Ersham Road, which at this point has no public footpaths to Hailsham. Even though improvements have been made nearby with a bus stop to the north, this cannot be accessed safely. The development of the site this far south along Ersham Road would appear out of keeping with and have a detrimental impact upon the landscape character of the surrounding countryside.

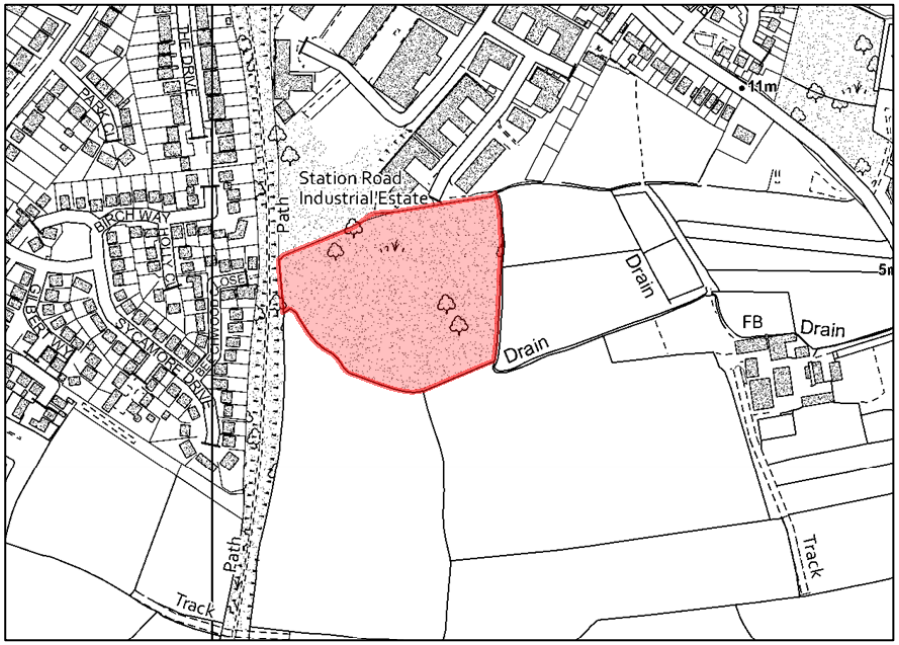
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

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

The site comprises of a wooded green field site in the southern part of Hailsham. The site is bounded by industrial development to the north and a residential site for 700 dwellings to the east. Although the site can appear to be appropriately located to accommodate residential development considering neighbouring site uses, the impact of these industrial uses on dwellings is not considered acceptable. The location of the site also reads as better connected to the industrial estate adjacent to the south of Station Road. Notwithstanding this, the site is covered in trees with part of the site being subject to a Tree Preservation Order (TPO) also. Any development of the site would require removal of trees within the TPO area to gain access. Therefore, the site is not considered suitable for employment or any development with this access constraint being considered.

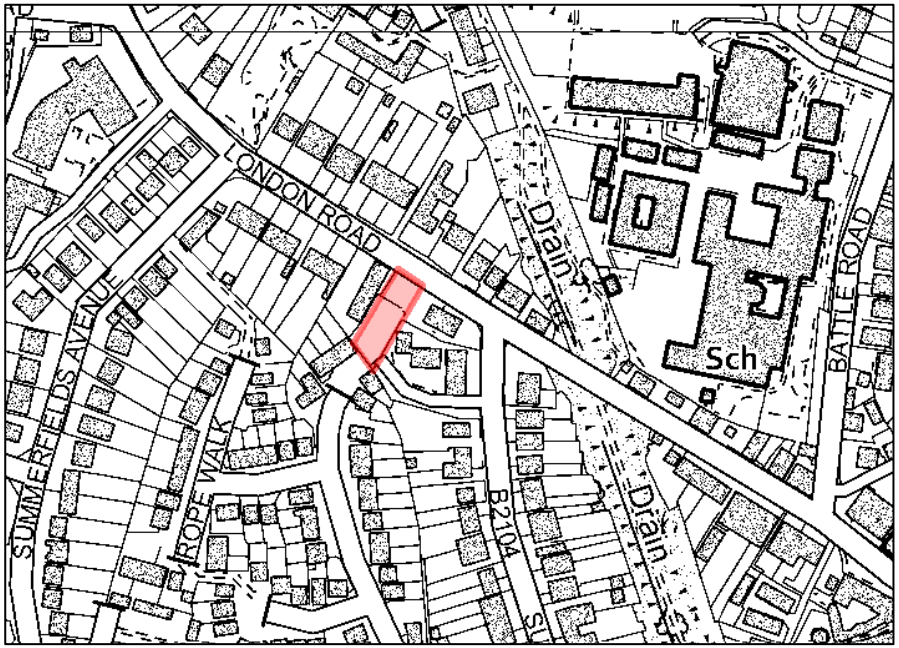
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1223/1310
Site Address: 25 London Road, Hailsham, East Sussex
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.075

The site is located in Hailsham, along London Road, which is considered a sustainable settlement. It is located within the existing settlement boundary and would be an infill site. The site is close to a variety of services, facilities and amenities within the town. However, the site is constrained by matrure trees on site, and neighbouring development in close proximity to boundaries, as well as existence of a car pakr used in connection with employment uses. Without evidnce of thow these issues can be overcome and development cause no adverse affect, development of the site is unsuitable at this stage. The loss of the car park associated with a business would need to be appropriately justified.

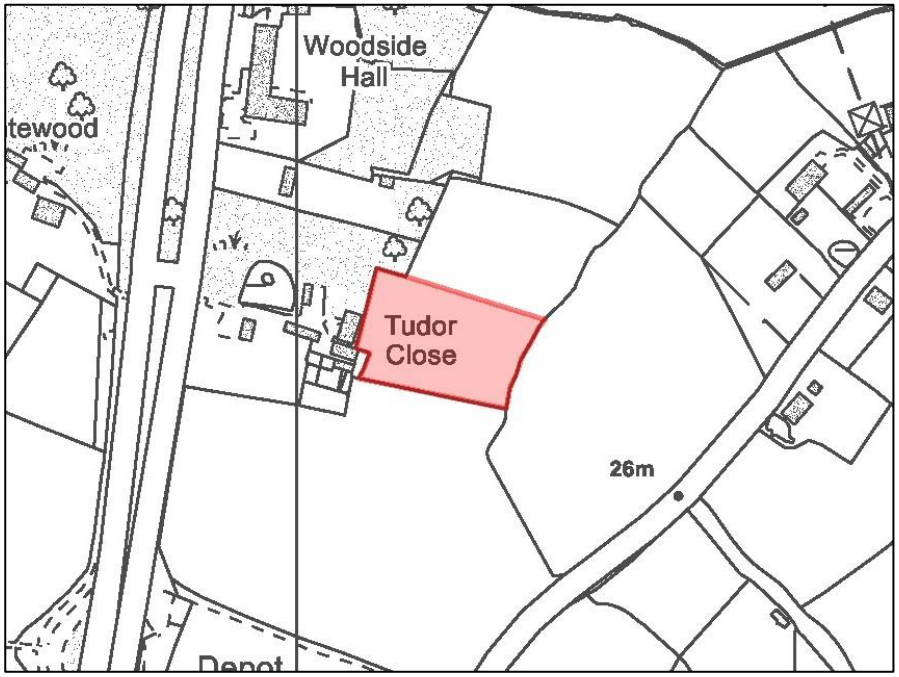
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1245/1310
Site Address: Land adjacent Woodside Depot
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.71

The site comprises an open sloping field to the south of Hailsham, with the A22 to the west. The 2023 Landscape Sensitivity Assessment states that neighbouring sites are moderately sensitive to residential development owing to the site being bound by mature hedgerows and trees and those landscape features increasing the site's sensitivity to development . The site is detached from Hailsham and is therefore isolated from local facilities, amenities and public transport. This site does form part of SHELAA Site 913/1310, and this site is assessed separately.

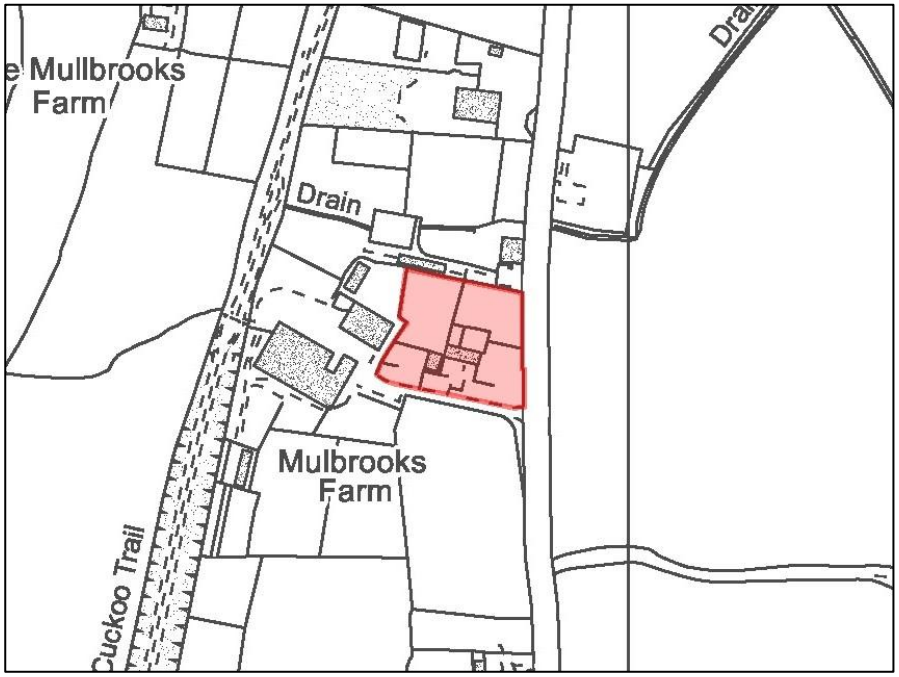
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1252/1310
Site Address: Mulbrooks Farm, Ersham Road, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 0.6

The site comprises of a residential dwelling and associated garden to the south of Hailsham. The site is situated in a relatively isolated location in relation to Hailsham, although it does benefit from close proximity with the Cuckoo Trail. The site to the south (the brownfield part of the site) has now achieved outline planning permission for 24 dwellings under planning reference WD/2017/0839/MAO, which is nearing completion. The 2023 Landscape Sensitivity Assessment states that neighbouring sites are of low to moderately sensitive to new residential development . An extensive area of the site is at risk of flooding including access which is likely to impact on the ability to develop the site. At the time of writing, the site is subject to a live outline planning application (WD/2025/1401/MAO) for 14 (net) dwellings.

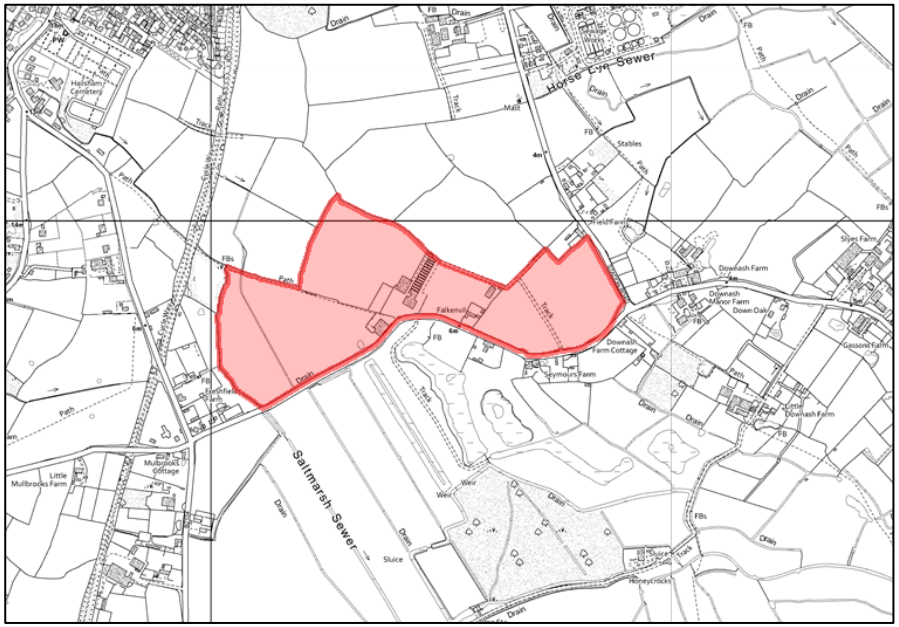
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1259/1310
Site Address: Mushroom Farm, Saltmarsh Lane, Downash, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 18.4

The site comprises agricultural land and dwellings on the southern edge of Hailsham, adjacent to the built-up area and significant residential development west of Station Road. It also adjoins a site with planning permission for major residential development. The 2026 Heritage Impact Assessment identifies potential major harm to the Downash Farmstead Scheduled Monument within the site and minor harm to Downash Manor Farm beyond the site boundary. Mitigation could include avoiding development within the monument and its immediate setting, focusing development in the eastern part of the site, and strengthening tree planting along Station Road and Saltmarsh Lane to help retain the area's rural character. Only the western part of the site is included within the Landscape Sensitivity Assessment and is considered to be within the Pevensey Levels character assessment which is low to moderate sensitivity to residential development.Most of this area is affected by flood risk, priority habitat and a schedule monument and therefore is unlikely to accommodate development. The consolidation of built form at this location will further alter the growth pattern of the town and local character although the bulk of change at this location will be introduced by the site currently under construction to the north of the site.The site would relate well to this permitted built form, however it does not currently benefit from formalised connections through it and Saltmarsh Lane is inappropriate to provide these links and vehicular access due to its layout, width, and lack of any footpath connectivity, a fair distance form Hailsham town and its facilities. Should there be reasonable potential for connections through and the Cuckoo Trail further west, as well as access arrangements to be provided via the neighbouring site to the north, which would also direct development away from the flood risk area, the schedule monument and priority habitat in the western part of the site, then development may be suitable. This would also be subject to landscape assessment, and suitable drainage proposals given proximity of the site to the Pevensey Levels SAC. However, no substantial evidence has been provided that appropriate arrangements are in place rendering the site unsuitable at this stage.

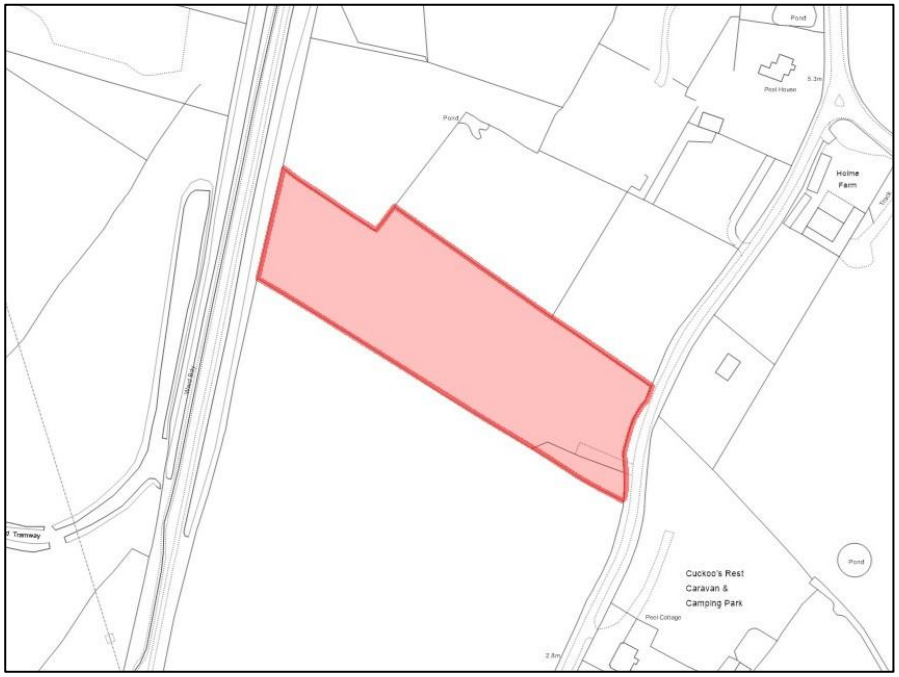
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1269/1310
Site Address: Dashlands, Land west of Sayerland Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 1.05

The site comprises of agricultural land located in open countryside to the south of Hailsham. The site is visually and functionally separate from Hailsham and is therefore remote from facilities, services and public transport. The site is accessed via the Sayerland Lane, which has no public footpaths to Hailsham via Ersham Road, and varies in width. Even though improvements have been made nearby with a bus stop to the north along Ersham Road, this cannot be accessed safely. The development of the site this far south would appear out of keeping with and have a detrimental impact upon the landscape character of the surrounding countryside.

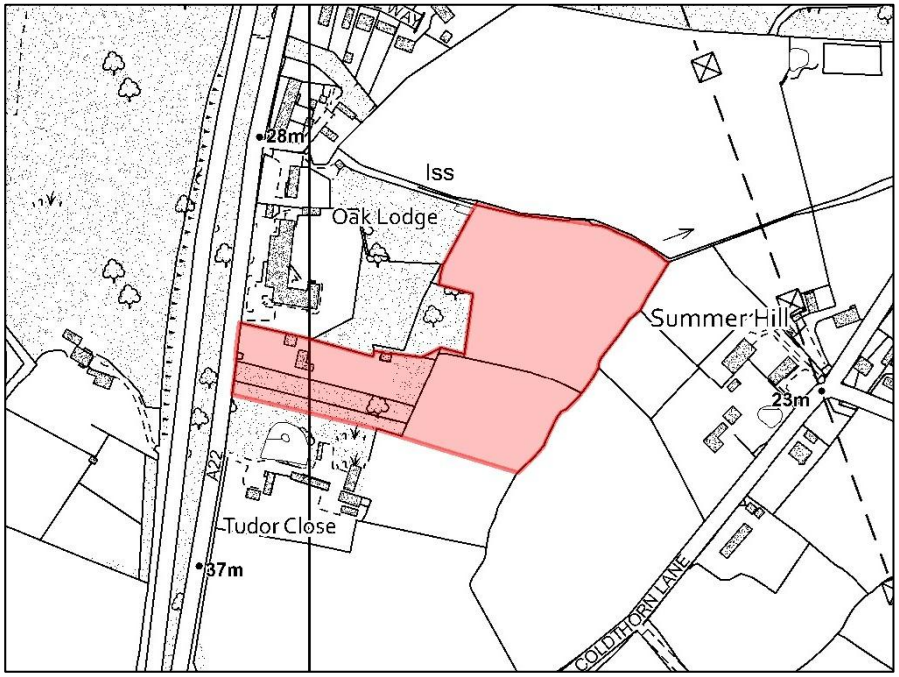
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1283/1310
Site Address: Abbots Way and land behind BN27 3PG
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 2.27

The site is made of an agricultural field and a residential dwelling and garden. The site is located to the south of Hailsham and benefits from direct access onto the A22, although further evidence would be required to establish the suitability of the intensification of use at this location. The site reads visually and functionally separated from Hailsham and is therefore remote from any local facility and amenities. Although the site is served by bus, accessing bus stops on the western side of the A22 is not attractive and it would be beneficial to improve those links if development was to come forward. There is little prospect of the site achieving suitable pedestrian access to services and facilities and therefore the site is likely to be dependant upon the use of private vehicle. The 2023 Landscape Sensitivity Assessment states that the landscape is moderately sensitive to residential development.

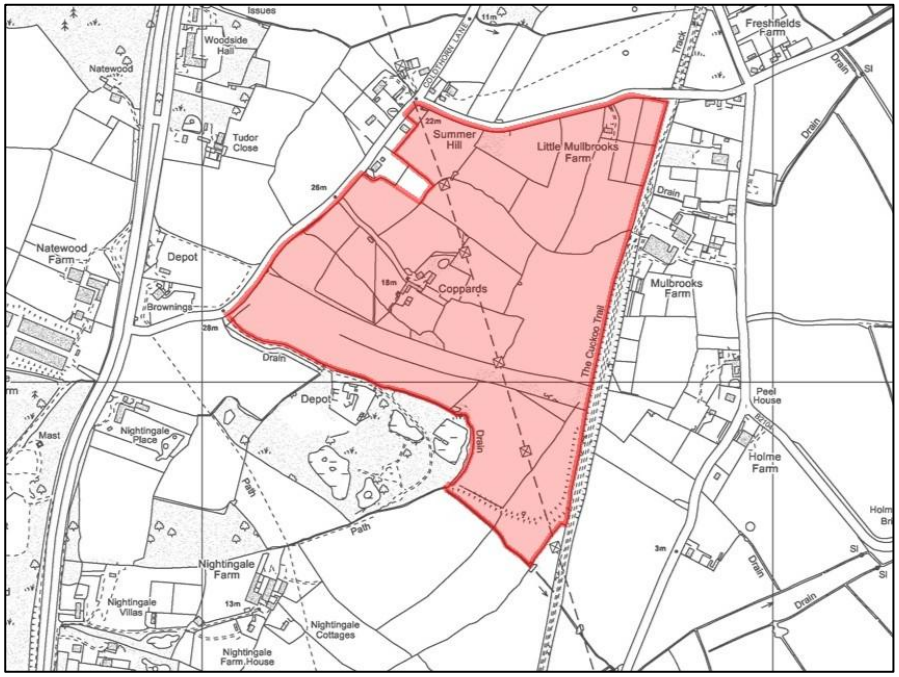
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1294/1310
Site Address: Land south of Summerhill Lane and east of Coldthorn Lane, Hailsham
Settlement: Hailsham
Parish: Hailsham
Site Area (ha) Gross: 30.94

The site comprises grazing fields, paddocks, stables and a small number of residential properties to the south of Hailsham. The area is rural in character and is accessed from Coldthorn Lane and Summerhill Lane, which are narrow rural roads with limited or no pedestrian infrastructure. While the Cuckoo Trail adjoins parts of the site and a number of public rights of way cross the land, providing some walking and cycling connectivity, the site remains visually and functionally detached from the built-up area and remote from local facilities, amenities and public transport. The 2023 Landscape Sensitivity Assessment identifies the site as having moderate sensitivity to residential development due to its strong rural character, coherent green infrastructure network, mature hedgerows and tree belts, historic field patterns and limited views from surrounding areas. Additional constraints include Grade II listed buildings and their setting, pylons crossing parts of the site, and the absence of a suitable vehicular access strategy, particularly from Summerhill Lane. The southern part of the site is more distant from the settlement and would represent an inappropriate extension of Hailsham into the countryside. Overall, having regard to its landscape, heritage, access and sustainability constraints, the site is not considered suitable or sustainable for residential development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability:
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Hartfield

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
223/2080	Stairs Farm, High Street, Hartfield	Hartfield	Not deliverable or developable
708/2080	Land at Castle Farm, Withyham Road, Hartfield	Hartfield	Developable
709/2080	Land at Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Developable
762/2080	Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield	Hartfield	Not deliverable or developable
776/2080	Land adjacent to Jib Jacks Hill, Hartfield	Hartfield	Not deliverable or developable
969/2080	Land adjoining Little Tye, Cat Street, Hartfield	Hartfield	Not deliverable or developable
1049/1630	Land east of Shepherds gate, Colemans Hatch	Coleman's Hatch	Absolute constraint (Ashdown Forest SPA)
1088/2080	Perryhill Nursery, Edenbridge Road, Hartfield	-	Site with extant planning permission Not deliverable or developable
1089/2080	Land to the north of Perryhill Nurseries, Edenbridge Road	-	Not deliverable or developable
1090/2080	Land at Upper Hartfield, Cat Street, Hartfield	Hartfield	Too small for assessment
1106/2080	Land at Castle Farm, Withyham Road, Hartfield	Hartfield	Not deliverable or developable
1170/2080	Hodore Farm Cottages, Parrock Lane, Upper Hartfield	Hartfield	Too small for assessment

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
1090/2080	Land at Upper Hartfield, Cat Street, Hartfield	Hartfield	0.26	Too small for assessment
1170/2080	Hodore Farm Cottages, Parrock Lane, Upper Hartfield	Hartfield	0.36	Too small for assessment

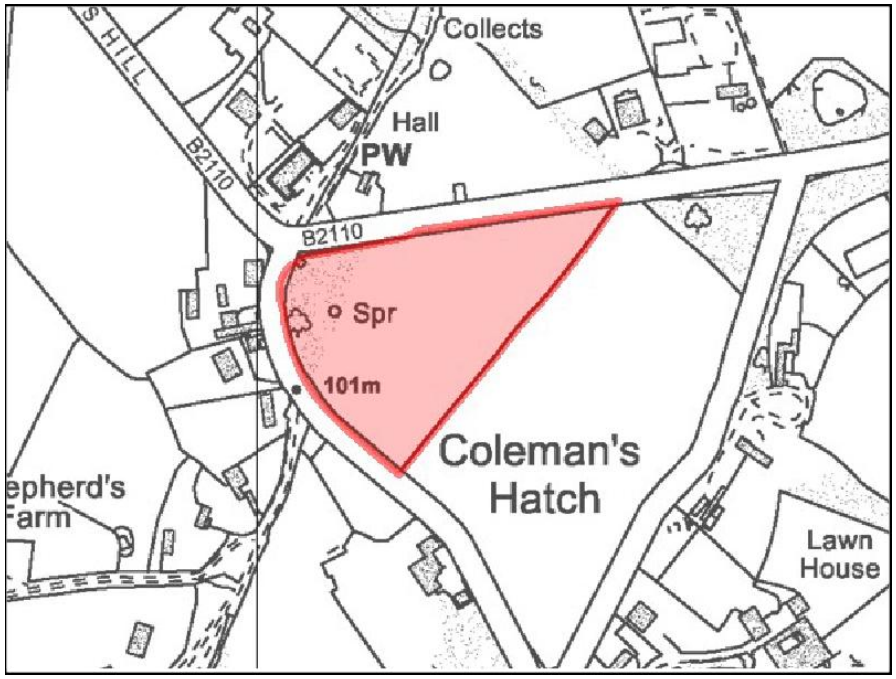
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
1088/2080	Perryhill Nursery, Edenbridge Road, Hartfield	-	WD/2024/2736/P02 - change of use of agricultural building (glasshouse) to a flexible commercial use (Class E) on buildings to the western part of the site.

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
1049/1630	Land east of Shepherds gate, Colemans Hatch	Coleman's Hatch	The site lies almost wholly within 400 metres of the Ashdown Forest SPA.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1049/1630
Site Address: Land east of Shepherds gate, Colemans Hatch
Settlement: Coleman's Hatch
Parish: Hartfield
Site Area (ha) Gross: 1.73

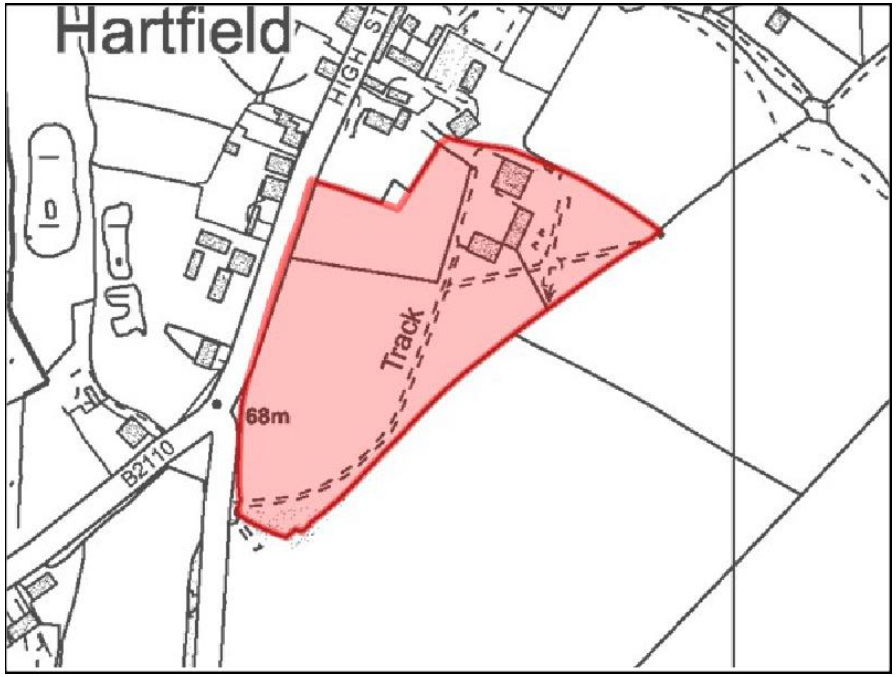
The site comprises of agricultural land located between Coleman's Hatch and Upper Hartfield, and to the south of Shepherds Hill (B2110). Ancient woodland is located at the eastern boundary of the site. Two Grade II listed buildings lie adjacent the sites northern (Holy Trinity Church) and southern (Forest House) boundaries. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any settlement. The site lies almost wholly within 400 metres of the Ashdown Forest SPA. This area is of international significance for wildlife and biodiversity, and the principle of new housing development within the 400-metre zone of the Ashdown Forest SPA boundary as advised by Natural England is not supported. The site is wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. Further housing development of scale could have a detrimental impact on the rural character and appearance of the area and would not be appropriate in this rural setting.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 223/2080
Site Address: Stairs Farm, High Street, Hartfield
Settlement: Hartfield
Parish: Hartfield
Site Area (ha) Gross: 3.06

The site is comprised of agricultural land and associated farm buildings to the southeast of Hartfield and to the east of the B2026 (High Street/Jib Jacks Hill). A public right of way surrounds the site's southern and eastern boundaries. The site is wholly located within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Assessment, which states this area to be of high landscape sensitivity to development. It is considered that development in this location would have an unacceptable impact on the character and appearance of the countryside. In addition, the existing access is unsuitable for further intensification due to the rural nature of Jib Jacks Hill, limited visibility splay to the south and shared access onto the road with the field to the south. The site is higher land than the High Street, making a new access onto the High Street difficult and there are TPOs on the trees along the High Street frontage. Therefore, development would require the unacceptable loss of a significant amount of boundary vegetation in order form a vehicular access that would impact both the landscape and visual setting of the village, as well as the conservation area to the north and west. A footpath and pedestrian crossing infrastructure on the east of the High Street along the frontage of the site is restricted by the steepness of the verge along this part of the site frontage. The site is bounded by the Hartfield Conservation Area to the west and north, which contains several listed buildings, and this historic setting would be detrimentally harmed through new development in this location.

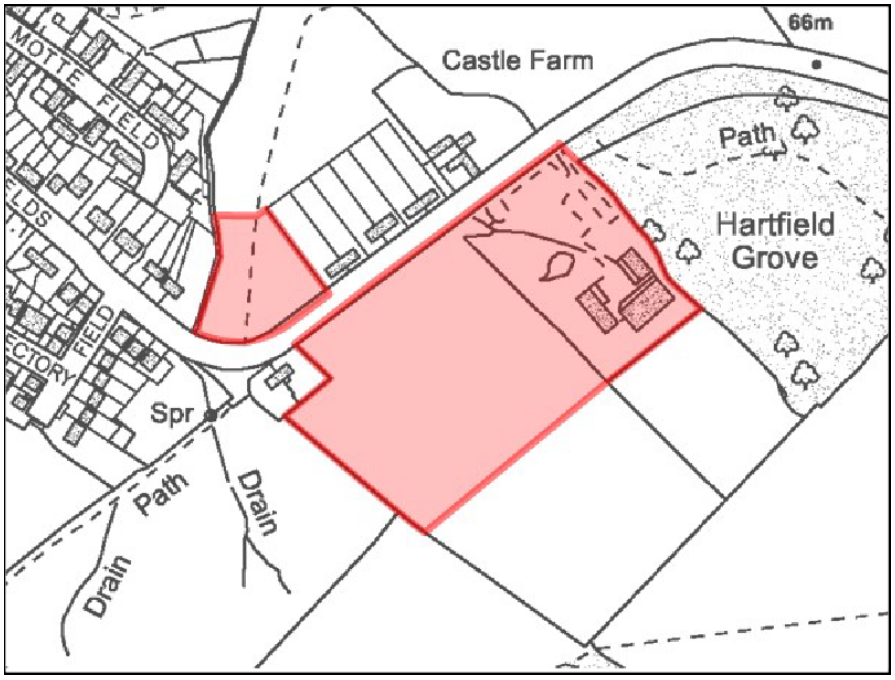
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 708/2080
Site Address: Land at Castle Farm, Withyham Road, Hartfield
Settlement: Hartfield
Parish: Hartfield
Site Area (ha) Gross: 3.44

This site comprises agricultural land northeast of Hartfield and is divided into two parcels: a small area north of the B2110 (c.0.4ha) and a larger area to the southeast. A Public Right of Way crosses the northern parcel and, as a historic routeway, would need to be considered in any development proposal. The site also lies within a Biodiversity Opportunity Area. The 2026 Landscape and Visual Appraisal states that the site is of high sensitivity to residential development, primarily because the larger eastern field is visually exposed in the wider landscape. Development would be unsuitable in this location and would have an unacceptable impact on the character and appearance of the countryside. The site is also considered to have a strong expression of the core componenets of character of the High Weald National Landscape and development would have a high impact on them. However, the assessment notes that the northwestern parcel is of lower sensitivity to development than the eastern parcel, given the presence of residential development to the east and west of this parcel and the lower-lying topography, which makes it slightly less visible in the wider landscape. The assessment also confirms that development should be avoided on the elevated eastern slope of the site, which forms a prominent skyline in outward views from the settlement edge and is visible from the village green. Therefore small scale development would be suitable on the smaller part of the site to the west (north of the B2110), given that in would be infill development between two rows of houses. Development would need to retain and buffer the western tree line. Further work is required to confirm suitable vehicular access from the B2110, given the nearby bend. As the site lies within the High Weald National Landscape, any development would need to address and mitigate landscape impacts.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

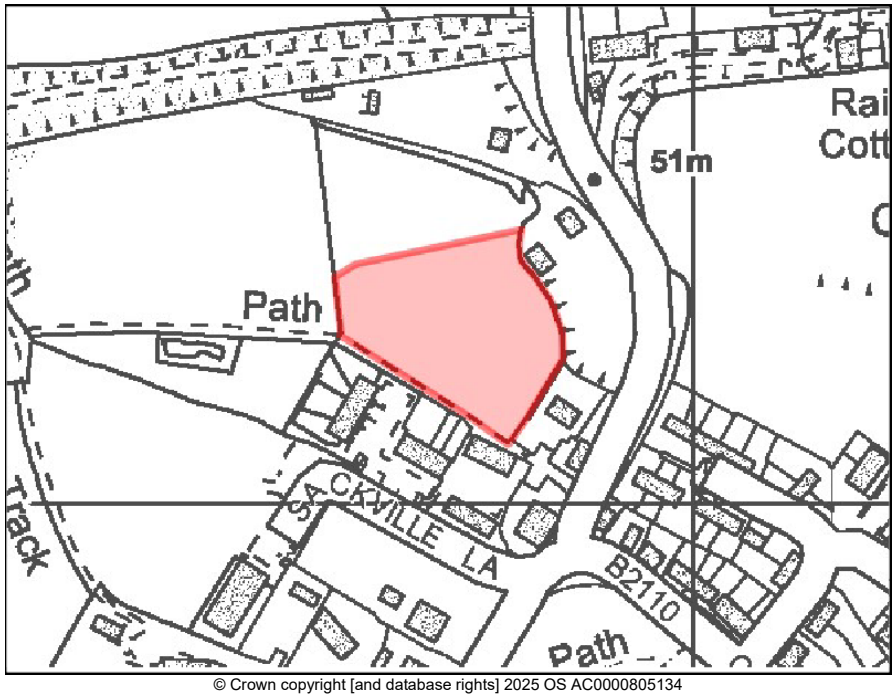
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable (in part)

DELIVERY	Year 1-5:	**Year 6-10:** 5	Year 11+:

Total Capacity: 5



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 709/2080
Site Address: Land at Old Crown Farm, Edenbridge Road, Hartfield
Settlement: Hartfield
Parish: Hartfield
Site Area (ha) Gross: 0.57

The site comprises agricultural land north of Hartfield, west of the B2026, with a Public Right of Way along its southern boundary. Located within the High Weald National Landscape, it is identified in the 2026 Landscape and Visual Appraisal as having moderate to high sensitivity to residential development due to its proximity to the Hartfield Conservation Area and its characteristic High Weald features, including mature hedgerows, historic routeways and views across the River Medway Valley.The assessment considers the site to have a moderate expression of the core components of character of the National Landscape and that development would have a moderate impact on them. However, the site itself is flat, with a partially enclosed character and is located to the north of new residential development along Sackville Lane that has recently been constructed and would act as a continuation of this scheme. Although within the High Weald National Landscape, it is considered that a carefully designed scheme would not severely impact the landscape character of the area and would act as a logical extension to the settlement that already has similar development at Castlefields to the east. The 2026 Landscape and Visual Appraisal recommends that any potential development be located within the south of the site, where it would relate to the existing 21st Century development along Sackville Lane and is set back from the Conservation Area boundary. The site is adjacent to the Hartfield Conservation Area to the east, which contains a number of listed buildings, and the historic character of the area would need to be considered, if new development was brought forward. The Heritage Impact Assessment 2026 considers that development on the site could have an impact on the setting of Old Crown Farmhouse (Grade II), although this harm would only be minor as the site is only partially visible from the asset and already partially surrounded by modern development. Development on the site could cause minor harm to the setting of Castle Mound Scheduled Monument, although this impact would be limited as there is already closer modern development to the asset which has changed its semi-rural setting. Development on the site could continue the erosion of the historic borders of the village and therefore have a minor impact on the Conservation Area. The introduction and retention of a border of trees along the site's eastern edge would however, help retain the rural and agricultural feel of the assets within their historic environment and mitigate any potential impacts. The site can only be accessed via new residential development to the north of Sackville Lane. The site was subject to an outline planning application for 12 dwellings under planning reference WD/2021/1494/MAO, which was withdrawn.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

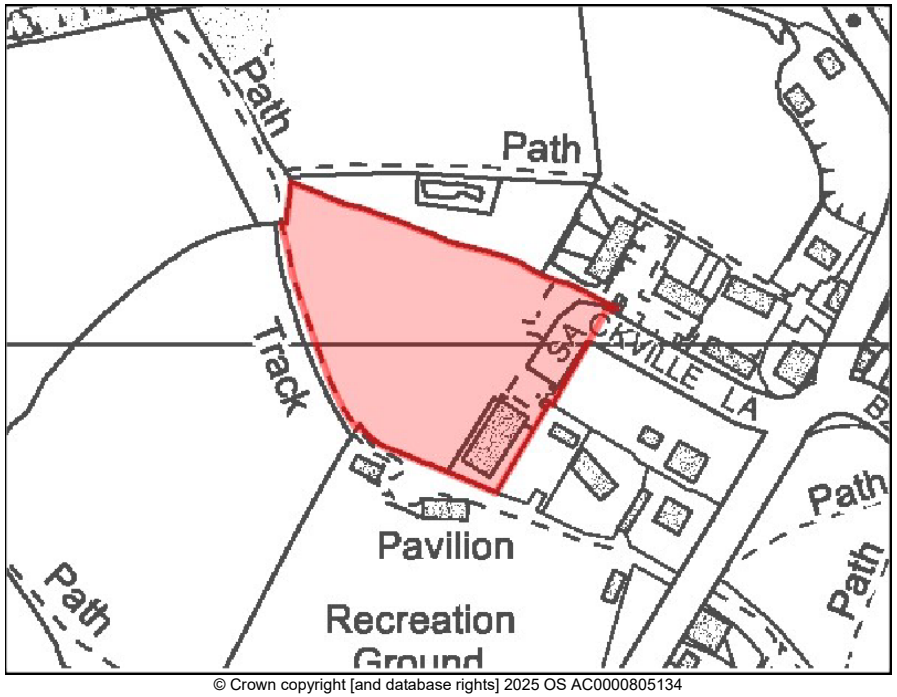
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 6	Year 11+:	**Total Capacity:** 6



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 762/2080
Site Address: Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield
Settlement: Hartfield
Parish: Hartfield
Site Area (ha) Gross: 1.06

The site comprises of a single storey GP surgery and car park (built in the early 2010s) and agricultural land in Hartfield to the west of the B2026 and Sackville Lane. A public right of way is located on the site's southern boundary. The site is wholly situated within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Assessment, which states this area to be of high landscape sensitivity to residential development. Development of the site would have an unacceptable impact on the character and appearance of the countryside with extensive views to the railway line to the north and west of the site. The site is also adjacent to the Hartfield Conservation Area to the east and south, which contains a number of listed buildings and development in this location would lead to harm to those historic assets. There has been recent residential development along Sackville Lane to the east of this site, although this was consolidated within the existing built form, whist this site projects further west. The site was subject to a planning application for 12 (net) dwellings under planning reference WD/2021/1493/MAO but this was later withdrawn by the applicant.

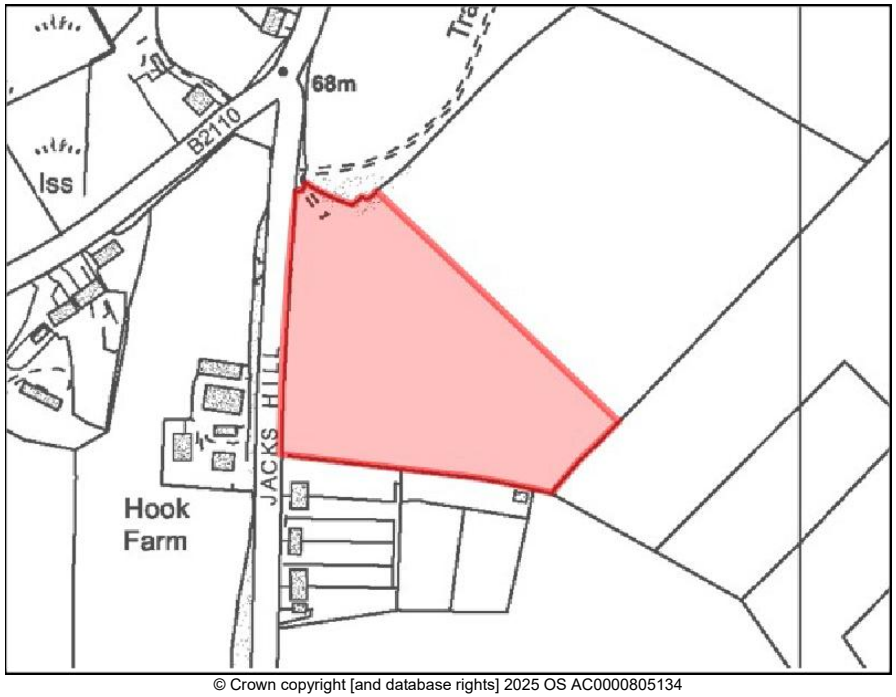
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 776/2080
Site Address: Land adjacent to Jib Jacks Hill, Hartfield
Settlement: Hartfield
Parish: Hartfield
Site Area (ha) Gross: 2.39

The site comprises of agricultural land located to the south of Hartfield and to the east of the B2026 (Jib Jacks Hill). A public right of way runs along the site's northern boundary from east to west. The site is detached from the urban boundary of Hartfield and is therefore remote from its services and facilities, particularly as there is no existing footway to Hartfield. The site lies wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The development of the site would have an unacceptable impact on the character and appearance of the landscape to the south of Hartfield and would detrimentally affect the setting of the village and the Conservation Area. The Hartfield Conservation Area lies to the northwest of the site and contains a number of listed buildings and therefore development in this location may lead to harm to those historic assets. Land adjacent to the north of this site is subject to an ongoing planning application (WD/2025/2380/MAJ).

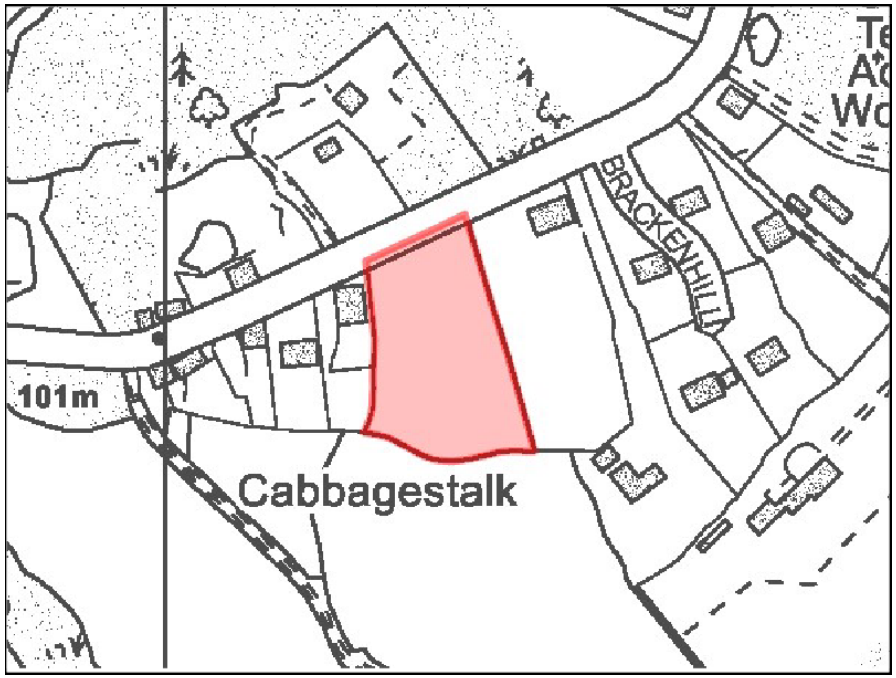
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 969/2080
Site Address: Land adjoining Little Tye, Cat Street, Hartfield
Settlement: Hartfield
Parish: Hartfield
Site Area (ha) Gross: 0.53

The site comprises of agricultural land located to the southwest of Upper Hartfield and to the south of Cat Street. The site is in an isolated location, detached from the centre of Upper Hartfield and is therefore relatively remote from services and facilities. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under the NPPF. The site lies wholly within the High Weald National Landscape, located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The northern portion of the site is largely covered by mature trees and new development would result in the unacceptable removal of these in order to provide a vehicular access onto the site, as well as impacting the rural character of the area. Although, there is some residential development along Cat Street (B2110) in this location, it is sporadic and of a low density and is not considered that new residential development of any significant scale would be in keeping with the character of the area.

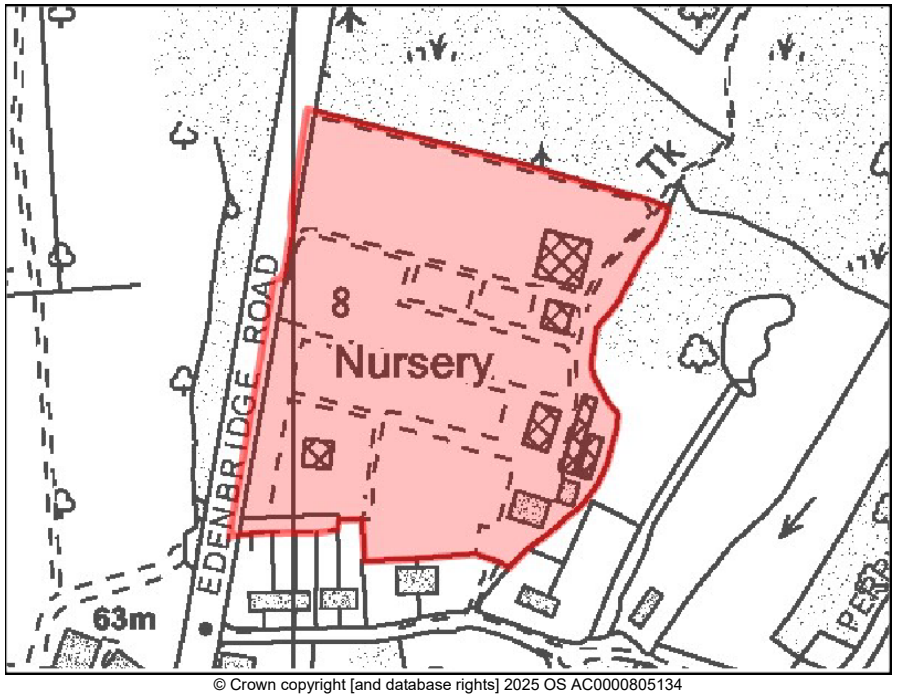
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1088/2080
Site Address: Perryhill Nursery, Edenbridge Road, Hartfield
Settlement: -
Parish: Hartfield
Site Area (ha) Gross: 2.56

The site is comprised of a horticultural nursery located in open countryside to the north of Hartfield along Edenbridge Road. Ancient woodland sits on the northeastern boundary of the site. The site is in an isolated location, detached from any settlement and remote from services and facilities (including public transport). The site lies wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The site slopes from north to south and there are long ranging views to the east and south of the site, with the main structures on site being low lying polytunnels. Development of the site would therefore have an unacceptable impact on the character and appearance of the surrounding landscape. Planning permission was refused for 15 (net) dwellings, 4 rural offices and a landscape contracting business yard with office under planning reference WD/2022/1709/MAJ. A subsequent application, reference WD/2024/2736/P02 gave prior approval for change of use of agricultural building (glasshouse) to a flexible commercial use (Class E) on buildings to the western part of the site. However, noting that the principle of this development is established by the General Permitted Development (England) Order 2015 (as amended), and does not require regard be had to the development plan, the use of permitted development rights in this manner does not alter the position that further development for employment or residential use is not deemed suitable on this site, for the reasons set out.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1089/2080
Site Address: Land to the north of Perryhill Nurseries, Edenbridge Road
Settlement: -
Parish: Hartfield
Site Area (ha) Gross: 2.81

The site comprises agricultural land associated with a horticultural nursery and is located in open countryside to the north of Hartfield and to the east of Edenbridge Road (B2026). Ancient woodland bounds the site's northern and eastern boundaries. The site is situated in an isolated location, detached from the boundary of any settlement and is remote from services and facilities (including public transport). The site lies wholly within the High Weald National Landscape and is located within the Hartfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of high landscape sensitivity to new development. The development of the site would have an unacceptable impact on the character and appearance of the landscape in this location. A significant central portion of the site is covered by mature trees, the removal of which to enable development is considered to be detrimental to the character of this rural location.

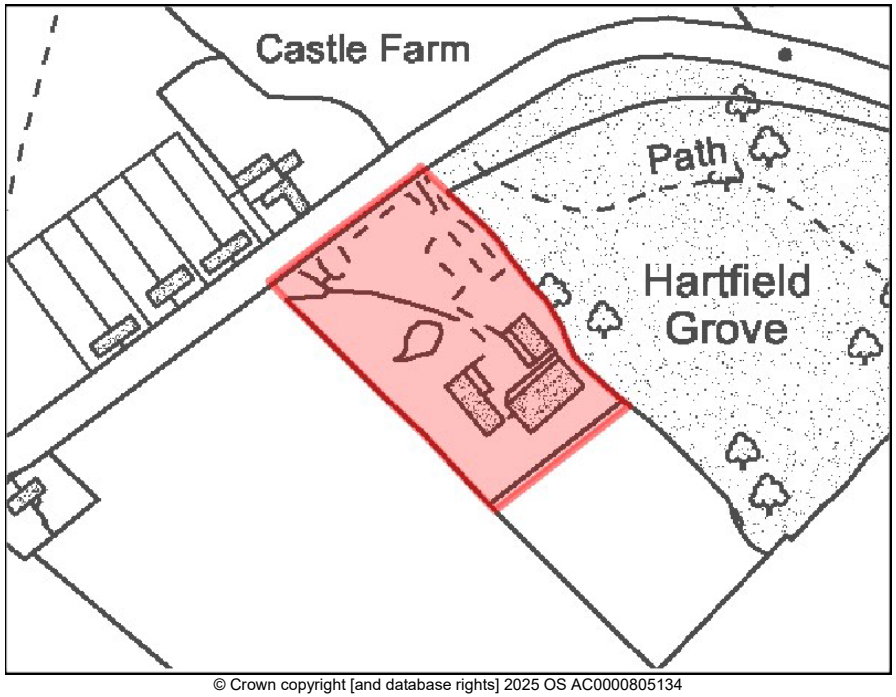
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1106/2080
Site Address: Land at Castle Farm, Withyham Road, Hartfield
Settlement: Hartfield
Parish: Hartfield
Site Area (ha) Gross: 1.07

The site is comprised of three barns on a parcel of agricultural land located to the east of the B2110 and to the east of Hartfield. Ancient woodland bounds the site's northern boundary, and the site lies in an elevated position within the wider landscape. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development, primarily because the field is visually exposed in the wider landscape and development would be unsuitable in this location and would have an unacceptable impact on the character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment confirms that development should be avoided in the elevated extents of the site, which form a prominent slope in outward views from the settlement. Therefore, the redevelopment of the site would have an unacceptable impact on the character and appearance of the countryside to the east of Hartfield. The site forms part of the SHELAA Site 708/2080 that was assessed separately.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Heathfield and Waldron

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
017/1920	Field to the east of Burnetts Farm, Firgrove Road, Cross in Hand	Cross In Hand	Developable
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	Heathfield	Developable
230/1210	Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield	Heathfield	Not deliverable or developable
235/1920	Bell Reed Farm, Dads Hill, Cross In Hand	Cross in Hand	Not deliverable or developable
258/1210	Land on north side of Burwash Road, Heathfield	Heathfield	Developable
259/1210	Land west of Marklye Lane, Heathfield	Heathfield	Not deliverable or developable
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	Heathfield	Developable
275/1210	Parklands, Burwash Road, Heathfield	Heathfield	Developable
299/1210	Land at 15 Tower Street, Heathfield	Heathfield	Developable
307/1210	Land at Tilsmore Nurseries, off Nursery Way, Heathfield	Heathfield	Not deliverable or developable
418/3190	The Glen (Site 1), School Hill, Old Heathfield	Old Heathfield	Not deliverable or developable
419/3190	The Glen (Site 2), School Hill, Old Heathfield	Old Heathfield	Not deliverable or developable
431/1920	Land to rear of Breton House (north), B2102, Cross In Hand	Cross in Hand	Developable
525/1210	Land to the rear of Rothershaw, High Street, Heathfield	Heathfield	Developable
533/1210	Land at Tilsmore Lodge, Cross in Hand Road, Heathfield	Heathfield	Too small for assessment
545/1920	Land adjacent Forge Cottage, Mayfield Road, Cross In Hand	Cross In Hand	Not deliverable or developable
546/1920	Land at Sindens Nursery (east), A267, Cross In Hand	Cross In Hand	Not deliverable or developable
547/1920	Land on the north west side of Fir Grove Road, Cross In Hand	Cross In Hand	Not deliverable or developable
557/1210	Yulden Field, Barretts Park Farm, Heathfield	Heathfield	Not deliverable or developable
560/1210	Land at Tintern, Little London Road, Heathfield	Heathfield	Not deliverable or developable
561/1210	Morrensfield, Little London Road, Heathfield	Heathfield	Not deliverable or developable
562/1210	Pine Ridge Cottage, Little London Road, Heathfield	Heathfield	Not deliverable or developable
564/1210	Old Common, Little London Road, Heathfield	Heathfield	Not deliverable or developable
565/1210	Lion's Lodge, Little London Road, Heathfield	Heathfield	Not deliverable or developable
566/1210	Crossways House, New Pond Hill, Heathfield	Heathfield	Not deliverable or developable

569/1210	Land at Leonards Field, Sandy Cross Lane, Heathfield	Heathfield	Not deliverable or developable
570/1920	Land at Sindens Nursery (west), A267, Cross In Hand	Cross in Hand	Not deliverable or developable
578/1210	Land north of Holbrook Barn, Little London Road, Heathfield	Heathfield	Not deliverable or developable
595/1210	Rothershaw, Cross in Hand Road, Heathfield	Heathfield	Developable
596/1920	Land at Mayfield Flat, Cross In Hand	Cross in Hand	Not deliverable or developable
605/1920	Land at Fairfield Lodge, A267, Cross In Hand	Cross in Hand	Not deliverable or developable
632/1210	Broadride, Mutton Hall Hill, Heathfield	Heathfield	Too small for assessment
633/1210	Land at Heathfield Police Station, High Street, Heathfield	Heathfield	Developable
639/1210	Land at Theobalds Green Farm,Theobalds Green, Heathfield	Heathfield	Not deliverable or developable
640/1210	Land at 25 Gibralter Rise, Heathfield	Heathfield	Too small for assessment
641/1210	Land at the Manse, Tilsmore Road, Heathfield	Heathfield	Too small for assessment
642/1210	Land at 38 Downsview, Heathfield	Heathfield	Too small for assessment
643/1210	Land at 40 Downsview, Heathfield	Heathfield	Too small for assessment
644/1210	Land at and adjacent to Tilsmore Wood, Cross In Hand Road, Heathfield	Heathfield	Too small for assessment
645/1210	Land at Tudor Lodge, Sandy Cross Lane, Heathfield	Heathfield	Too small for assessment
646/1210	Land at The Old Stable, Green Lane, Heathfield	Heathfield	Too small for assessment
647/1210	Land at Lullington, Tilsmore Road, Heathfield	Heathfield	Too small for assessment
653/1630	Land adjacent Street End Lane, Broad Oak	Broad Oak	Not deliverable or developable
672/1210	Carradale, Willow Close, Heathfield	Heathfield	Too small for assessment
681/1210	Land at The Old Saddlery, A267, Heathfield	Heathfield	Too small for assessment
703/1920	Land at Olives Farm, Back Lane, Cross In hand	Cross in Hand	Too small for assessment
726/1630	Land at Satinstown Farm, Burwash Road, Broad Oak	Broad Oak	Not deliverable or developable
731/1920	Land at Raesden, A267, Cross In Hand	Cross in Hand	Too small for assessment
734/1210	Land at Monkhurst Farm, Sandy Cross Lane, Heathfield	Heathfield	Not deliverable or developable
737/1920	Land north of Mayfield Flat, Cross In Hand	Cross in Hand	Absolute constraint (Ancient Woodland)
750/1210	Land at Snatchells Farm, Cross in Hand Road, Heathfield	Heathfield	Site with extant planning permission
753/3150	Land between Rock Harbour and Little Heath, Frary Walk, Maynards Green	Maynards Green	Too small for assessment
779/3220	Land adjoining Owlsbury, Chapel Cross Lane, Chapel Cross	Punnetts Town	Not deliverable or developable
794/1210	Cross in Hand Stud, Little London Road, Heathfield	Heathfield	Not deliverable or developable
795/1920	Land adjoining Spinney's Edge, Back Lane	Cross in Hand	Not deliverable or developable
798/1210	The Old Half Moon, Burwash Road, Heathfield	Heathfield	Developable

829/1210	Land to the west of Nettlesworth Lane, Heathfield	Heathfield	Not deliverable or developable
834/1920	Former race track on land at Dunly Wood, Mayfield Road, Cross in Hand	Cross in Hand	Not deliverable or developable
847/1210	Holmans Wood and land at Little London Road, Heathfield	Heathfield	Not deliverable or developable
848/1210	Collins Field, Burwash Road, Heathfield	Heathfield	Not deliverable or developable
849/3220	Land adjacent to Chapel House, Battle Road, Punnetts Town	Punnetts Town	Too small for assessment
865/1210	The Yard, Burwash Road, Heathfield	Heathfield	Too small for assessment
876/1920	Cross in Hand Mills (Site A), B2102, Cross in Hand	Cross in Hand	Too small for assessment
877/1920	Cross in Hand Mills (Site B), B2102, Cross In Hand	Cross in Hand	Not deliverable or developable
886/1210	Heathfield Ambulance Station, Burwash Road, Heathfield	Heathfield	Too small for assessment
902/1210	Land at Culvergrove Farm, Little London Road, Heathfield	Heathfield	Not deliverable or developable
907/1210	Land on the west side of Newick Lane, Heathfield	Heathfield	Not deliverable or developable
912/1210	Land at Heathfield Park, Heathfield	Heathfield	Not deliverable or developable
926/3220	Car park and outbuildings adjacent to Barley Mow House, Barlow Mow Lane, Punnetts Town	Punnetts Town	Too small for assessment
941/1920	Land at Sunnyside, A267, Cross In Hand	Cross in Hand	Developable
946/1210	Land at Silver Birches (site 2), Street End Lane, Broad Oak	Broad Oak	Too small for assessment
949/1210	Land north of Cross in Hand Road, Heathfield	Heathfield	Too small for assessment
950/1210	Land to the rear of Idens Farm, Street End Lane, Broad Oak	Heathfield	Too small for assessment
954/3220	Holly Barn, Coldharbour Lane, Punnetts Town	Punnetts Town	Not deliverable or developable
957/1210	Plantation House, Burwash Road, Heathfield	Heathfield	Too small for assessment
970/1210	Firwood House, Firwood Rise, Heathfield	Heathfield	Too small for assessment
1008/3220	Land at Ebeneezer Farm, Battle Road, Punnett's Town	Punnett's Town	Not deliverable or developable
1043/3220	Land adjoining Eastlea, North Street, Punnetts Town, Heathfield	Punnetts Town	Not deliverable or developable
1051/1920	Land to the east of Dads Hill, Cross In Hand	Cross In Hand	Not deliverable or developable
1052/1210	Land at Street End Land, Broad Oak, Heathfield	Broad Oak	Not deliverable or developable
1053/1210	Land west of Street End Lane, Heathfield	Broad Oak	Not deliverable or developable
1056/3030	Little London Garage, Little London Road, Horam	-	Not deliverable or developable
1091/1210	Lakeside House, Hailsham Road, Maynards Green	Maynards Green	Not deliverable or developable
1128/1210	Church Cottage, Little London Road, Heathfield	Heathfield	Too small for assessment
1164/1210	Silver Birches, Street End Lane	Broad Oak	Site with extant planning permission Not deliverable or developable

1165/1210	Land at Pook Reed Lane & Jubilee Park, Pook Reed Lane, Heathfield	Heathfield	Not deliverable or developable
1198/1920	Land at Isenhurst, A267, Cross in Hand	Cross in Hand	Not deliverable or developable
1208/1210	Land at Pittwood, A267, Cross in Hand	Heathfield	Too small for assessment
1230/1210	Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield	Heathfield	Not deliverable or developable
1231/1210	Heatherlea, Newick Lane, Heathfield	Heathfield	Not deliverable or developable
1238/1210	5 Farthing Cottage, Back Lane, Cross in Hand	Cross in Hand	Deliverable
1266/1630	Former Broad Oak Primary School, Scotsford Road, Broad Oak, Heathfield	Borad Oak	Developable
1268/1920	Pistenbroke Top, Cross in Hand, Heathfield	Cross In Hand	Not deliverable or developable
1280/1920	Granary, New Pond Hill, Cross in Hand, Heathfield	Cross In Hand	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
533/1210	Land at Tilsmore Lodge, Cross in Hand Road, Heathfield	Heathfield	0.1	The site is too small to yield the minimum number of units required for the assessment.
632/1210	Broadride, Mutton Hall Hill, Heathfield	Heathfield	0.09	The site is too small to achieve a minimum of 5 units for assessment in the SHELAA.
640/1210	Land at 25 Gibralter Rise, Heathfield	Heathfield	0.11	The site is too small to yield the minimum number of units required for the assessment.
641/1210	Land at the Manse, Tilsmore Road, Heathfield	Heathfield	0.18	Too small for assessment.
642/1210	Land at 38 Downsview, Heathfield	Heathfield	0.06	The site is too small to yield the minimum number of units required for the assessment.
643/1210	Land at 40 Downsview, Heathfield	Heathfield	0.05	Too small for assessment.
644/1210	Land at and adjacent to Tilsmore Wood, Cross In Hand Road, Heathfield	Heathfield	0.81	Too small for assessment.
645/1210	Land at Tudor Lodge, Sandy Cross Lane, Heathfield	Heathfield	0.04	Too small for assessment.
646/1210	Land at The Old Stable, Green Lane, Heathfield	Heathfield	0.11	Too small for assessment.
647/1210	Land at Lullington, Tilsmore Road, Heathfield	Heathfield	0.16	Too small for assessment.
672/1210	Carradale, Willow Close, Heathfield	Heathfield	0.06	The site is too small to yield the minimum number of units required for the assessment
681/1210	Land at The Old Saddlery, A267, Heathfield	Heathfield	0.11	Too small for assessment.
703/1920	Land at Olives Farm, Back Lane, Cross In hand	Cross in Hand	0.34	Too small for assessment.
731/1920	Land at Raesden, A267, Cross In Hand	Cross in Hand	0.11	The site is too small to yield the minimum number of units required for the assessment.

753/3150	Land between Rock Harbour and Little Heath, Frary Walk, Maynards Green	Maynards Green	0.28	The site is too small to yield the minimum number of units required for the assessment.
849/3220	Land adjacent to Chapel House, Battle Road, Punnetts Town	Punnetts Town	0.22	The site is too small to accommodate the minimum number of units required for the assessment.
865/1210	The Yard, Burwash Road, Heathfield	Heathfield	0.06	The site is too small to yield the minimum number of units required for the assessment.
876/1920	Cross in Hand Mills (Site A), B2102, Cross in Hand	Cross in Hand	0.5	The site is too small to yield the minimum number of units required for the assessment given the shape of the site.
886/1210	Heathfield Ambulance Station, Burwash Road, Heathfield	Heathfield	0.09	Too small for assessment.
926/3220	Car park and outbuildings adjacent to Barley Mow House, Barlow Mow Lane, Punnetts Town	Punnetts Town	0.01	The site is too small to yield the minimum number of units required for the assessment.
946/1210	Land at Silver Birches (site 2), Street End Lane, Broad Oak	Broad Oak	0.14	The site is too small to yield the minimum number of units required for the assessment.
949/1210	Land north of Cross in Hand Road, Heathfield	Heathfield	0.08	The site is too small to yield the minimum number of units required for the assessment.
950/1210	Land to the rear of Idens Farm, Street End Lane, Broad Oak	Heathfield	0.27	With constraints this site is too small to yield the minimum number of units for the assessment.
957/1210	Plantation House, Burwash Road, Heathfield	Heathfield	0.37	Too small for assessment.
970/1210	Firwood House, Firwood Rise, Heathfield	Heathfield	0.13	The site is too small to yield the minimum number of units required for the assessment.
1128/1210	Church Cottage, Little London Road, Heathfield	Heathfield	0.18	The site is too small to yield the minimum number of units required for the assessment.
1208/1210	Land at Pittwood, A267, Cross in Hand	Heathfield	0.07	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

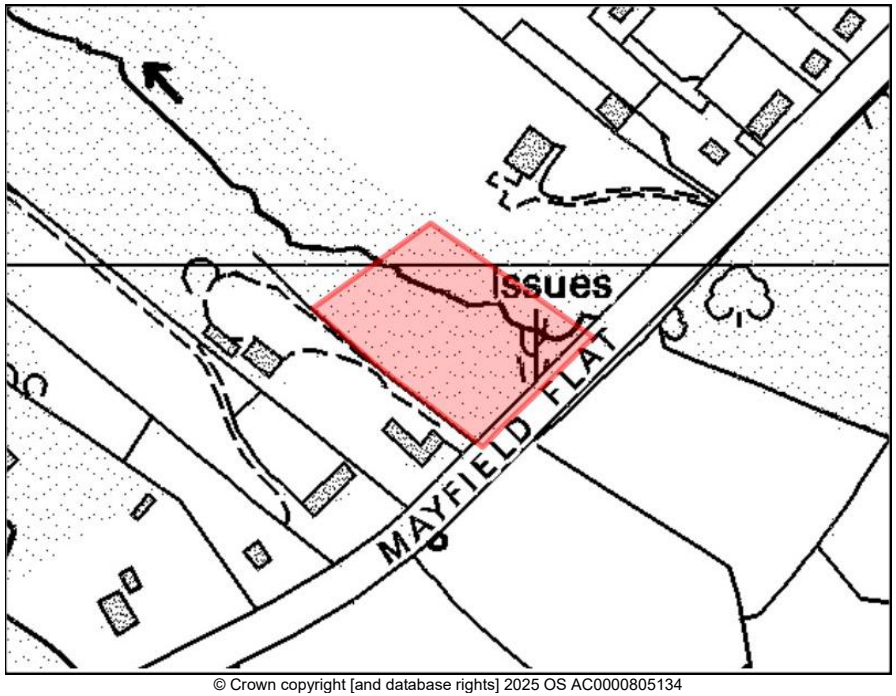
Site reference	Address	Settlement	Planning Permission Details
750/1210	Land at Snatchells Farm, Cross in Hand Road, Heathfield	Heathfield	WD/2024/2258/MAO – 24 dwellings

1164/1210	Silver Birches, Street End Lane	Broad Oak	WD/2023/1927/F - Southern portion of site permission for 4 (net) dwellings.

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
737/1920	Land north of Mayfield Flat, Cross In Hand	Cross in Hand	Ancient Woodland

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

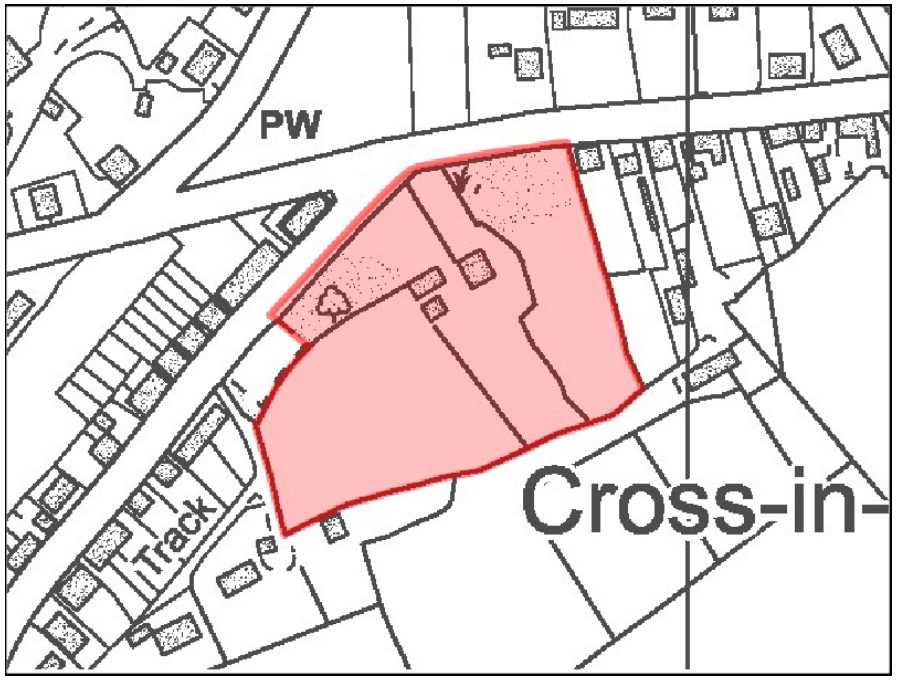
Site Reference: 737/1920
Site Address: Land north of Mayfield Flat, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.51

The site comprises of ancient woodland located to the west of Cross in Hand and west of Mayfield Flat. The site is situated in an isolated location and is therefore remote from the local services, facilities and public transport provided in Heathfield. The site is wholly covered by ancient woodland, and it is considered unsuitable for development due to resultant loss of a protected and valued habitat. The site is also wholly located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would therefore have an unjustified impact upon the high-quality character and appearance of the countryside to the west of Cross in Hand.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Yes	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 017/1920
Site Address: Field to the east of Burnetts Farm, Firgrove Road, Cross in Hand
Settlement: Cross In Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.78

The site comprises of grass fields, a farmstead and large garden, as well as a small woodland, in the centre of Cross in Hand, adjacent to the B2102 and Fir Grove Road. There is existing linear residential development located along the B2102 and Fir Grove Road to the east, west and north of the site. The site is located wholly within the High Weald National Landscape and is a sloping site where development would be highly visible in the open countryside located to the south of the site. The 2026 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to small scale residential development in part due to the wooded area in the north of the site and the longer views to the south of the site. There are views into the site from the adjacent lane from the southwest. There are some mature trees along the frontage of the site, and an Arboricultural survey would be required to determine the quality of those trees, although it is noted within the 2026 Landscape and Visual Appraisal that mature trees in the north of the site should be retained. The assessment considers the site to have a moderate expression of the core components of character of the National Landscape, due to the sloping landform (affording long-distance views); the presence of mature woodland, trees and hedgerows; irregular field pattern and grazed pastures; being within the historic settlement of Cross in Hand; and partly within a landscape with dark skies. The evidence base judges that development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape and that impacts could be reduced through the implementation of mitigation measures, such as retaining, protecting and enhancing the existing mature vegetation in the north of the site and retaining and enhancing field boundaries where possible to avoid complete loss of field pattern. Given the site's location within the High Weald National Landscape, development may be required to meet the requirements in paragraph 190 of the NPPF.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

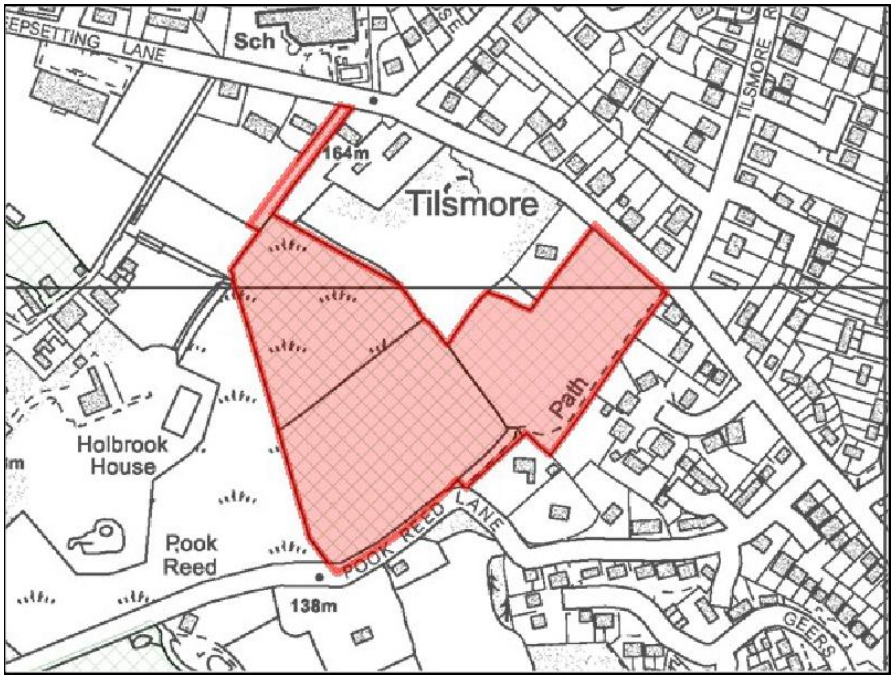
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	Year 11+:

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 149/1210
Site Address: Land south west of Ghyll Road, Tilsmore, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 4.49

The site comprises three grassland fields located to the south and west of the built-up area of Heathfield and to the south of Ghyll Road. The site has good accessibility to the town centre, local services, bus services and foot and cycle paths. The site is located wholly within the High Weald National Landscape but is relatively self-contained, particularly in the east of the site which is near residential development along Ghyll Road, Wayside Walk and Pook Reed Lane, and is largely contained by woodland. There are some distant long-range views in certain locations within the site towards the wider High Weald National Landscape. The 2026 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to small scale residential development, has a moderate expression of the core components of character of the National Landscape and that development would have a moderate impact on those components. The assessment notes however that the east of the site is less sensitive due to its proximity to existing residential development and enclosure by dense woodland, whereas the trees and young woodland in the west (rear) of the site are of a higher sensitivity than the fields in the east. The west of the site is very attractive comprising trees, shrubs, semi-improved grassland and informal paths and is considered to be of moderate to high biodiversity value. Given the above, it is only considered that the field fronting onto Ghyll Road is suitable for residential development, and the landscape evidence supports this view. Any development of this site will need to take into account its location in the High Weald National Landscape, as well as seek to protect and enhance the sites biodiversity value include appropriate surveys and mitigation as appropriate. Given the site's location within the High Weald National Landscape, development proposals may be required to meet the requirements of paragraph 190 of the NPPF. The site is not currently accessible by vehicles; however, the potential exists from Ghyll Road. Further off-site works would be required to alter the existing, or introduce new, traffic calming measures along Ghyll Road and potentially improve capacity at other local junctions. The site is crossed by an existing public right of way through its southern extent, connecting Ghyll Road with Pook Reed Lane.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

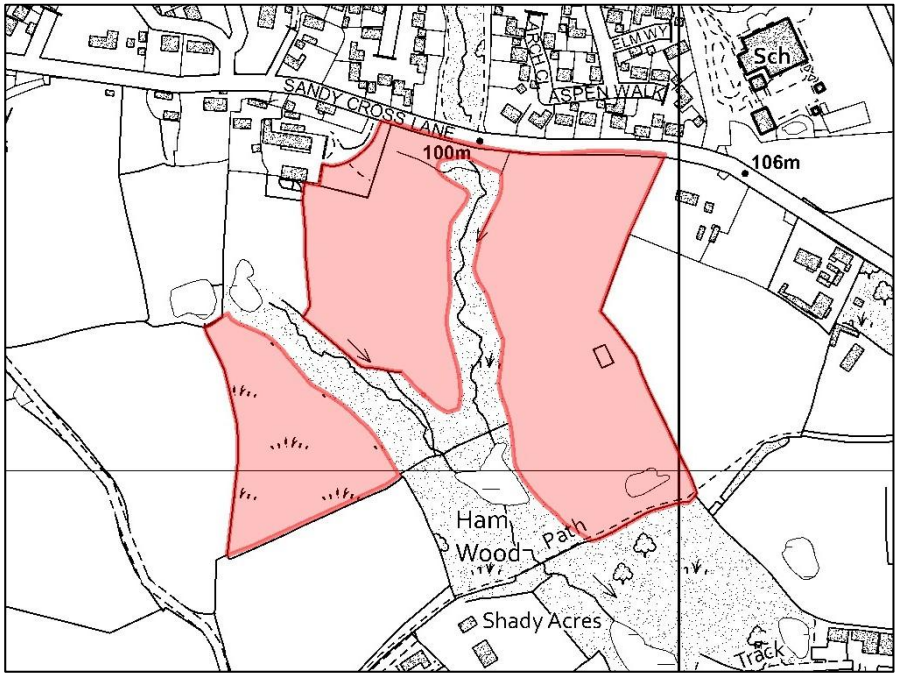
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 35	Year 11+:	**Total Capacity:** 35



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 230/1210
Site Address: Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 5.78

This site is comprised of agricultural land to the south of Sandy Cross Lane that forms part of the attractive rural setting to the south of Heathfield. Ancient woodland divides the western and eastern parts of the site and also bounds the sites southern boundary. Two Grade II listed buildings, Monkhurst Farmhouse and Little Monkhurst, lie to the north of the site. A public right of way runs north to south along the site's western boundary and then continues east to west along the southern boundary of the site. The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area is of moderate to high landscape sensitivity to development. The development of this attractive southern edge of Heathfield (interspersed with ancient woodland) would have a detrimental impact on the character and appearance of the landscape. A suitable vehicular access to the site cannot be achieved via Sandy Cross Lane due to the narrowness of the road and the inability to create a pedestrian footway to allow safe linkages with local services and facilities in Heathfield .

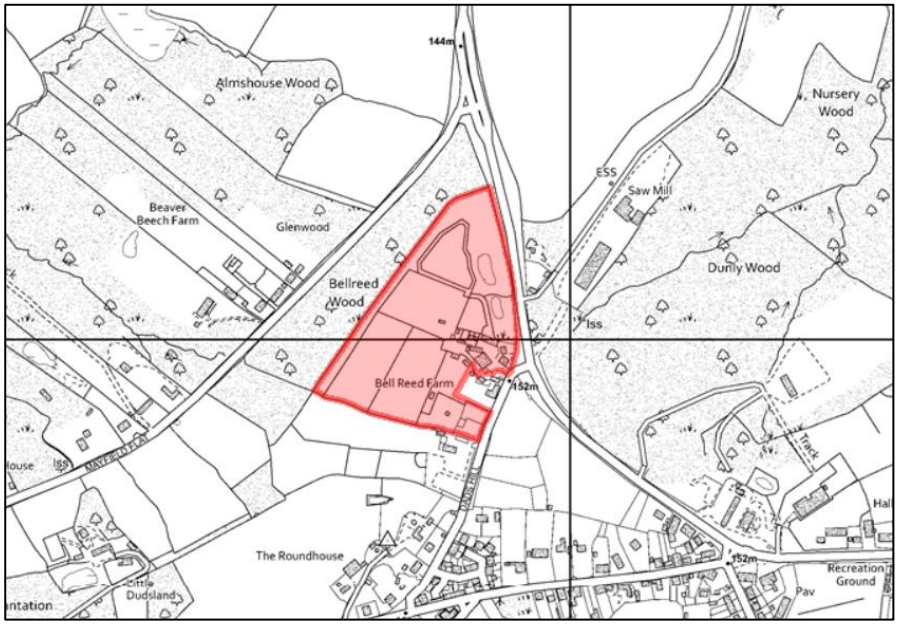
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 235/1920
Site Address: Bell Reed Farm, Dads Hill, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 5.23

The site comprises of buildings associated with a kennels and cattery and land to the west of the A267 and Dads Hill to the north of Cross in Hand. Ancient woodland bounds the site's western boundary reducing the developable area of the site. The site is located in a semi-rural and prominent position within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The development of this site would have a detrimental impact upon the attractive landscape character and appearance of the area. The creation of a suitable vehicular/pedestrian access would be difficult due to the narrowness of Dads Hill and inadequate pedestrian connections to local services and facilities available in Cross in Hand and Heathfield.

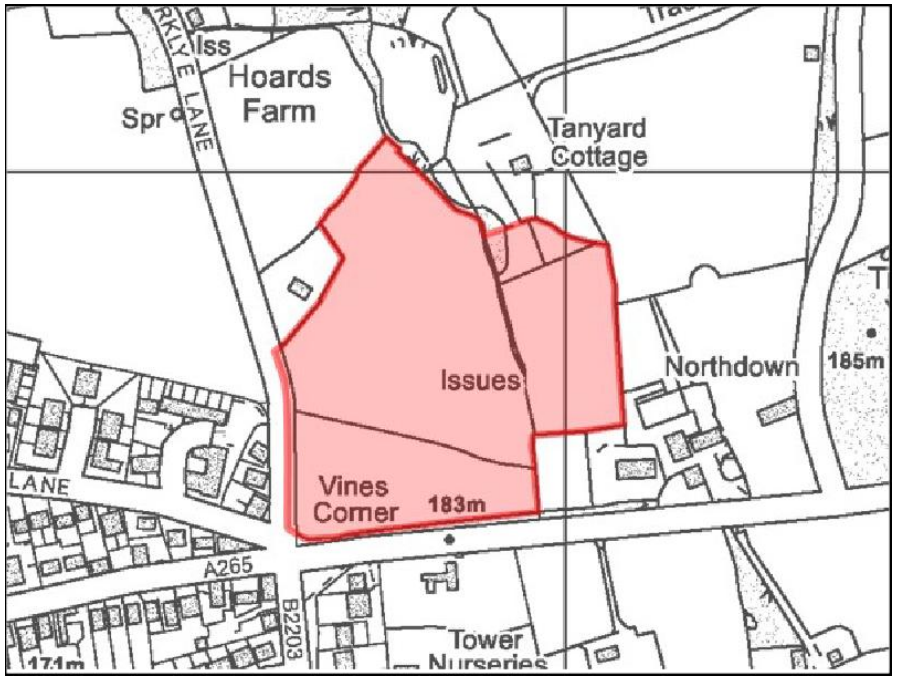
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 258/1210
Site Address: Land on north side of Burwash Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 3.48

The site comprises of two small fields, bounded by thick hedgerows and shaws on the northeast fringe of Heathfield at the corner of the Burwash Road (A265) and Marklye Lane. Heathfield Park, a Historic Park and Garden lies close to the site, just south of Burwash Road. The site lies in a prominent position in the High Weald National Landscape and provides long distance views over the High Weald towards the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development of the site would be highly visible in its surroundings and would have a detrimental impact on the attractive, high-quality landscape that surrounds the site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

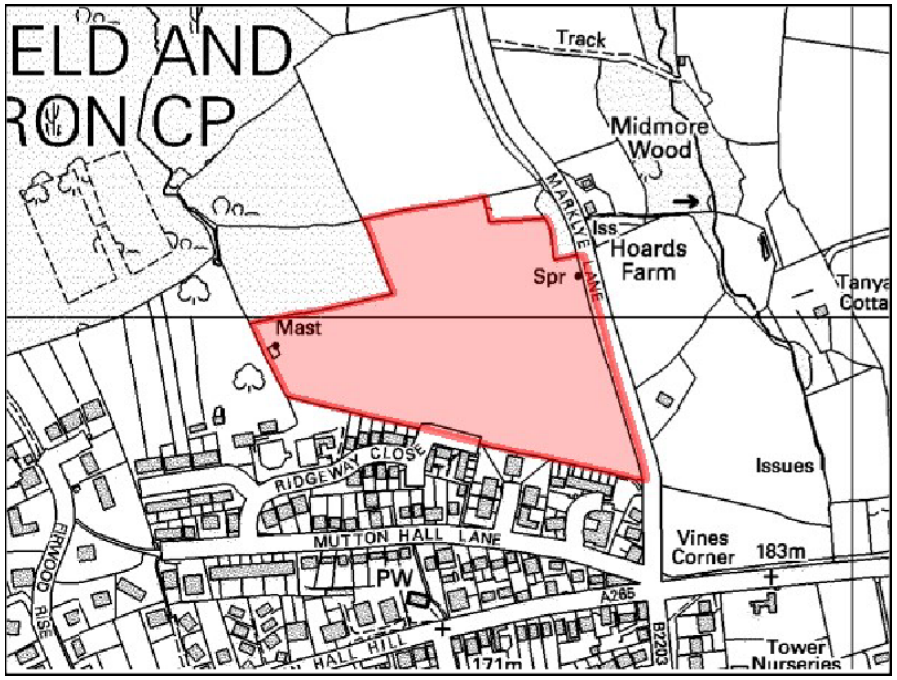
Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:**15

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 259/1210
Site Address: Land west of Marklye Lane, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 4.71

The site lies to the north of Ridgeway Close and comprises a large field previously used for grazing at the northeastern fringe of Heathfield. The site lies in a prominent position in the High Weald National Landscape and because of its topography there are panoramic views northwards towards Mayfield. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape, which surrounds Heathfield to the north. A suitable vehicular access could not be achieved via Marklye Lane to the east that is an historic routeway, due to its narrow width and poor forward visibility, as well as its incline. There may be options to achieve this through Ridgeway Close, but it is not known whether this is available (despite attempts to address this) for this purpose and therefore the site cannot be considered suitable for residential development.

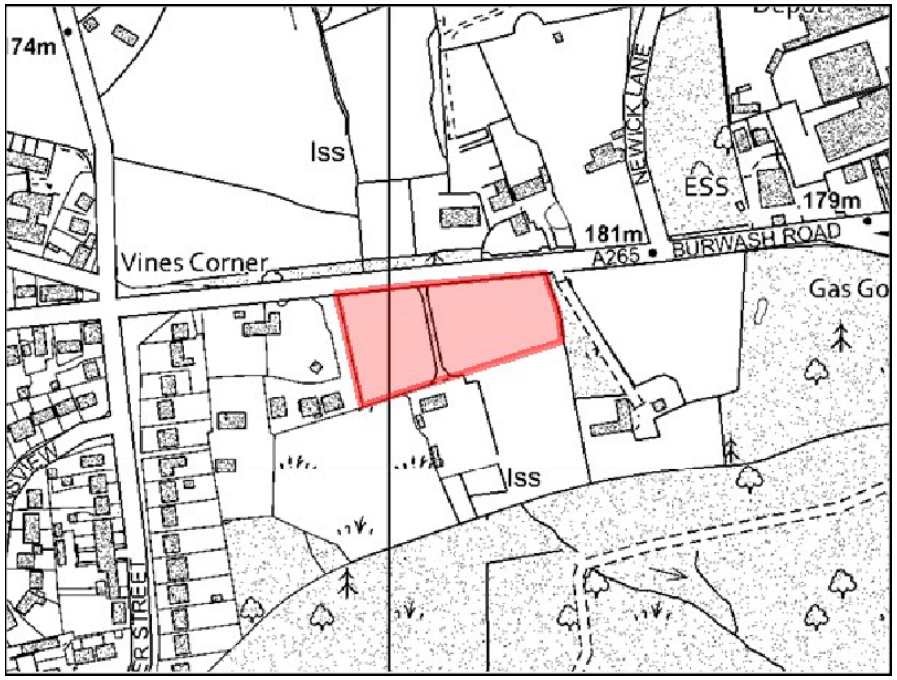
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 260/1210
Site Address: Land south of Burwash Road and east of Tower Street, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.72

The site comprises of agricultural land adjacent to the A265 on the eastern edge of Heathfield. The site is classed as having moderate sensitivity to small scale residential development in the 2026 Landscape and Visual Appraisal, primarily due to the small area of grassland in the east, mature hedgerows and in-field trees, intact historic field pattern and glimpsed long-distance views of the wider National Landscape increasing sensitivity, with the relatively flat topography of the site, its location adjacent to existing ribbon development (including some modern housing development to the west and north) and the busy A265 Burwash Road (reducing tranquillity) and visually enclosed nature decreasing sensitivity to development. The 2026 appraisal considers that the site has a moderate expression of the core components of character of the High Weald National Landscape, due to the presence of sloping landform (affording long-distance views); mature trees and hedgerows; infield trees, irregular field pattern and grazed pastures. The assessment judges that development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape. The assessment states that the west of the site is less sensitive due to its relationship with the existing settlement edge of Heathfield and is close to the recently constructed development to the north. The 2026 appraisal recommends focusing development towards the west of the site to better relate to the existing settlement edge. This site has good hedge and tree enclosure, and development should not have an adverse impact on the wider landscape due to the site's location and topography. Additional structural planting would be needed to help reinforce the character and appearance of the High Weald National Landscape. A more open boundary exists with the listed building (the Old Half Moon) to the southeast and any potential impact of development could be mitigated with additional landscaping and a buffer zone. This is a site where other potential housing sites have been identified in SHELAA in the immediate vicinity. Should development in this location be proposed within the Council's Local Plan, there would be a need to consider this submitted land comprehensively with those other sites. Although vehicular and pedestrian access exists to the adjacent Burwash Road, this should also provide a potential access to adjacent land. The site is wholly within the High Weald National Landscape and therefore, there is a requirement to demonstrate development is essential to meet local needs and that other more suitable sites do not exist elsewhere outside this landscape. The site was granted permission for 20 dwellings under WD/2016/2064/MEA which was not implemented. The site is currently subject to a live planning application (WD/2022/1181/MAJ) for 22 (net) dwellings.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

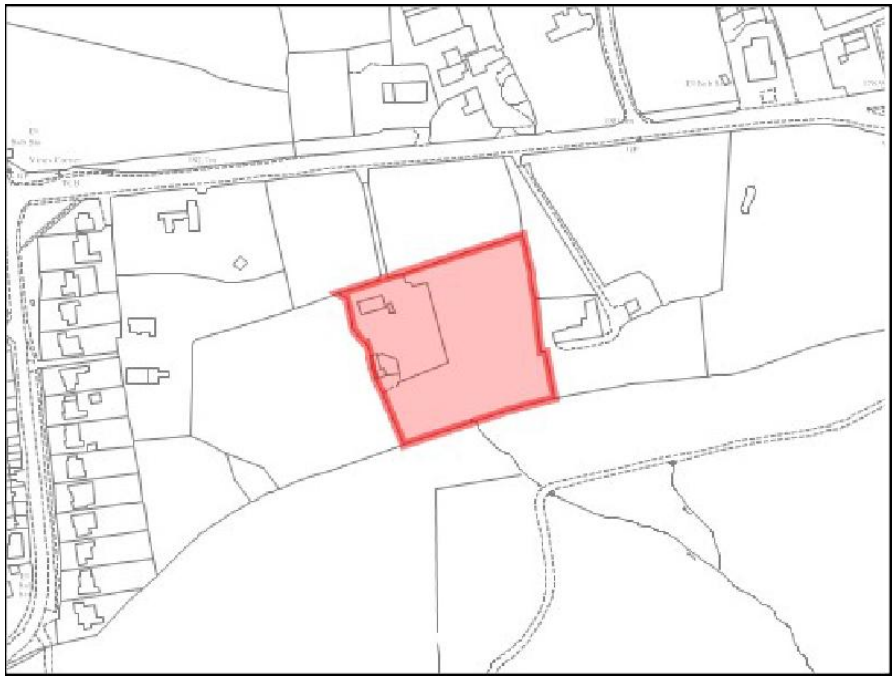
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	**Year 1-5:** 7	**Year 6-10:** 15	Year 11+:

Total Capacity: 22



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 275/1210
Site Address: Parklands, Burwash Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.8

The site comprises a residential dwelling, garden and agricultural land located to the east of Heathfield, to the south of the A265. The site is within the High Weald National Landscape and is considered to be of moderate to high sensitivity to small scale residential development in the 2026 Landscape and Visual Appraisal. The assessment also considers the site to have a strong expression of the core components of character of the National Landscape and that development would have a high impact on those components. The complex landform descending into Heathfield Park, the parkland character of the site, the historic influence of the adjacent ancient woodland, Registered Park and Garden and Grade II listed Old Half Moon and the connectivity provided by the mature hedgerow network are characteristics that increase sensitivity. However, the assessment notes that the site is visually enclosed by boundary vegetation and influenced by proximity to the busy A265 Burwash Road which reduces tranquillity, which are typical factors that decrease sensitivity. Notwithstanding this, a more open boundary exists with the listed building (the Old Half Moon) to the east and therefore the setting of this listed building must be given consideration as part of any development proposal. Development should be focused in the north of the site to limit the perception of development extending beyond the ridge crest or 'spilling' onto the lower slopes in the south of the site. Heathfield Park Registered Park and Garden adjoin the southern boundary of the site and its setting could also be impacted by development and would require careful consideration. Although the site has good access to services, facilities and bus services, in isolation it does not have an existing vehicular and pedestrian access. However, there is a recently completed development of 4 (net) dwellings on a site to the west (under planning reference WD/2018/2625/F), which does provide the opportunity to secure vehicular access to this site via a comprehensive scheme, particularly if SHELAA site 260/1210 to the north is also brought forward. Given the site's location within the High Weald National Landscape, additional structural planting would be needed to help reinforce the character and appearance of the landscape and to ensure protection of the visual character of the adjacent Heathfield Park. The site was subject to a full planning application for 11 (net) dwellings under planning reference WD/2022/1135/MAJ, but this was withdrawn by the applicant in May 2023.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

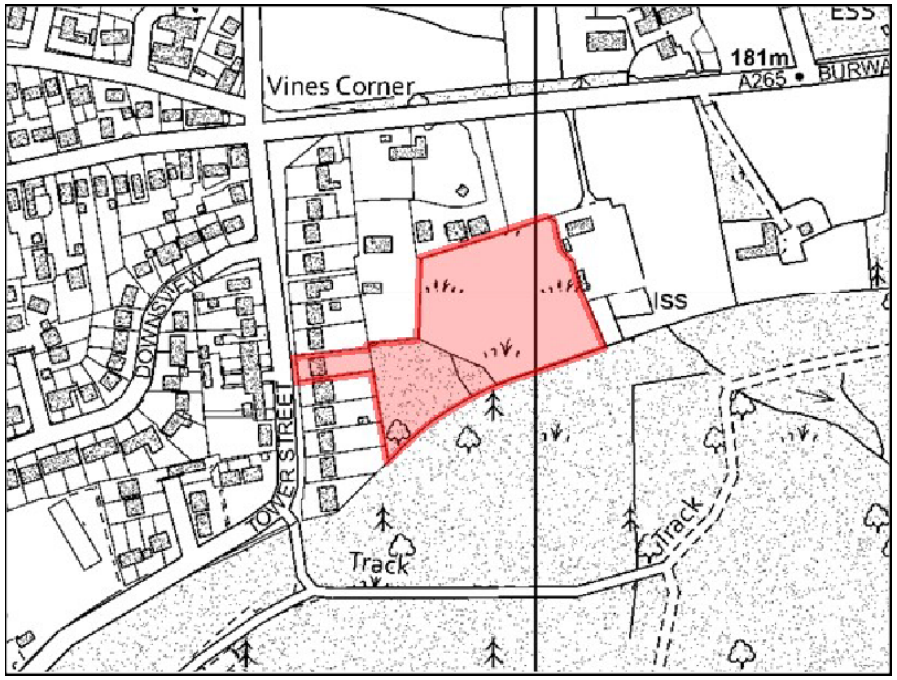
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 8	Year 11+:	**Total Capacity:** 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 299/1210
Site Address: Land at 15 Tower Street, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.15

The site comprises of a bungalow, garden and overgrown amenity land located at the northeastern fringe of Heathfield. There is a completed residential development of 4 (net) dwellings on a site to the north (under planning reference WD/2018/2625/F) that was not submitted to the Council as part of the SHELAA process. This recently completed development may offer vehicular and pedestrian access to the site; however, this can also be achieved via Tower Street to the west through the demolition of a single dwelling. The site is in a sustainable location and is located in in close proximity to the services and facilities in Heathfield along the A265. The site is located within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal concludes that the site is has moderate to high sensitivity to small scale residential development, a strong expression of the core components of character of the National Landscape and that development would have a high impact on those components. The vegetation cover within the site forms an extension of the ancient woodland within Heathfield Park to the south and the in-field trees, grassland and surrounding woodland lead to a parkland character. The intact hedgerow network, with mature trees and remnant boundary features such as earth banks, reinforces the historic field pattern typical of the High Weald and contributes to landscape continuity. The complex landform descending into Heathfield Park, the parkland character of the site, the historic influence of the adjacent ancient woodland, Registered Park and Garden and Grade II listed Old Half Moon and the connectivity provided by the mature hedgerow network are characteristics that increase sensitivity. However, the assessment notes that the site is visually enclosed by boundary vegetation and influenced by proximity to the settlement edge of Heathfield and busy A265 Burwash Road which reduces tranquillity, which are typical factors that decrease sensitivity. Ancient woodland within Heathfield Park together with the dense deciduous cover of the site and the mature trees and hedgerow boundaries across this and the adjacent sites (275/1210 and 798/1210) form a highly interconnected and structurally varied mosaic of small woods, and outgrown hedges characteristic of the High Weald. However, the mature vegetation and hedgerows result in very limited intervisibility with the wider High Weald National Landscape, although there are some glimpsed long-distance views to the south. The development may be required to meet the requirements under paragraph 190 of the NPPF, particularly with other SHELAA sites nearby.The rear of the site comprises dense scrub, poor semi-improved grassland and woodland, that connects to that of Heathfield Park. The site is bounded on its southern boundary by ancient woodland that lies within the Grade II listed Heathfield Park and Garden. The 2026 Heritage Impact Assessment cponsiders that development would have a low level of harm to Heathfield Park and the adjacent listed buioldings. The Assessment suggests mitigation measures including restricting the height of new development to two storeys to mitigate the potential impact of views of and from Heathfield Park and Gibraltar Tower and the introduction of a border of trees along the site’s southern and northern edges.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

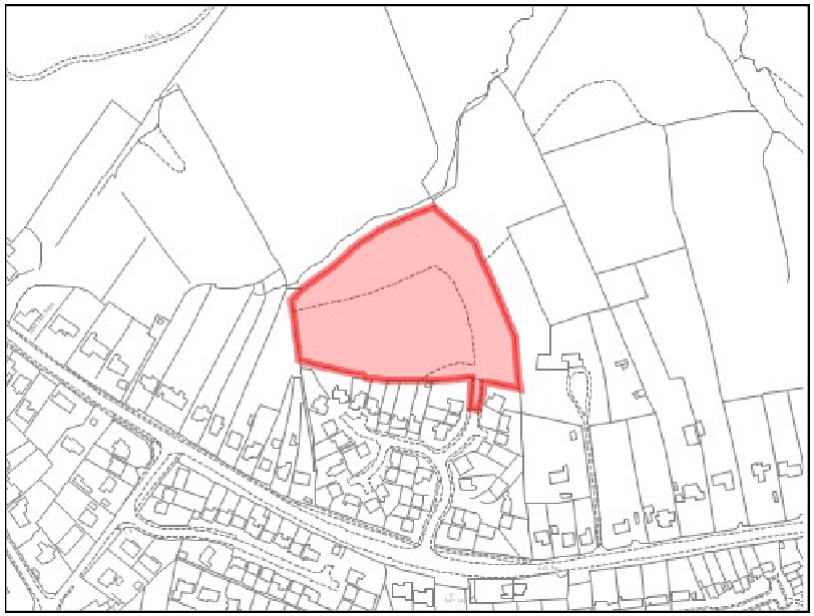
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	Year 11+:

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 307/1210
Site Address: Land at Tilsmore Nurseries, off Nursery Way, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.45

The site comprises of agricultural land located on the fringe of Heathfield and to the north of Nursery Way. The site is located within the High Weald National Landscape but is well located in relation to existing services, local facilities and public transport available in Heathfield. The land to the west (SHELAA reference 111/1210) gained full planning consent for 23 dwellings under planning reference WD/2018/1880/MFA and has now been completed (named Fallow Drive). The 2026 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to small scale residential development, has a strong expression of the core componenets of character of the National Landscape and that development would have a high imact on those components. The priority habitat deciduous woodland within the site together with outgrown hedges, forms part of the highly interconnected and structurally varied mosaic of many small woodlands in the locality, as well as providing a sense of intimacy and enclosure. The site retains its historic field pattern and has glimpsed long views to the wooded hills of the wider National Landscape. However, the semi-enclosed character of the site, and its proximity to existing development in Heathfield (Nursery Way) are characteristics that reduce sensitivity to development. If brought forward, any development may also need to meet the requirements under paragraph 190 of the NPPF. Ancient woodland lies immediately to northeast of the site and appropriate buffer would be required to protect the character and value of the woodland. The development of the site will be constrained by its topography due to the particularly steep slopes, which will have the effect of reducing housing densities. The 2026 Landscape and Visual Appraisal recommends locating any development in the south of the site to relate better to the existing settlement edge. The site is affected by pluvial flood risk which may reduce the developable area and therefore impact the capacity of the site. The site contains a large amount of existing vegetation, including a number of mature trees (priority habitat), which should be retained where possible as part of any development. The site is also located within a Biodiversity Opportunity Area. It is considered that the site can achieve a suitable vehicular access from Nursery Way to the south, although a transport assessment will be required to assess the traffic impacts on the town centre, with particular regard to improvements to bus services, potential traffic calming measures and pedestrian crossing facilities. Whilst the site is considered as potentially suitable for residential development, the Council is aware that there are multiple landowners associated with this site and, therefore the deliverability of the site for new development is uncertain and the site is likely to be unachievable.

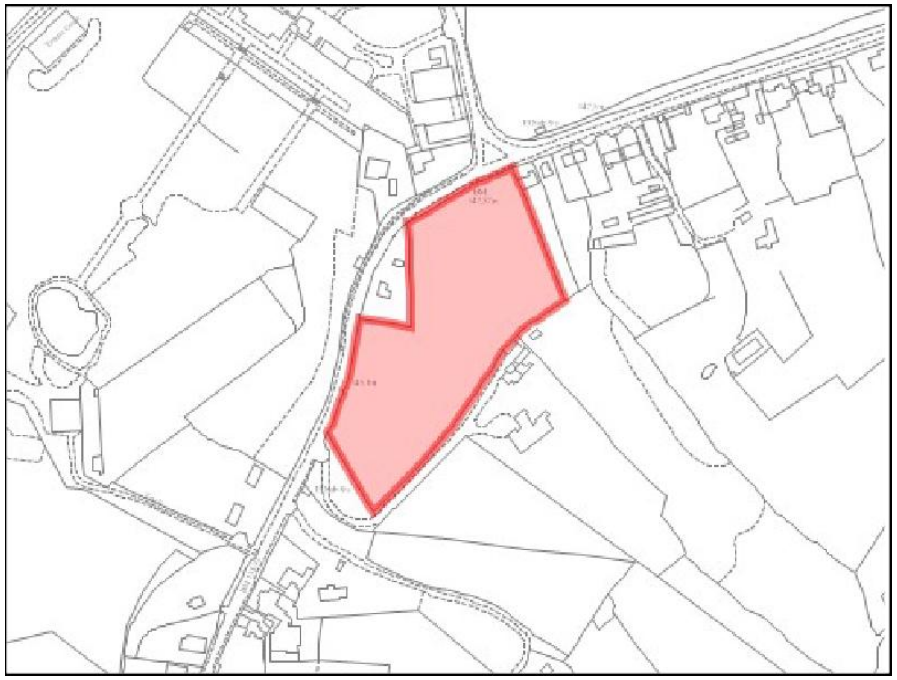
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	0	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 418/3190
Site Address: The Glen (Site 1), School Hill, Old Heathfield
Settlement: Old Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.46

The site comprises of an agricultural field sandwiched between the hamlets of Old Heathfield and Cade Street and to the east of School Hill. The site is situated in a relatively isolated location and is detached from many local facilities, amenities, public transport and the urban area of Heathfield. It is therefore in an unsuitable location for residential development. The site lies wholly within the High Weald National Landscape and forms an important visual countryside gap between the Old Heathfield and Cade Street Conservation Areas. A number of listed buildings lie in close proximity to the site's boundaries as well as a Grade II listed historic park and garden (Heathfield Park). Development of the site would both be out of keeping, and harmful to the historic setting and character of the area.

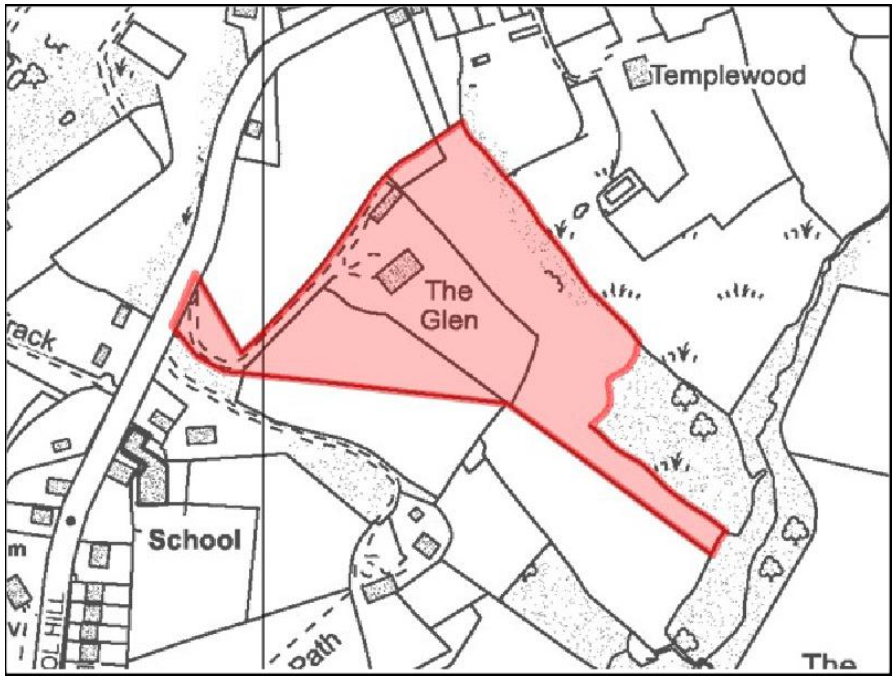
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 419/3190
Site Address: The Glen (Site 2), School Hill, Old Heathfield
Settlement: Old Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2.75

The site comprises of an existing dwelling and associated amenity land sandwiched between the hamlets of Old Heathfield and Cade Street and to the east of School Hill. Ancient woodland bounds the eastern boundary of the site. The site is situated in an isolated location and is detached from many local facilities, amenities, public transport and the urban area of Heathfield. It is therefore an unsuitable location for residential development. The site lies wholly within the High Weald National Landscape and forms an important visual countryside gap between the Old Heathfield and Cade Street Conservation Areas. Development of the site would have an unjustified impact on the character and appearance of the landscape. A number of listed buildings lie in close proximity to the site's boundaries as well as a Grade II listed historic park and garden (Heathfield Park). Development on the site would be out of keeping, and harmful to the historic setting between the two settlements and rural character of the area.

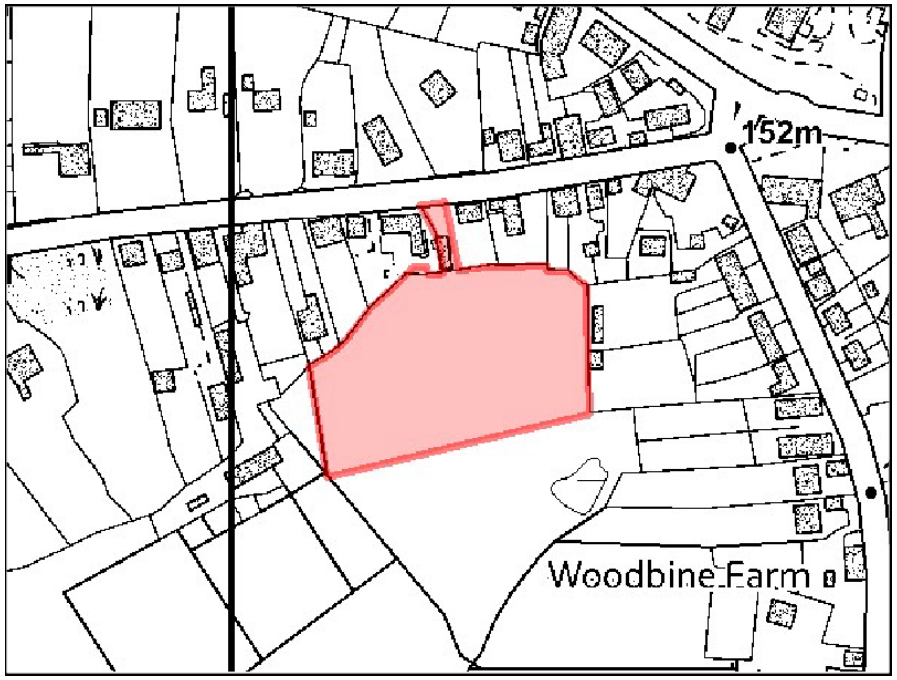
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 431/1920
Site Address: Land to rear of Breton House (north), B2102, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.82

The site comprises of a grass field located in the centre of Cross in Hand, to the south of existing linear development along the B2102. The site is wholly located within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to small scale residential residential development. The site is fairly well integrated into the existing settlement; however, it is quite open to longer views to the south, which would require landscape buffering within the site. The assessment considers the site to have a moderate expression of the core components of character of the National Landscape, due to the long-distance views; irregular field pattern and grazed pastures; being within the historic settlement of Cross in Hand; and partly within a landscape with dark skies.The evidence base judges that development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape and that impacts could be reduced through the implementation of mitigation measures, such as positioning development within the site to retain the long views south across the wider National Landscape and towards the South Downs National Park and retaining and enhancing field boundaries where possible to avoid complete loss of field pattern. The site would need a significantly improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated. Because of the slope of the land down to the south, the design of any scheme will need to accommodate a reduced number of units on site. Given the site's location within the High Weald National Landscape, development proposals may be required to meet the requirements in paragraph 190 of the NPPF.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

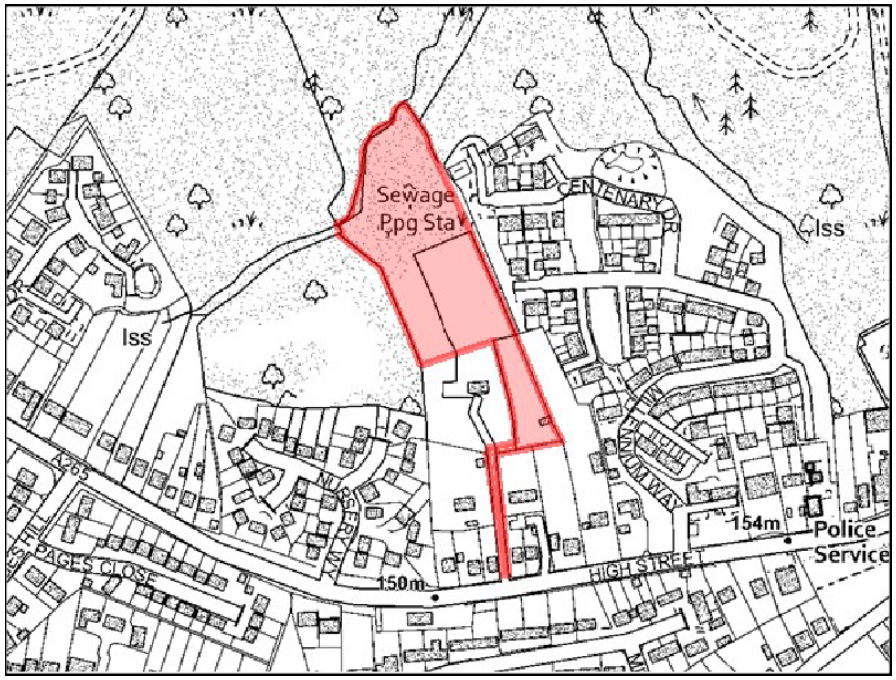
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 15	Year 11+:

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 525/1210
Site Address: Land to the rear of Rothershaw, High Street, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.39

The site comprises of greenfield land located to the east and rear of properties at the northern fringe of Heathfield, to the north of the A265 (High Street). The site is in a sustainable location benefitting from close proximity to the services, amenities and public transport located within Heathfield. This site is constrained by its sloping topography and Ancient Woodland within the northern part of the site, which would require a suitable buffer thus reducing the developable area of the site. The site sits adjacent to a recent residential development of 115 (net) dwellings, which was granted planning permission (reserved matters) under planning reference WD/2015/1782/MRM and has now been completed (Millennium Way). The site on its own does not have a suitable vehicular access. However, the vehicular access could potentially be achieved through adjacent SHELAA sites, and particularly the site recently constructed at Millennium Way. The northern half of the site is located within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal concludes that the site is of moderate to high sensitivity to small scale residential development, has a strong expression of the core components of character of the National Landscape and that development would have a high impact on those components. The presence of Ancient Woodland and other mature woodland on site increases the sensitivity. The site retains its historic field pattern and there are glimpsed long views to the wooded hills of the wider National Landscape. However, the semi-enclosed character of the site, and its proximity (the southern part of the site) to existing development in Heathfield are characteristics that reduce sensitivity to development. The Landscape Sensitivity assessment recommends any development be located in the east of the site to relate better to the existing residential development (Millenium Way).

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

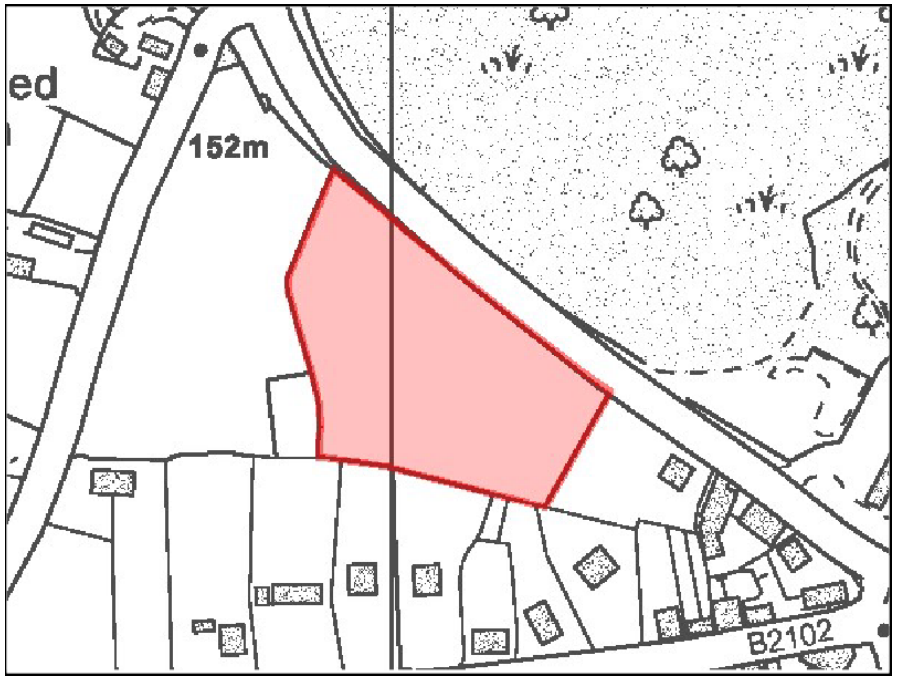
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 10	Year 6-10: 5	Year 11+:	Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 545/1920
Site Address: Land adjacent Forge Cottage, Mayfield Road, Cross In Hand
Settlement: Cross In Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.11

The site comprises of a residential dwelling, associated amenity land and a paddock to the north of Cross in Hand and to the south of the A267. The site is relatively isolated and remote from local services and facilities in Heathfield and there is no existing pedestrian connectivity along the A267 towards the site. The site is wholly located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The site is bounded by mature trees along the A267, but is sloping in character, with views to the northeast towards the High Weald National Landscape, making the site prominent in the landscape. Therefore, residential development would have an unjustified impact on the character and appearance of the surrounding landscape. In addition, a vehicular access would be difficult to envisage given the speed of the highway in this location (A267), bend in the road and mature trees along the roadside.

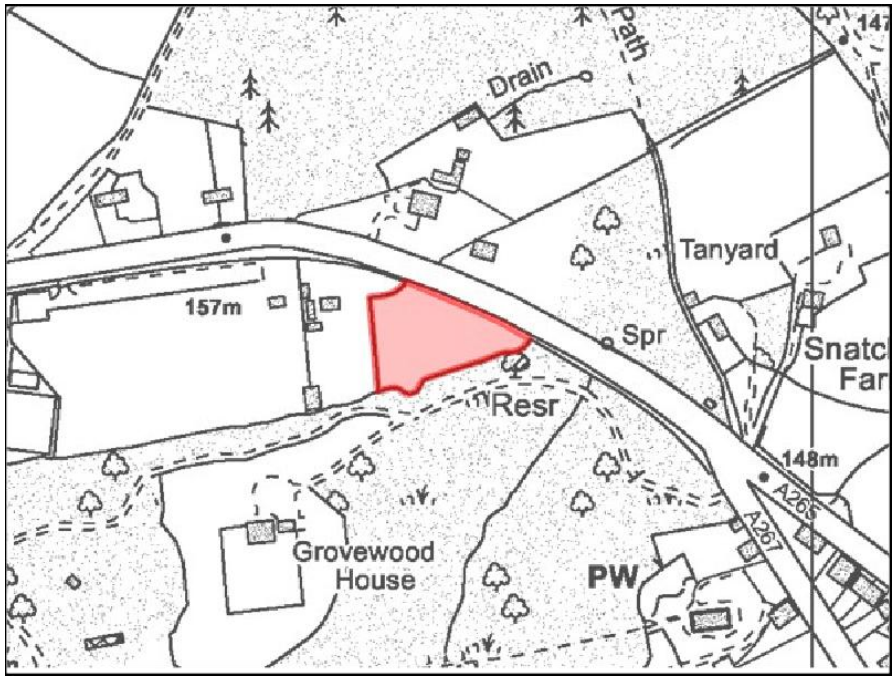
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 546/1920
Site Address: Land at Sindens Nursery (east), A267, Cross In Hand
Settlement: Cross In Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.39

The site comprises of land in use as a garden between Cross in Hand and Heathfield and to the south of the A267. Ancient woodland bounds the sites southern boundary, and the provision of a buffer would reduce the developable area of the site considerably. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have an unjustified impact on the character and appearance of the landscape in part due to its proximity to Ancient Woodland and mature hedgerows along the A267. A suitable vehicular access onto the A267 is not achievable due to the curve of the road and its speed, which greatly impacts visibility splays. The site was refused outline planning consent for 2 (net) dwellings under planning reference WD/2023/0747/O.

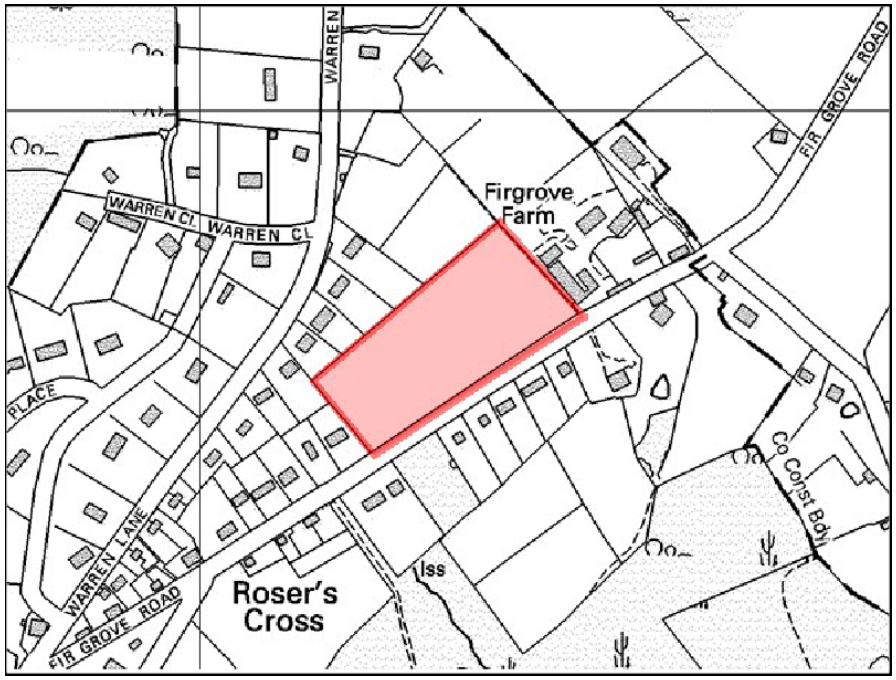
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 547/1920
Site Address: Land on the north west side of Fir Grove Road, Cross In Hand
Settlement: Cross In Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2.05

The site comprises of agricultural land located some distance to the southwest of Cross in Hand and to the north of Fir Grove Road at Rosers Cross. The site is situated in an isolated, rural location, some distance from local facilities, amenities and public transport. The site is therefore not suitable for new residential development given its rural location. The site lies wholly within the High Weald National Landscape. The 2026 Landscape Sensitivity Assessment conisders this site to have a moderate to high sensitivity to development, a moderate expression of the National Landscapes core character components and that development would likely have a moderate impact on those components, subject to mitigation. The site forms an important vegetated settlement edge to Roser's Cross and contributes towards the seaperation between residetnial and employment uses. It also contains an intact historic field pattern. Therefore, if development were to come forward, it would need to ensure the protection of the surrounding High Weald National Landscape designation and may need to meet the criteria of paragraph 190 of the NPPF dependent on its scale. Mitigation measure should inlcude focusing development in the east, adjacent to Firgrove Buisness Park retaining and enhancing the strong vegetated boundaries and setting development back from the road and screening it.

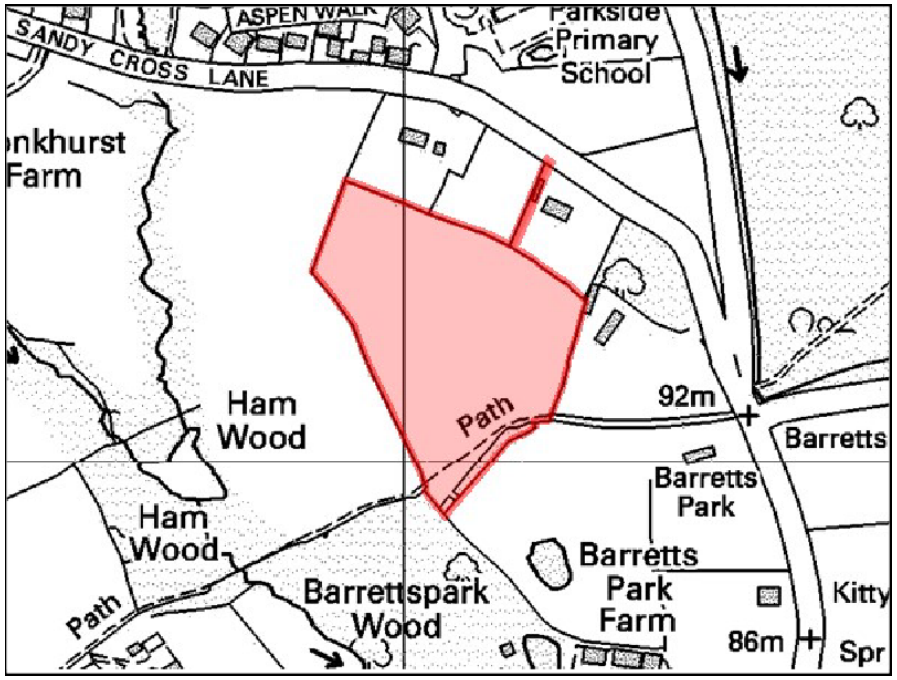
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	0	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 557/1210
Site Address: Yulden Field, Barretts Park Farm, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.87

The site comprises of a field used for grazing purposes located to the south of the built-up area of Heathfield and to the south of Sandy Cross Lane. A public right of way crosses the sites southern boundary. Ancient woodland bounds the southwestern corner of the site and would reduce the developable area of the site. The site is wholly located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. This site forms part of the attractive setting to Heathfield at the south and is bounded in part by ancient woodland. Therefore, development would have an unjustified impact on the character and appearance of the landscape to the south of Heathfield. The site as submitted, provides poor pedestrian connectivity to the centre of Heathfield and Sandy Cross Lane is too narrow to allow for the achievement of a suitable vehicular access to serve further development. The access track to the site is unmade and would require third party land to widen.

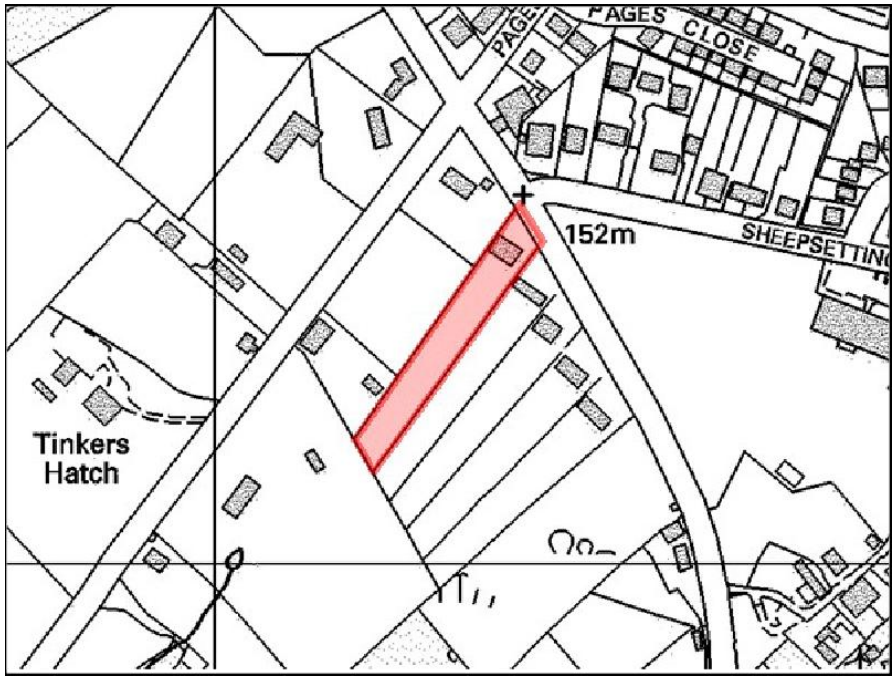
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 560/1210
Site Address: Land at Tintern, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.4

The site comprises of an existing dwelling and large garden located at the western fringe of Heathfield and to the west of Little London Road. On its own, it is unlikely that this site could be advanced for development. As submitted the site would be unable to create a suitable vehicular/pedestrian access and would result in a long backland form of development, which would not be in keeping with the character of the area. However, the site may be able to come forward as part of a comprehensive development with adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA process. The High Weald National Landscape lies to the south of the site and it is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to new development in this location.

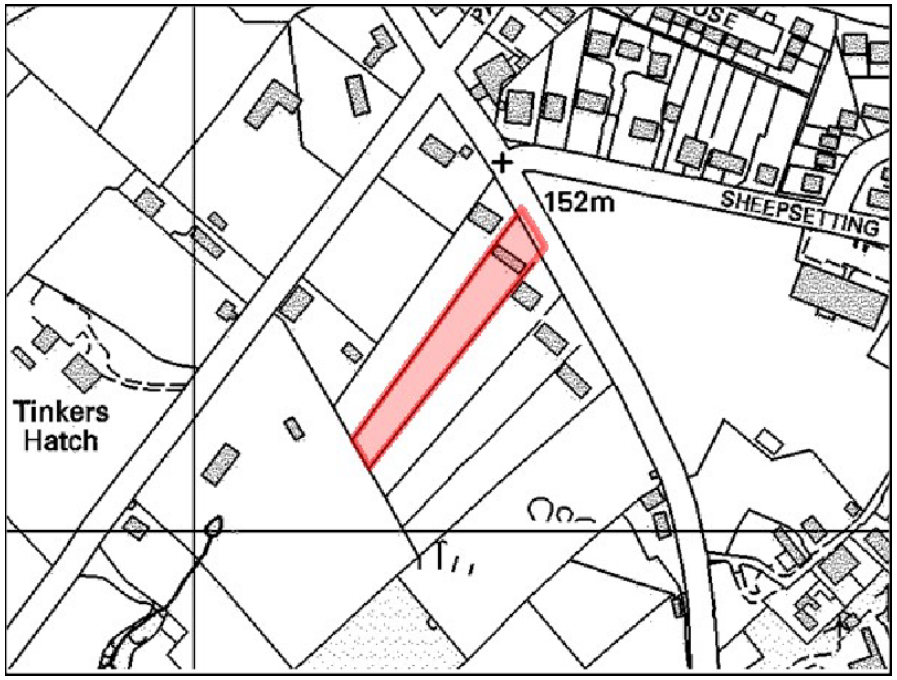
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 561/1210
Site Address: Morrensfield, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.39

The site comprises of an existing dwelling and large garden located at the western fringe of Heathfield and to the west of Little London Road. On its own, it is unlikely that this site could be advanced for development. As submitted, the site would be unable to create a suitable vehicular/pedestrian access and this would result in a long backland form of development, which would not be in keeping with the character of the area. However, the site may be able to come forward if it was brought forward comprehensively with adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA process. The High Weald National Landscape lies to the south of the site, and it is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to new development in this location.

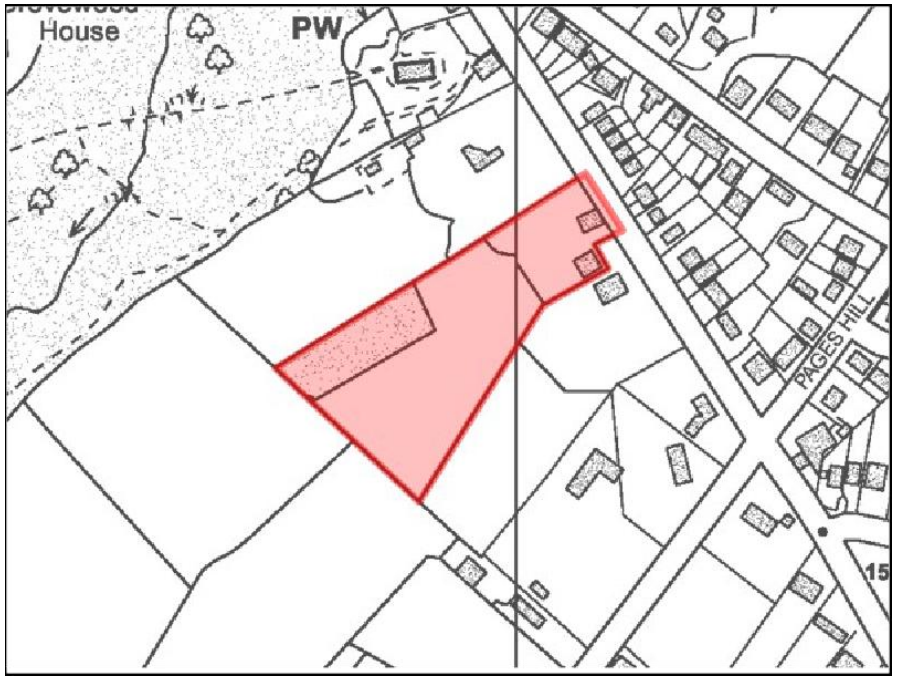
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 562/1210
Site Address: Pine Ridge Cottage, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.59

The site comprises of a single residential dwelling, with a large residential curtilage located at the western fringe of Heathfield adjacent to the A267 (Little London Road). The site lies in a relatively sustainable location and benefits from close proximity to the existing services, amenities and public transport provided in Heathfield. At least two thirds of the site lie wholly within the High Weald National Landscape and it is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. This issue was considered at planning appeal for a scheme of 42 (net) dwellings under planning reference WD/2016/3063/MAO where it was found that the proposed scheme would result in harm to the character and appearance of the area that would not conserve or enhance the natural beauty of the High Weald National Landscape. A transport assessment would be required to establish whether a suitable vehicular and pedestrian access can be achieved from the A267, but this was thought to be acceptable at the time of the planning appeal. The existing dwelling will have a high use value, and the development of the site may need to take account of these costs and it is considered a barrier to any small-scale development.

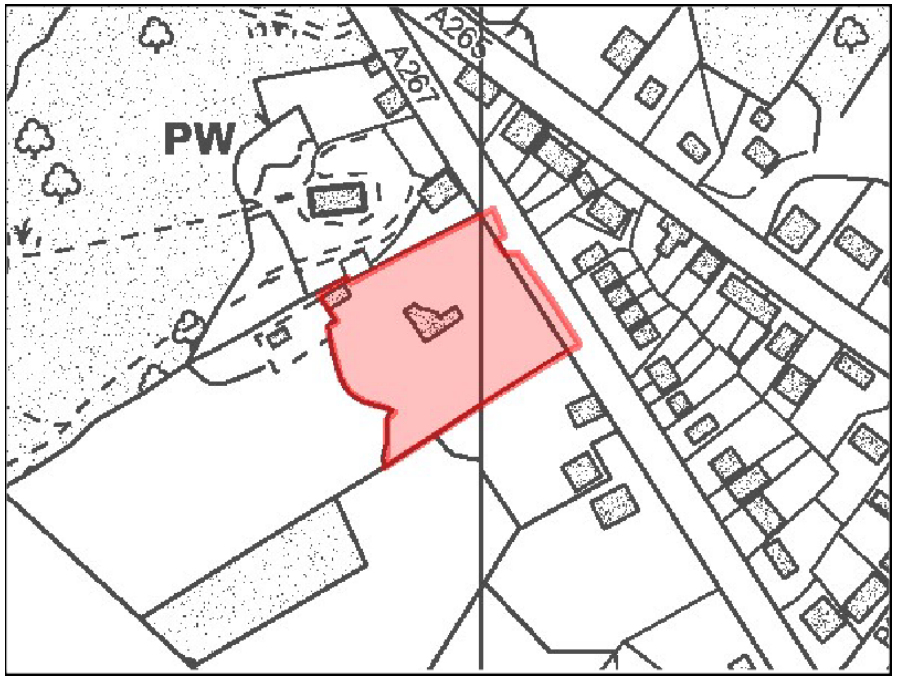
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	P

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 564/1210
Site Address: Old Common, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.66

The site comprises a single dwelling with a large residential curtilage located at the western fringe of Heathfield adjacent to the A267. The site lies in a sustainable location and benefits from close proximity to the existing services, amenities and public transport provided in Heathfield. The southern part of the site lies wholly within the High Weald National Landscape (around a 1/3 of the site) and the site is located within the Heathfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have a detrimental impact upon the high-quality landscape to the west of Heathfield. This issue was considered at planning appeal for a scheme of 42 (net) dwellings under planning reference WD/2016/3063/MAO at the adjacent SHELAA Site (562/1210) where it was found that the proposed scheme would result in harm to the character and appearance of the area that would not conserve or enhance the natural beauty of the High Weald National Landscape. The existing dwelling will have a high use value, and the development of the site may need to take account of these costs and is considered a barrier to any small-scale development.

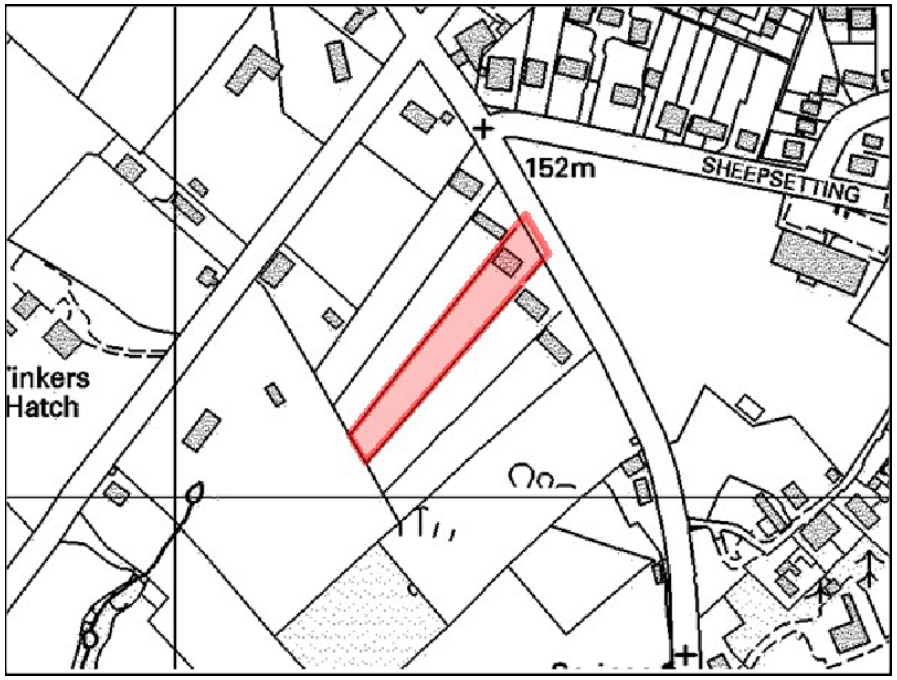
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	0	No	No	No	No	P

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 565/1210
Site Address: Lion's Lodge, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.38

The site comprises of a residential dwelling and large garden located at the western fringe of Heathfield and to the west of Little London Road. On its own, it is unlikely that this site would be suitable for development. As submitted, the site would be unable to create a suitable vehicular access and would result in a long backland form of development, which would not be in keeping with the character of the area. However, the site may be able to come forward if it was brought forward comprehensively with adjacent dwellings and their gardens, some of which have been submitted for consideration in the SHELAA process. The High Weald National Landscape lies to the south of the site, and it is located within the Heathfield assessment area of the 2023 Landscape and Visual Appraisal, which states this area to be of moderate to high landscape sensitivity. Therefore, development may have a detrimental impact upon the high-quality landscape to the west of Heathfield. The existing dwelling is likely to have a high existing use value, and this is also likely to present a potential barrier to development.

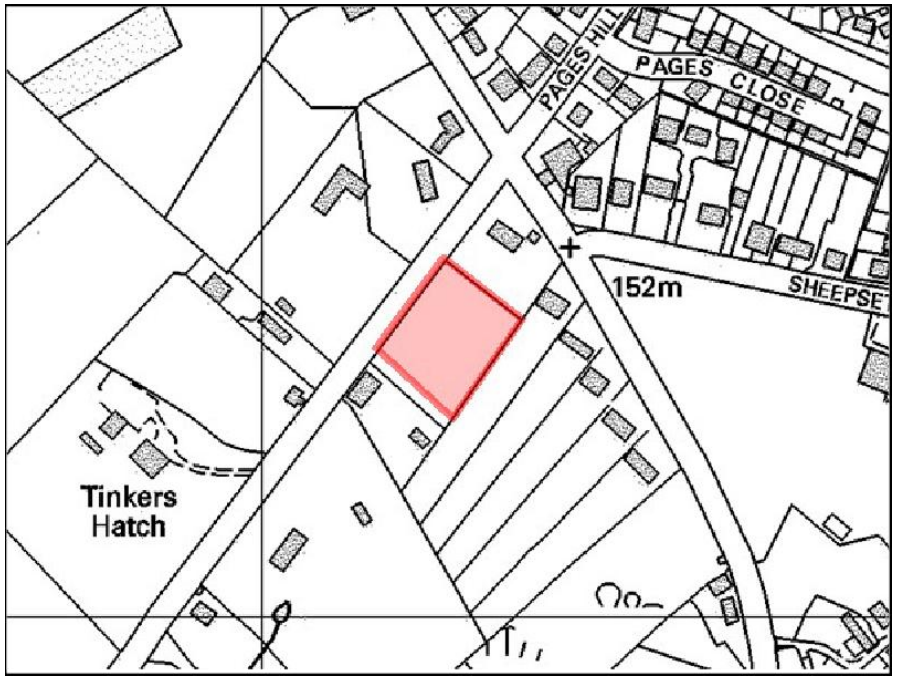
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 566/1210
Site Address: Crossways House, New Pond Hill, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.44

The site comprises of amenity land located at the western fringe of Heathfield to the east of New Pond Hill. On its own, this site would be unsuitable for development. The site is below the ridge and has a character of large houses in large, landscaped plots and development would therefore be out of character on its own in this location. In addition, the site is unable to achieve suitable pedestrian and vehicular access as New Pond Hill is a narrow rural lane with no footpaths. The site may be able to achieve pedestrian and vehicular access if it came forward comprehensively with adjacent dwellings and their gardens to the south along the A267, some of which have been submitted for consideration in the SHELAA process. The High Weald National Landscape lies to the south of the site and the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development may have a detrimental impact upon the high-quality landscape to the west of Heathfield.

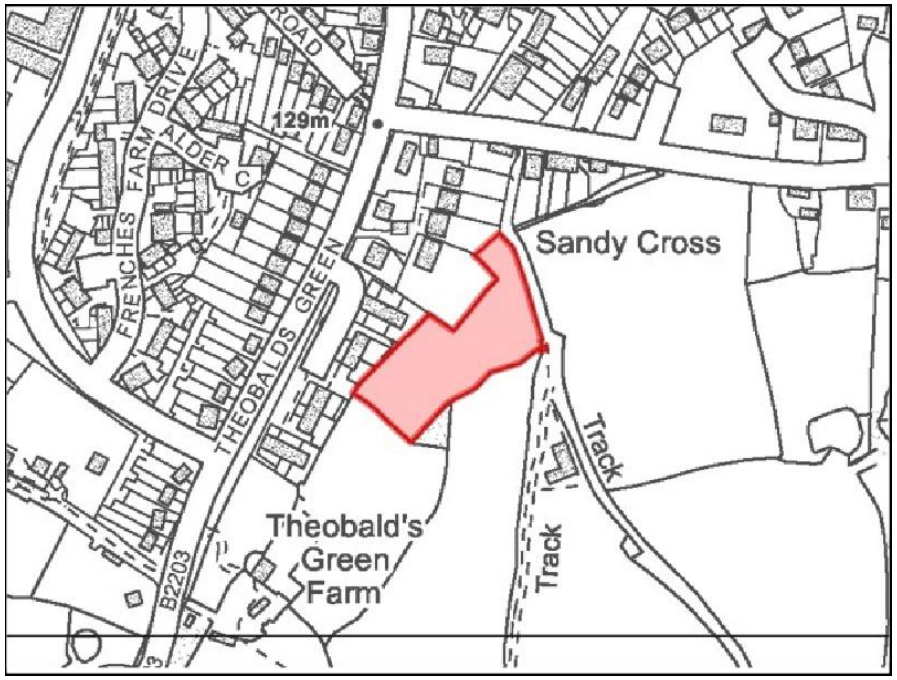
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 569/1210
Site Address: Land at Leonards Field, Sandy Cross Lane, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.57

The site comprises of greenfield land to the south of the built-up boundary of Heathfield and to the south of Sandy Cross Lane. The site as submitted cannot be provided with a suitable vehicular access to serve development. The site is located within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the landscape. A public right of way runs north to south adjacent the site's eastern boundary. A residential dwelling, named Mill House, is a Grade II Listed Building lying to the west of the site (along Theobalds Green) and its setting could be harmed through new development in this location.

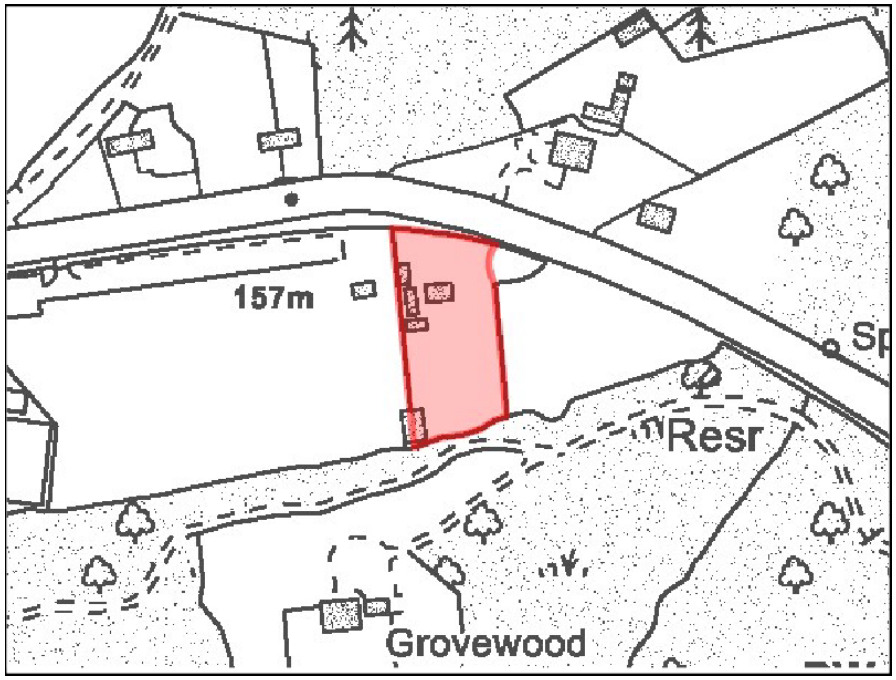
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 570/1920
Site Address: Land at Sindens Nursery (west), A267, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.36

The site comprises of a residential dwelling and amenity land located between Cross in Hand and Heathfield, to the south of the A267. Ancient woodland bounds the southern boundary of the site. The site lies wholly within the High Weald National Landscape and the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The development of the site would have an unjustified impact on the character and appearance of the landscape. Furthermore, a suitable vehicular access onto the A267 is not achievable due to the curve of the road, as well as its speed, which greatly impacts visibility splays.

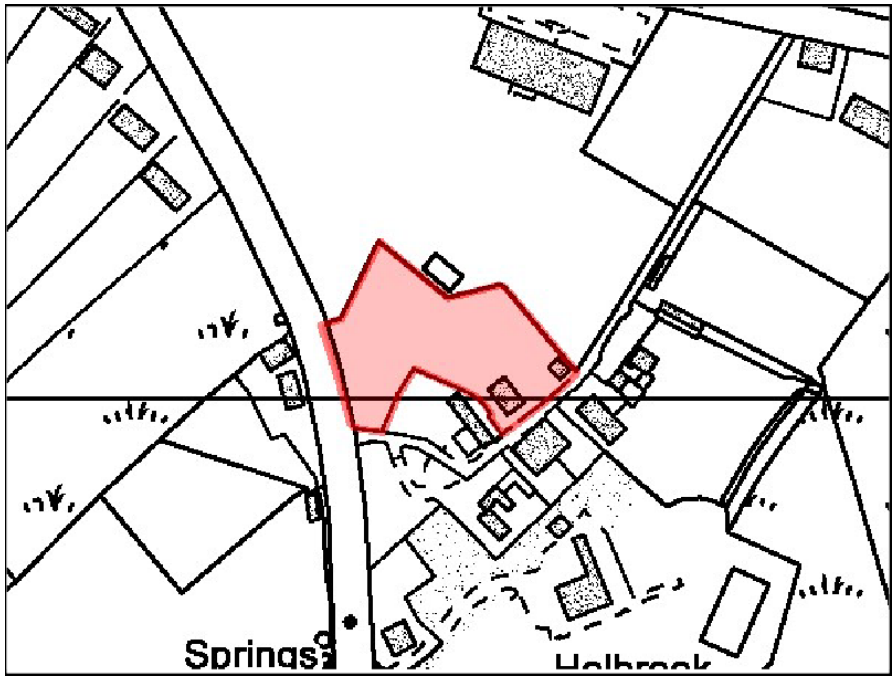
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 578/1210
Site Address: Land north of Holbrook Barn, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.49

The site comprises a residential dwelling and amenity land located close to the existing, southern boundary of Heathfield and lies southeast of the community centre and playing fields along Sheepsetting Lane. The site does not currently benefit from a suitable existing vehicular access as the lane between the A267 and Sheepsetting Lane is informal and would require significant upgrading to adoption standards in order to accommodate new residential development. Development would be required to take into consideration the site's proximity to the High Weald National Landscape, which adjoins the southeast and southwestern boundaries of the site. Residential uses in this location are limited. Therefore, modern residential development would be out of keeping with the character and appearance of the area.

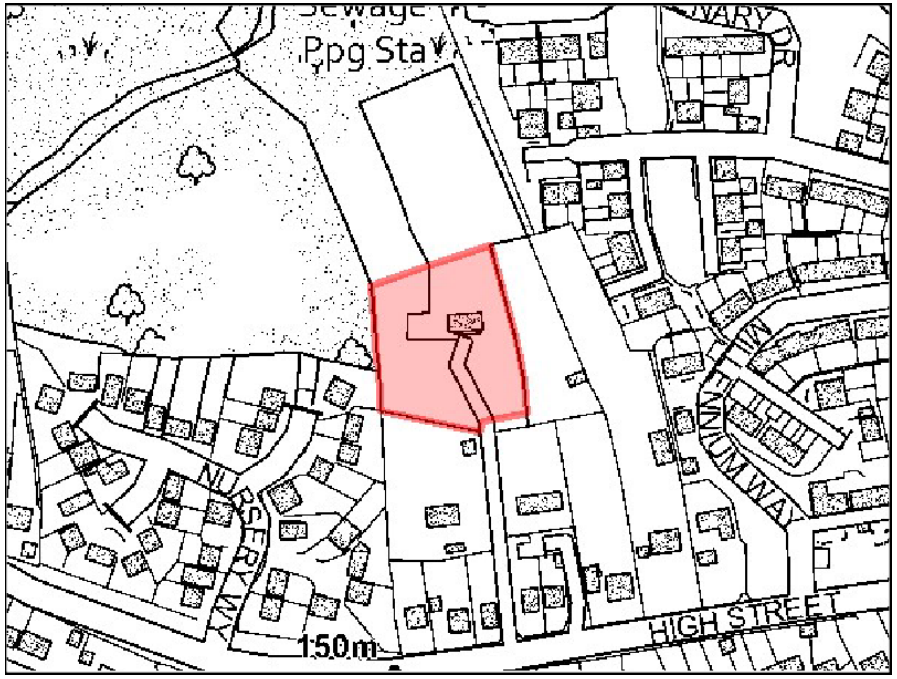
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 595/1210
Site Address: Rothershaw, Cross in Hand Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.4

The site comprises a single residential property and garden located at the northern fringe of Heathfield, to the north of the A265. The site is surrounded by the High Weald National Landscape to the north and west. The site is visually well contained in the wider landscape to the north by thick woodland and the impact of development could be mitigated through landscaping and careful design. The site does not currently benefit from a suitable vehicular access from the A265 (High Street), but a suitable vehicular access may be achievable via the newly constructed residential development for 115 (net) dwellings to the site's eastern boundary that was granted planning permission under reference WD/2015/1782/MRM and has now been completed. However, this would require third party land and agreement, which is not known at this stage, but this could forward comprehensively with other nearby SHELAA sites (307/1210, 530/1210 and 525/1210).

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

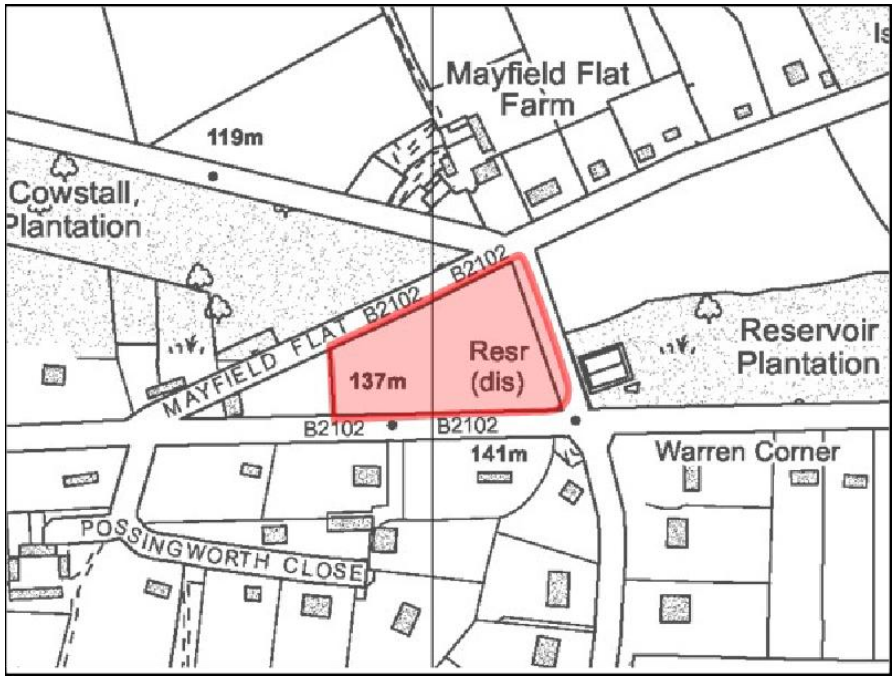
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 7	Year 11+:

Total Capacity: 7



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 596/1920
Site Address: Land at Mayfield Flat, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.98

The site comprises of grazing land located to the west of Cross in Hand and to the north of the B2101.The site is detached from the settlement of Cross in Hand and is therefore isolated from local services, facilities and public transport. The site is situated within the High Weald National Landscape and the site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have an unjustified impact on the character and appearance of the landscape in this location due to its openness, undulating landscape and its isolation. In general terms, residential development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside.

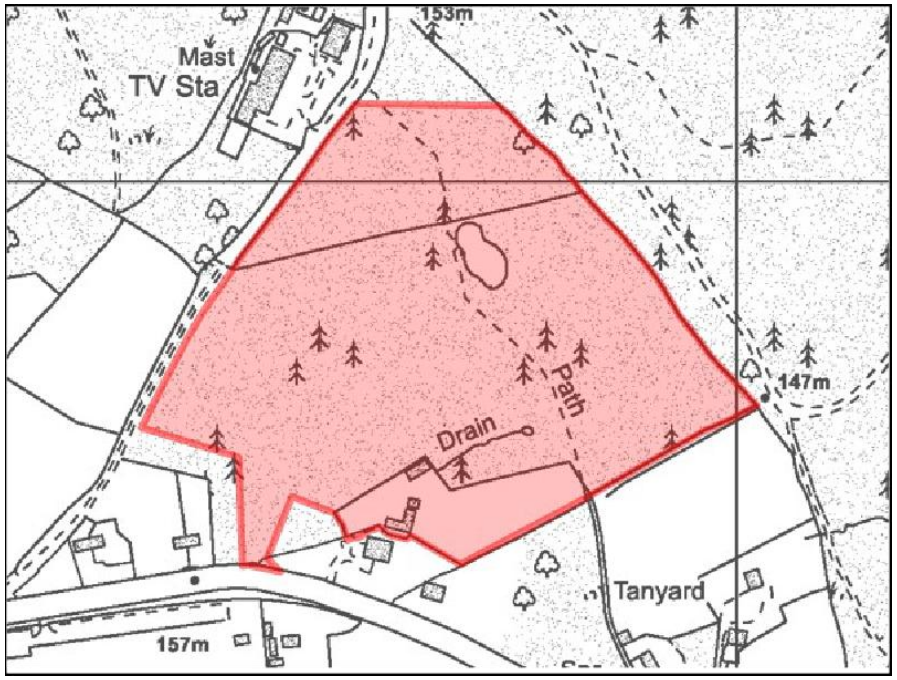
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 605/1920
Site Address: Land at Fairfield Lodge, A267, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 7.47

The site comprises of extensive woodland located to the north of the A267 between the settlements of Cross in Hand and Heathfield. Ancient woodland bounds the sites northeastern boundary. A public right of way crosses through the centre of the site from north to south and another also runs north to south, adjacent the site's western boundary. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the landscape which surrounds Cross in Hand and Heathfield, particularly due to its wooded nature. Development of the site would also result in an unacceptable biodiversity impact due to the removal of woodland, which covers the vast majority of the site. A suitable vehicular access onto the A267 is not achievable due to the narrowness of the site's frontage onto the road and its inability to provide the required visibility splays due to how the A267 curves in this location.

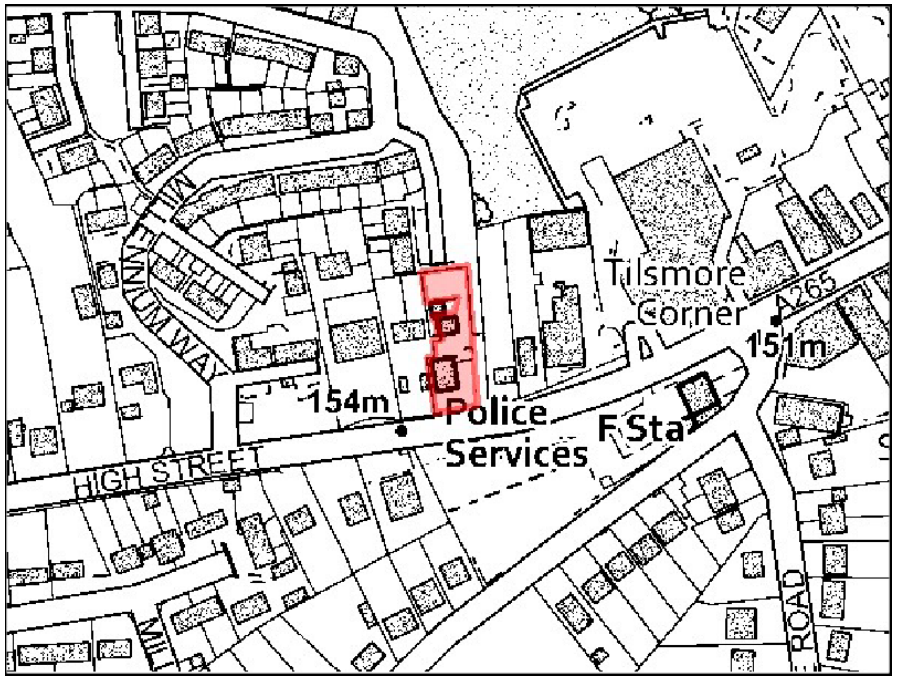
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 633/1210
Site Address: Land at Heathfield Police Station, High Street, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.1

This is a brownfield site comprising of a police station with ancillary land, buildings and car parking. The site is located within the town centre of Heathfield and lies within the existing development boundary. The site has the potential to be well integrated into the existing settlement close to services and facilities. Development would not be harmful to the wider landscape and suitable access already exists to the site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

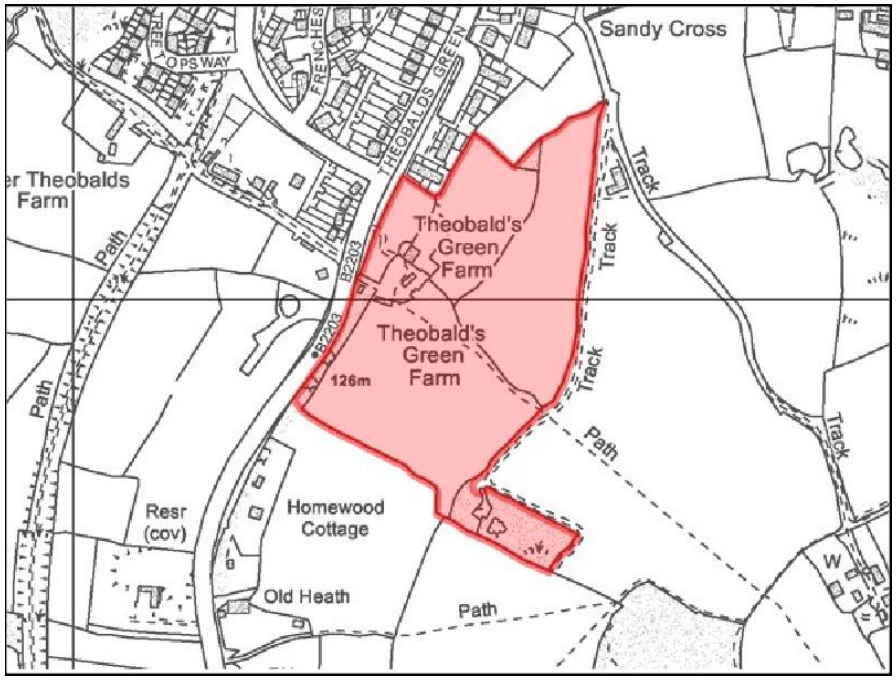
Residential Suitability: Yes
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 6	Year 11+:

Total Capacity: 6



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 639/1210
Site Address: Land at Theobalds Green Farm,Theobalds Green, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 5.85

This extensive site is comprised of a farmhouse, associated buildings and a number of agricultural fields located to the south of the built-up area of Heathfield and east of the B2203. A public right of way crosses through the centre of the site from east to west. It is noted that the site includes two parcels of priority habitats which may reduce the developable area. The site is almost wholly within the High Weald National Landscape (with the exception of the western boundary) and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of this high-quality landscape that surrounds the southern portion of Heathfield. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside. A Grade II listed building (Theobald's Green Farmhouse) lies within the sites boundaries and its setting would likely be harmed by development in this location without the implementation of appropriate measures. The farm, associated buildings and fields are part of a historic field pattern, which is rare in this location and would be significantly harmed through new development of this scale.

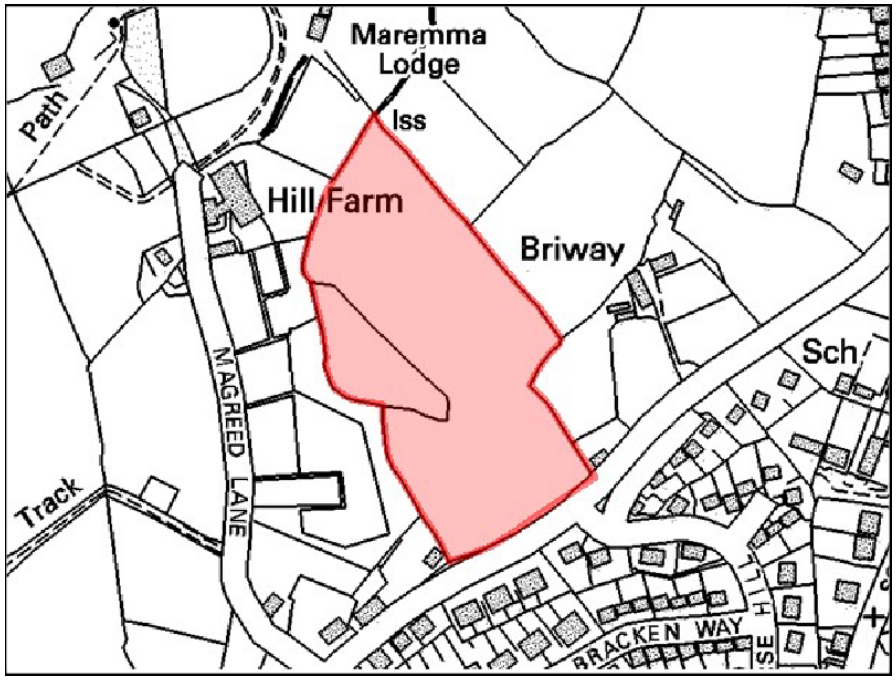
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 653/1630
Site Address: Land adjacent Street End Lane, Broad Oak
Settlement: Broad Oak
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2.53

This is a large site comprising of agricultural land located at the northern fringe of Broad Oak and to the north of Street End Lane. The southern part of the site has been granted full planning permission for 4 (net) dwellings under planning reference WD/2022/1833/F. The site is wholly located within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to small scale residential development. The assessment notes that the north of the site retains a cohesive assart field pattern, and the site as a whole has a rural and relatively tranquil character, with long views across the site to the wider High Weald National Landscape. The site forms part of the rural context to Broad Oak and the small irregular field pattern and the assart field pattern in the north contribute towards the dominant medieval character across the National Landscape. The 2026 appraisal considers that the site has a strong expression of the core components of character of the High Weald National Landscape, due to the steeply sloping landform (affording long-distance views); the presence of mature wooded vegetation; grazed pastures; Hill Farm and Meadow Cottage historic farmsteads (adjacent to the site); the site forming part of an assart field pattern (contributing to the medieval character); and the site being part of a landscape with dark night skies. The assessment judges that development would have a high impact on the landscape and visual qualities/features that define the National Landscape. However, it does state that development in the south of the site would better relate to the existing ridgetop settlement pattern and avoid the perception of development extending on to the lower lying ground to the east. This would also prevent encroachment into the wider countryside and towards the boundary of Hill Farm historic farmstead to the north west of the site.

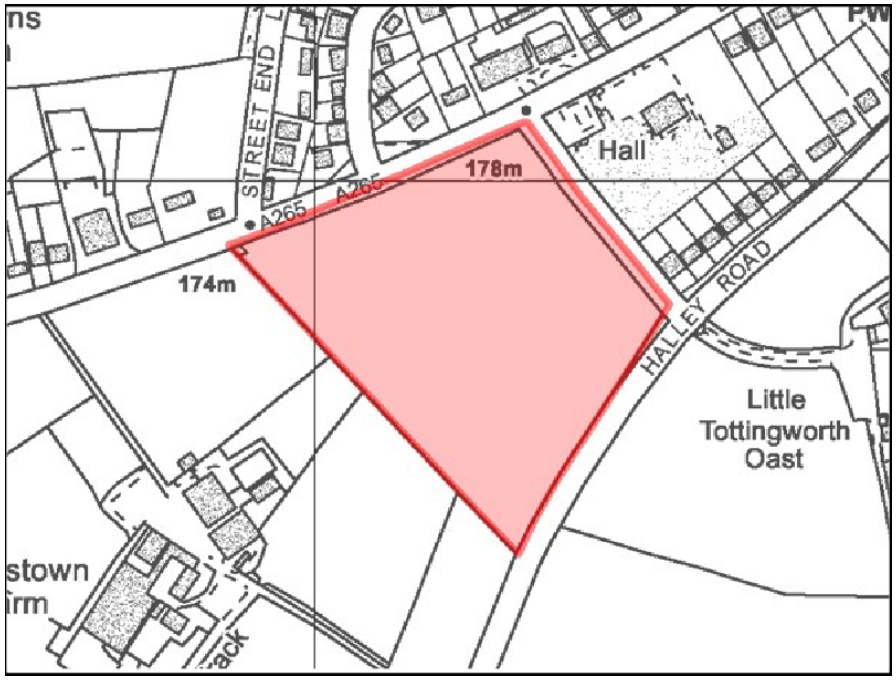
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 726/1630
Site Address: Land at Satinstown Farm, Burwash Road, Broad Oak
Settlement: Broad Oak
Parish: Heathfield and Waldron
Site Area (ha) Gross: 3.52

This is a substantial parcel of sloping land located to the south of Broad Oak between the A265 and Halley Road. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact upon the high quality and attractive landscape that surrounds Broad Oak to the south. Whilst there is a strong hedgerow to the north and northeastern boundaries, the land is exposed and elevated to the south with far reaching views provided southwards to the remainder of the High Weald National Landscape. Owing to the site's exposed nature and topography, the site is not considered as an appropriate extension to Broad Oak.

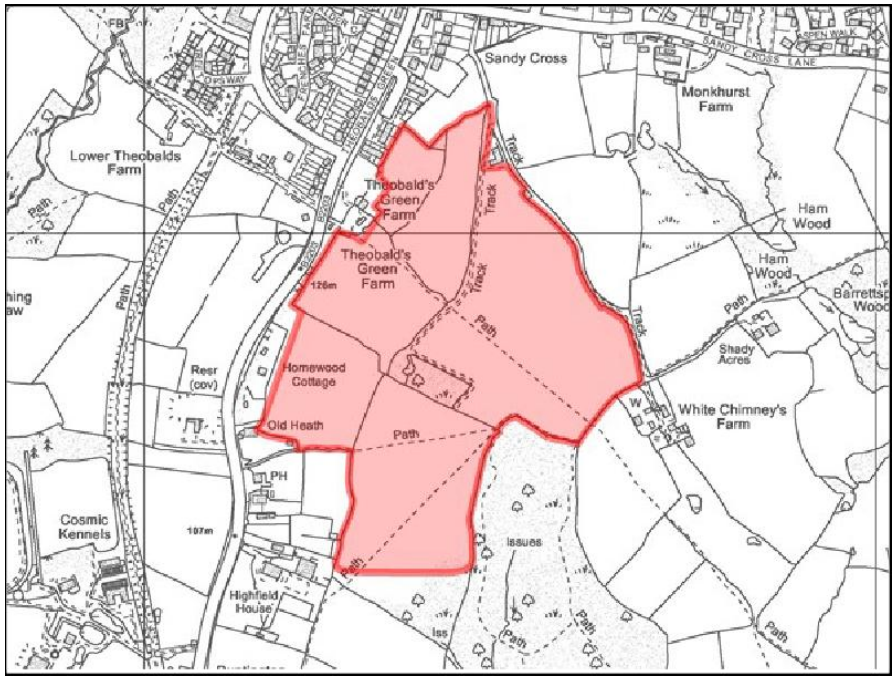
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 734/1210
Site Address: Land at Monkhurst Farm, Sandy Cross Lane, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 17.9

This is an extensive site comprising of a number of agricultural fields located on the southern fringe of Heathfield. Ancient woodland bounds the sites southeastern boundary, with a small portion also located in the southern part of the site. Three public rights of way cross through the site in an east to west direction. A Grade II listed building (Theobald's Green Farmhouse) lies to the site's western boundary and its setting could be harmed as part of any new development scheme. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact upon the character and appearance of this high-quality landscape that surrounds Heathfield to the south. The fields form part of a historic field pattern in the High Weald National Landscape, which is rare in this location and would be significantly harmed by development. In addition, the site slopes southwards and would be highly prominent within the landscape in this location. Overall, development would be out of keeping with the general rural character and appearance of the countryside. This site also incorporates the majority of SHELAA Site 639/1210 that has been assessed separately.

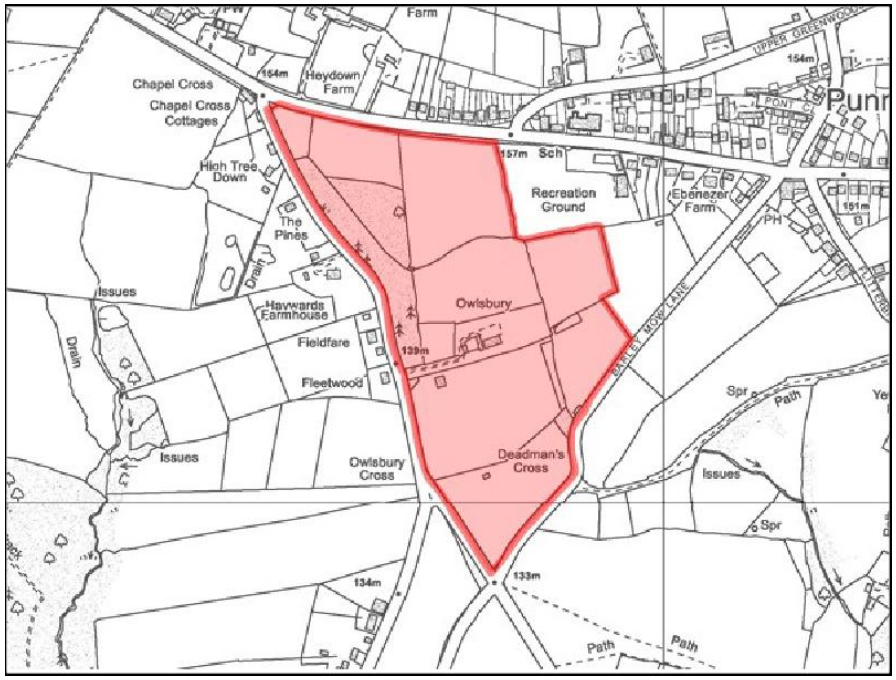
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 779/3220
Site Address: Land adjoining Owlsbury, Chapel Cross Lane, Chapel Cross
Settlement: Punnetts Town
Parish: Heathfield and Waldron
Site Area (ha) Gross: 13.04

This is a large site consisting of a farmhouse, associated buildings and land used for agricultural purposes located on the southwestern fringe of Punnetts Town and to the south of the B2096 (Battle Road). The 2026 Landscape Sensitivity Assessment considers this site to have a high sensitivity to development, a strong expression of the National Landscape core character components and that development would likely have a high impact on those components. The site is very exposed in the high quality and attractive countryside landscape that surrounds Punnetts Town to the south. Large scale residential development of the site would not be in keeping with the rural character of the area and surrounding countryside. The western portion of the site is covered by extensive woodland and development would have an unacceptable impact on biodiversity, which could not be mitigated. The 2026 Assessment concludes that the site is highly constrained and that development would result in significant harm to the High Weald National Landscape, which mitigation would be unable to sufficiently address. Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

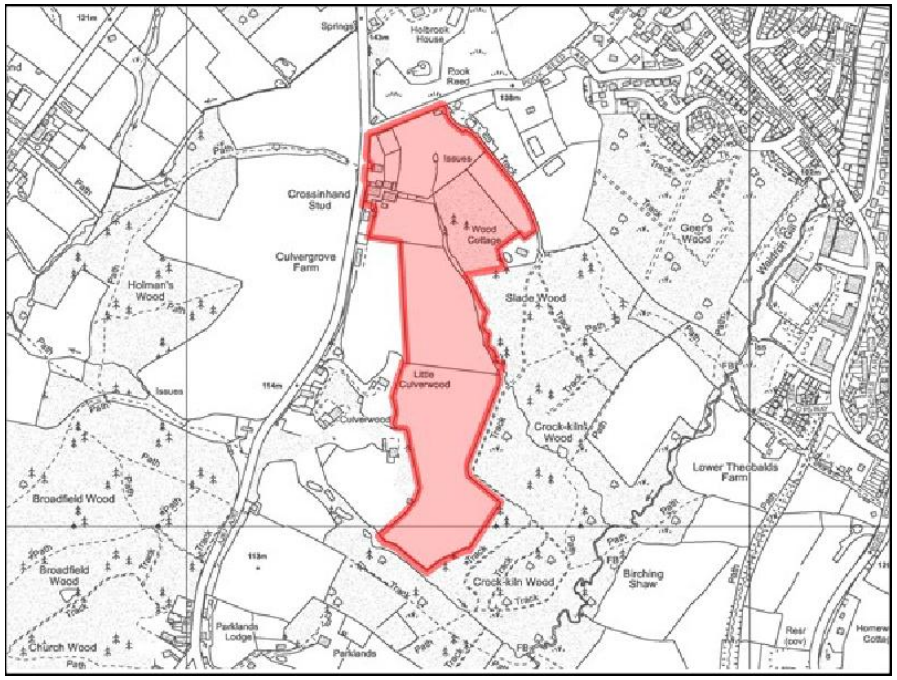
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 794/1210
Site Address: Cross in Hand Stud, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 13.59

This is an extensive site which comprises of a residential property, riding school, paddocks, ancillary buildings and woodland to the southwest of Heathfield and to the east of Little London Road. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds the south of Heathfield. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside, as well as being prominent within the wider landscape, particularly to the north of site that has panoramic views southwards. Ancient woodland is present in the eastern part of the site, before extending along the site's eastern and southern boundary. In addition, the site is not able to achieve suitable pedestrian connectivity to the services and facilities in Heathfield due to the narrow form of Pook Reed Lane and the inability to provide footpaths in this location.

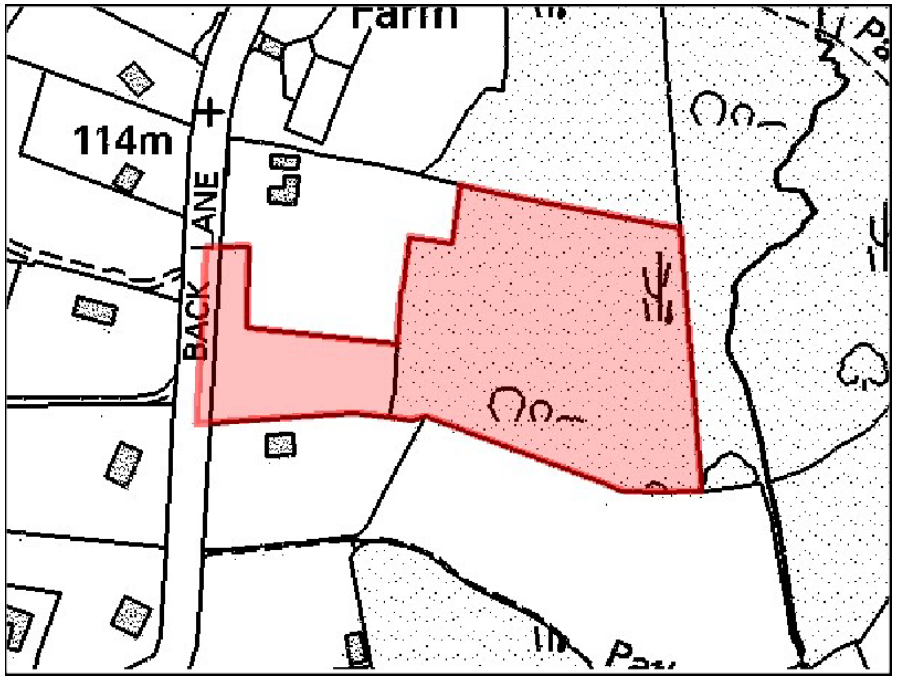
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 795/1920
Site Address: Land adjoining Spinney's Edge, Back Lane
Settlement: -
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.70

The site is located to the south of Cross in Hand, on Back Lane a country lane with varying width. The site comprises agricultural fields. Although neighbouring parcels are in residential use, the site is isolated and remote from local services and facilities. It does not benefit from public transport or pedestrian connectivity to the nearest settlement with little prospect for improvement. The site is within the High Weald National Landscape. It was assessed as part of the Heathfield assessment unit in the Sensitivity Assessment Study (2023) which has moderate to high sensitivity to small scale residential housing and high sensitivity to medium scale residential development which would be out of character with the strong rural character of the surrounding landscape. In addition, ancient woodland covers the eastern half of the site forming part of a significant area of ancient woodland (Heatherden Wood) which envelopes Cross in Hand to the east and signficantly reducing the developable area of the site.

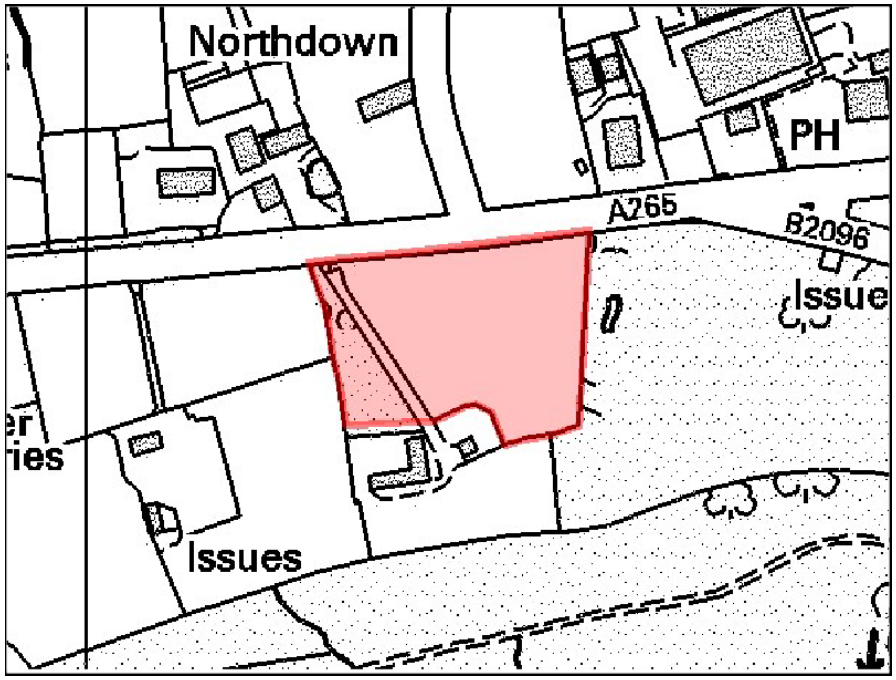
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	Partly	0	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 798/1210
Site Address: The Old Half Moon, Burwash Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.84

The site comprises of a paddock adjacent to the A265 on the eastern edge of Heathfield. The site is within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal concludes that the site has moderate to high sensitivity to small scale residential development, a strong expression of the core components of character of the National Landscape and that development would have a high impact on those components. The intact hedgerow network, with mature trees and remnant boundary features such as earth banks, reinforces the historic field pattern typical of the High Weald and contributes to landscape continuity. The complex landform descending into Heathfield Park, the parkland character of the site, the historic influence of the adjacent ancient woodland, Registered Park and Garden and Grade II listed Old Half Moon and the connectivity provided by the mature hedgerow network are characteristics that increase sensitivity. However, the assessment notes that the site is visually enclosed by boundary vegetation and influenced by proximity to the settlement edge of Heathfield and busy A265 Burwash Road which reduces tranquillity, and are typical factors that decrease sensitivity. Ancient woodland within Heathfield Park together with the mature trees and hedgerow boundaries across this and the adjacent sites (275/1210 and 798/1210) form a highly interconnected and structurally varied mosaic of small woods, and outgrown hedges characteristic of the High Weald. However, the mature vegetation and hedgerows result in very limited intervisibility with the wider High Weald National Landscape, although there are some glimpsed long-distance views to the south. Any development may be required to meet the requirements under paragraph 190 of the NPPF, particularly with other SHELAA sites nearby. An open boundary exists with the Grade II listed building (the Old Half Moon), which is located adjacent to the southern boundary of the site and any development of this site would impact on the setting of this listed building. There are heritage sensitivities within this site and the 2026 Heritage Impact Assessment considers that development has the potential to cause a minor degree of harm to Heathfield Park and the adjacent heritage assets, and a slightly greater degree of harm to the setting of The Old Half Moon and North Down. This could be mitigated through restricting building height and introducing a border of trees along the southern border, both of which would help retain the rural, agricultural feel of the assets within their historic environment. It could also be mitigated to some degree through design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the High Weald. The site was subject to an outline planning application (reference WD/2017/0342/MAO) for the development of up to 23 (net) dwellings with an upgraded access, but this was withdrawn by the applicant in 2020.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

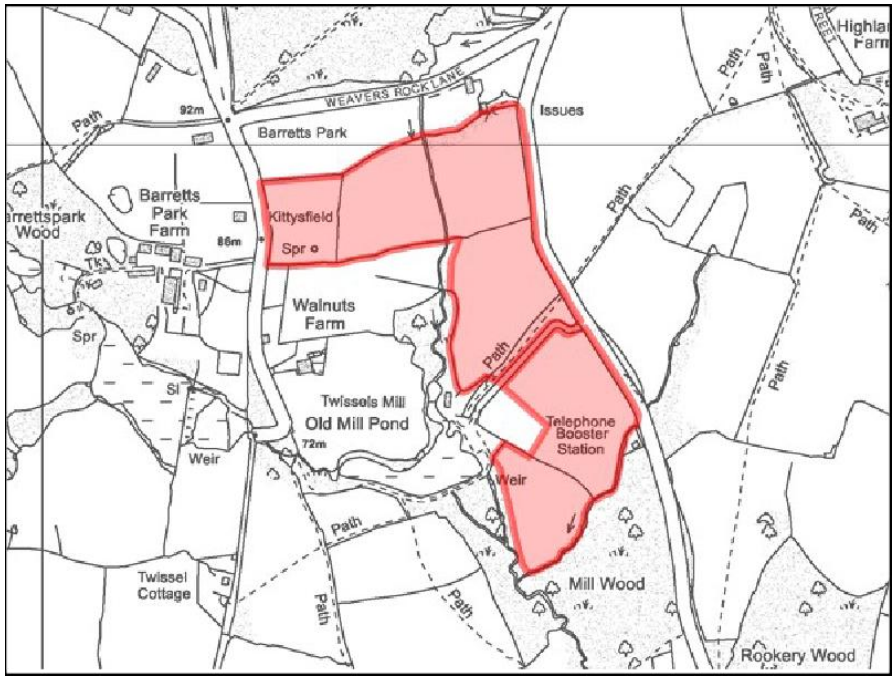
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:**7

Total Capacity: 7



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 829/1210
Site Address: Land to the west of Nettlesworth Lane, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 7.8

The site comprises an extensive number of fields used for farming purposes to the southeast of Heathfield and to the west of Nettlesworth Lane. Ancient woodland bounds the site's southern boundary as well as portions of the western, northern and eastern boundaries. A public right of way crosses through the centre of the site from east to west. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds Heathfield to the southeast. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the countryside. In addition, the site as submitted cannot be provided with a suitable vehicular access to serve housing development, due to the narrow form of Sandy Cross Lane and Nettlesworth Lane.

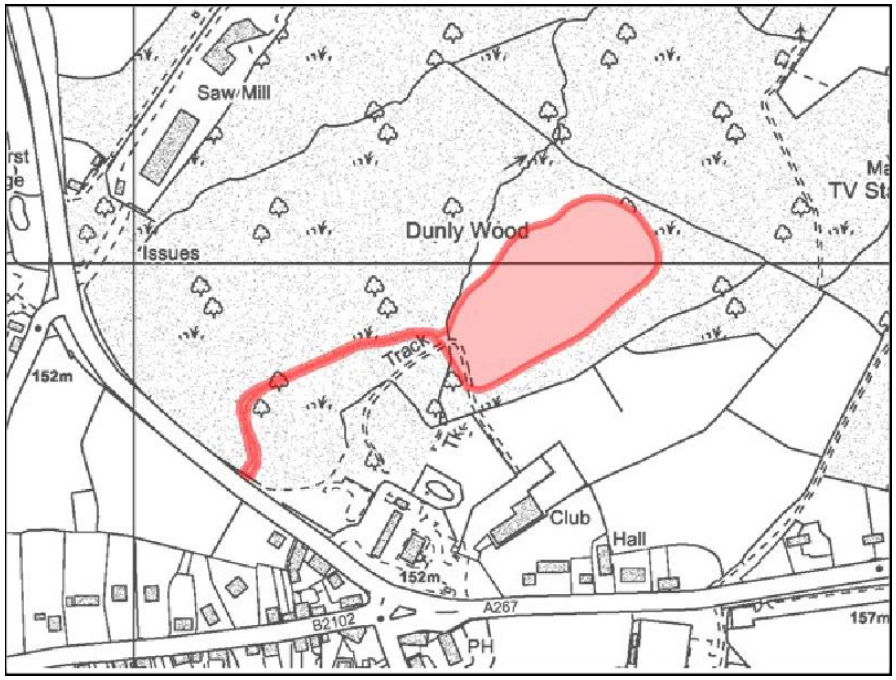
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	0	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 834/1920
Site Address: Former race track on land at Dunly Wood, Mayfield Road, Cross in Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.84

The site comprises of a former racetrack and an existing commercial building on the northern outskirts of Cross in Hand, to the north and east of the A267. The site is in an isolated location, remote from local services and facilities. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds Cross in Hand to the north, particularly due to the ancient woodland on site. The site is heavily constrained by ancient woodland that covers the vast majority of the site with the exception of the race track itself. As submitted, the existing access is shown to run through ancient woodland which would not be acceptable as stated in the NPPF.

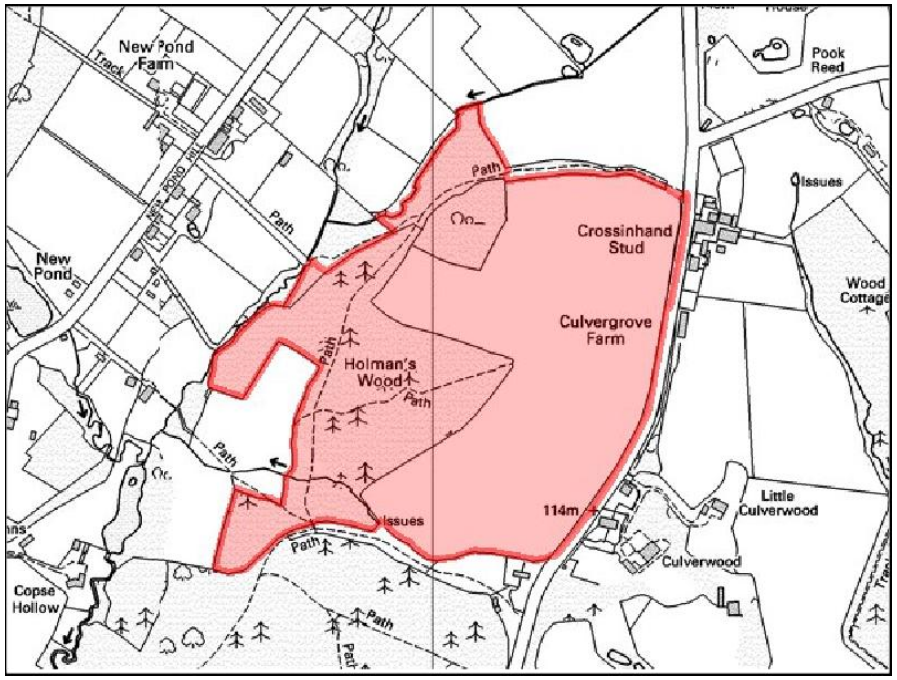
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 847/1210
Site Address: Holmans Wood and land at Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 19.75

The site comprises of a large field and Ancient Woodland (which is also covered by a TPO) to the south of Heathfield and to the west of the A267. A public right of way crosses through the northwestern corner of the site from west to east. The creation of a suitable pedestrian access to Heathfield would be difficult without third party land and therefore the site lacks connectivity to local services, facilities and public transport. The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon and be out of keeping with this attractive landscape in terms of both character and appearance.

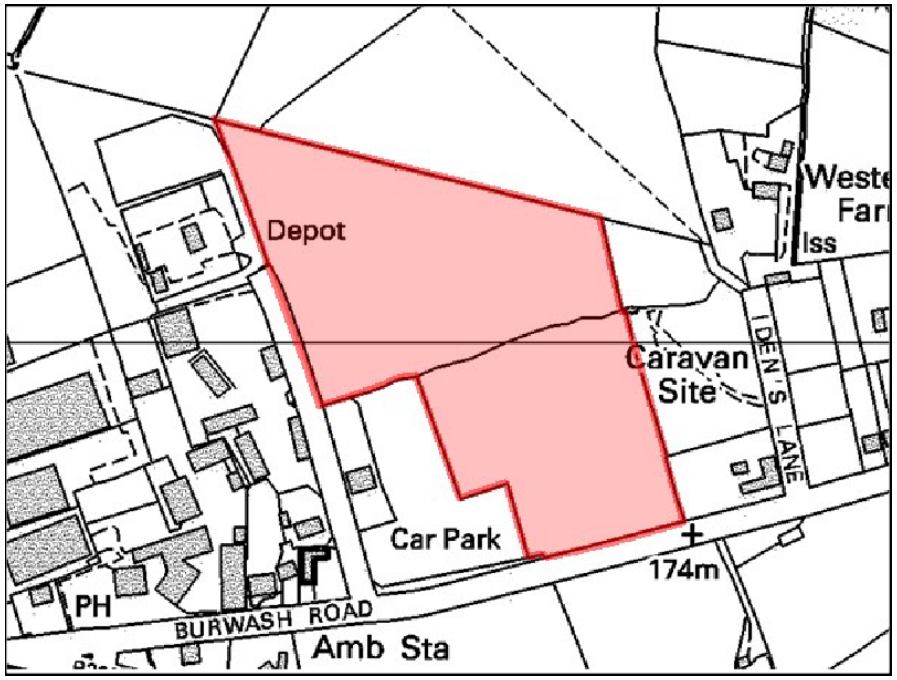
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 848/1210
Site Address: Collins Field, Burwash Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 3.97

The site comprises of two fields located between the settlements of Heathfield and Broad Oak, to the north of the A265. The site is classed as having moderate to high sensitivity to commercial development in the 2026 Landscape and Visual Appraisal, primarily due to its gently undulating topography, its pasture use, presence of mature hedgerow trees and that it retains its historic field pattern. The sense of rurality and tranquillity is limited by the adjacent road and business area, although the north of the site is more tranquil than the south. The higher elevation of the site in the south provides glimpsed long views to the north-east and south towards wooded hills of the wider High Weald National Landscape. The south of the site is more sensitive along Burwash Road as it has an important role in the perception of separation of Heathfield and Broad Oak. The 2026 appraisal considers that the site has a moderate expression of the core components of character of the High Weald National Landscape, due to the presence of sloping landform (affording long-distance views); mature trees and hedgerows; infield trees, irregular field pattern and grazed pastures. The assessment judges that development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape. Whilst there is some commercial development along the A265, development of this site would erode the sense of separation along the A265 and given it's moderate to high landscape sensitivity, commercial development would not be suitable. The site's access is also not considered suitable for commercial use and it is unclear whether this could be rectified.

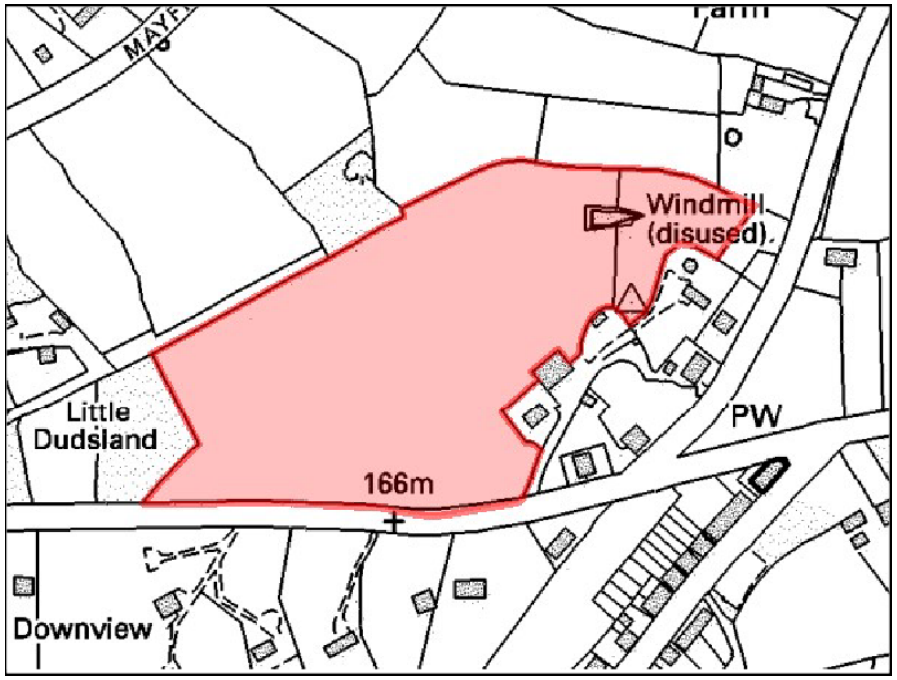
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 877/1920
Site Address: Cross in Hand Mills (Site B), B2102, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 4.47

This site comprises agricultural uses and is situated in an isolated and prominent position on the western outskirts of Cross in Hand, to the north of the B2102. Two Grade II listed buildings (Cross in Hand Windmill and Mill House) lie to the site's eastern boundary. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have a detrimental impact on this attractive landscape, as well as the character and appearance of the countryside to the north of Cross in Hand. The creation of a suitable pedestrian access to Cross in Hand would be difficult and therefore, the site lacks connectivity to local services, facilities and public transport.

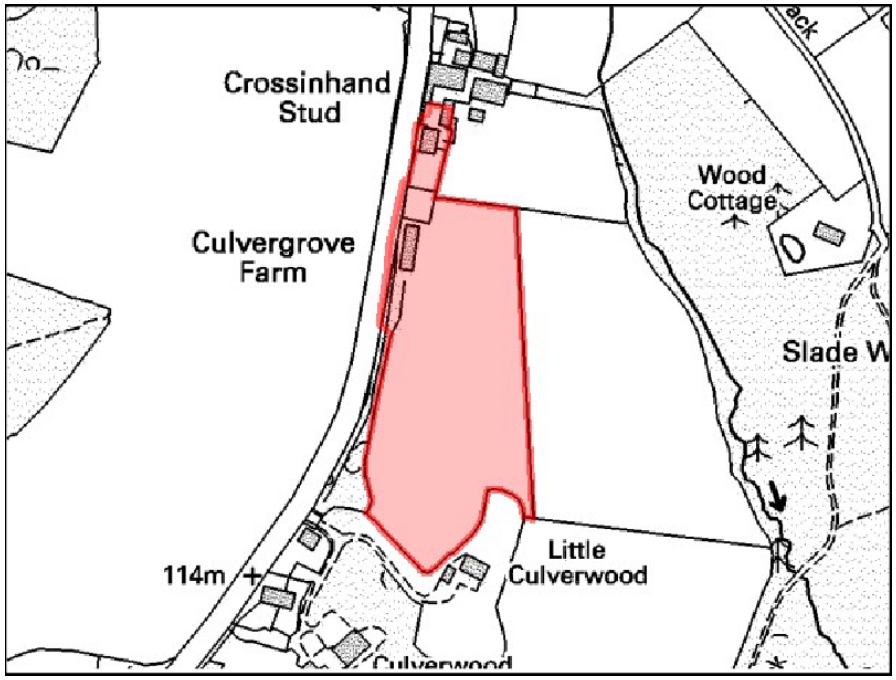
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 902/1210
Site Address: Land at Culvergrove Farm, Little London Road, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2.45

The site comprises of an existing dwelling, a number of dilapidated buildings and agricultural land located in an isolated position to the south of Heathfield and to the east of Little London Road. The site is wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on the attractive landscape character and appearance of the countryside to the south of Heathfield. The creation of a suitable pedestrian access to Heathfield from this location would be difficult and would require third-party land and therefore, the site lacks connectivity to local services, facilities and public transport. Housing development in this location would be unsuitable and would be out of keeping with the general rural character and appearance of the countryside.

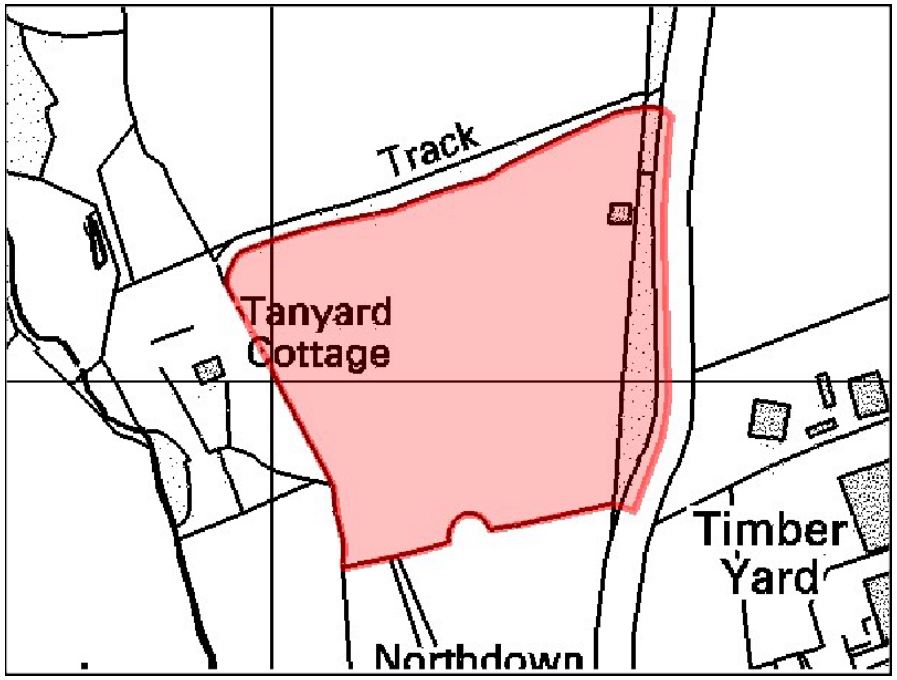
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 907/1210
Site Address: Land on the west side of Newick Lane, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2.51

The site comprises of a paddock located between the settlements of Heathfield and Broad Oak, to the north of the A265. A Grade II listed building (North Down) lies to the site's southern boundary. The site lies wholly within the High Weald National Landscape and has extensive views provided across the designation to the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would be out of keeping with the general rural character and appearance of the countryside.

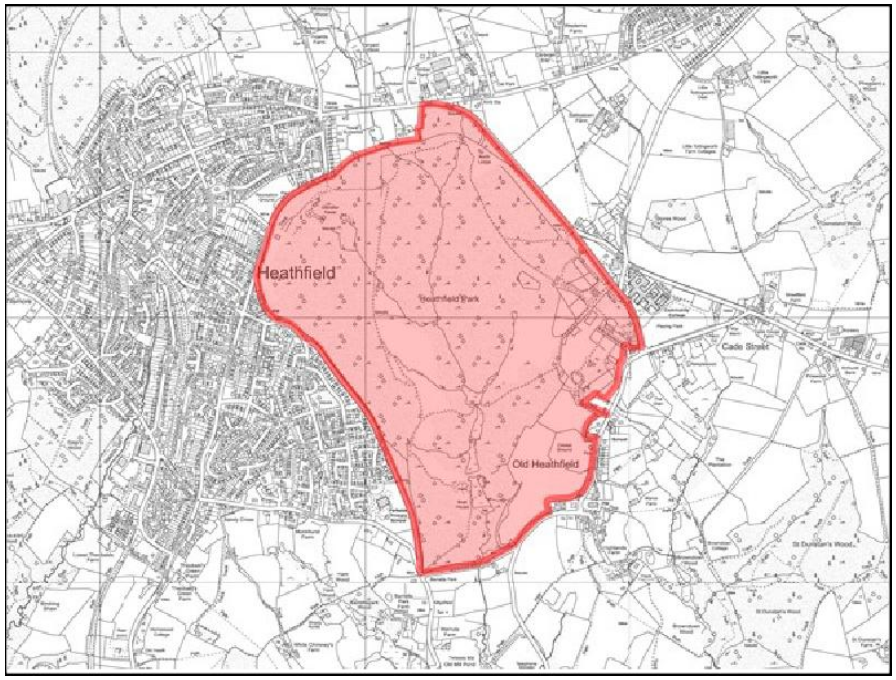
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 912/1210
Site Address: Land at Heathfield Park, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 147.17

This is an extensive site comprising of a Registered Park and Garden (Heathfield Park), a number of residential dwellings, woodland and a cricket ground and pavilion located to the east of Heathfield. The Old Heathfield Conservation Area bounds the sites southeastern boundary. The centre of the site incorporates the Heathfield Park Site of Special Scientific Interest (SSSI), which runs through the centre of the site from north to south, following a sunken wooden ghyll. Some surface water flowpath run through the centre of the site. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on this high quality, attractive landscape. Large sections of the central area and southwestern corner of the site are ancient woodland. The Grade II* listed building (Gibralter Tower) is located in the northwest corner of the site and dominates the landscape, which would be a further significant constraint to development. There are four additional Grade II listed buildings present within the site's eastern boundary. Residential development in this location would be unsuitable given the large number of planning constraints for the site.

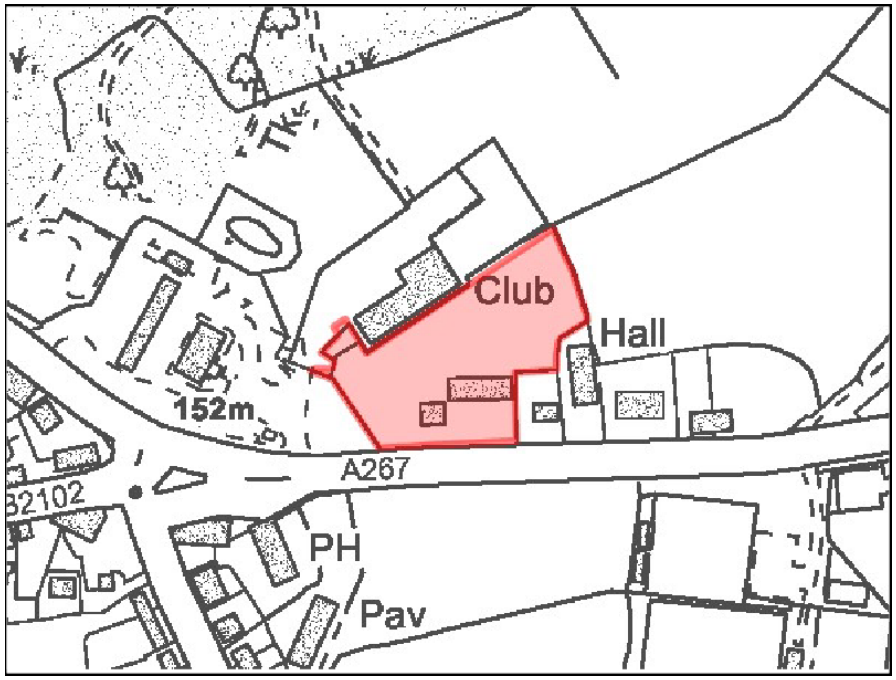
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	0	Partly	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 941/1920
Site Address: Land at Sunnyside, A267, Cross In Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.57

The site comprises of a single residential dwelling and garden located to the north of the A267 in Cross in Hand. The site is well located in relation to public transport provision with bus services to Eastbourne and Tunbridge Wells from the A267. The site is visually well-contained by a leisure club to the north and west and residential properties to the east. It is noted that the site is currently accessed from the industrial access on the southwest border. There is scope to provide a separate access on the A267 as sightlines can be met for a 40mph speed limit. A transport assessment would be required to ensure highway standards can be met and a suitable access provided. The site is wholly situated within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of moderate landscape sensitivity to small scale residential development, in part due to existing development on site and its enclosure through vegetation. The site does contain a wooded shaw and areas of trees as well as retianing its histroic assart field pattern, which are sensitivie characteristics. The assessment considers the site to have a moderate expression of the core componenets of character of the National Landscape, primarily due to the site being located within the historic settlement of Cross in Hand but being more open in character than the core of the village, as well as the presence of the wooded shaw and the site forming part of an assart field pattern.The evidence base judges that development would have a moderate impact on the landscape and visual qualities/features that define the National Landscape and that impacts could be reduced through the implementation of mitigation measures, such as retaining field boundaries where possible to avoid loss of field pattern and retaining, protecting and enhancing mature vegetation particularly in the east of the site. Therefore, landscape considerations will be required to be taken into account in any development, particularly through new screening (additional planting) along the A265, albeit that it is considered that the landscape impacts are limited due to surrounding uses.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

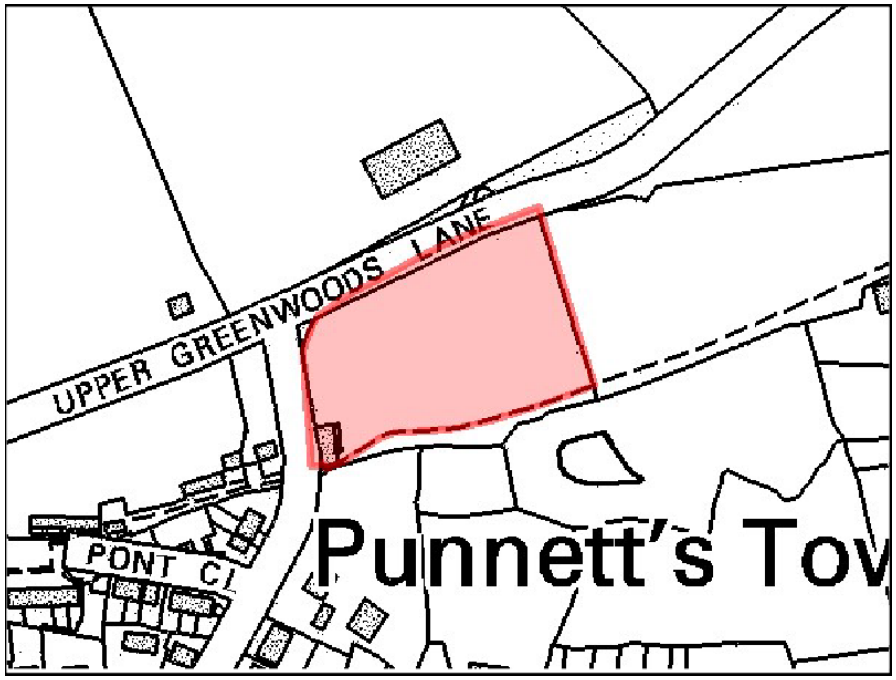
Residential Suitability: Yes
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:**9

Total Capacity: 9



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 954/3220
Site Address: Holly Barn, Coldharbour Lane, Punnetts Town
Settlement: Punnetts Town
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.86

The site comprises of an existing dwelling and land in equestrian use located on the northern outskirts of Punnett's Town, to the south of Upper Greenwoods Lane. A public right of way runs along the southern boundary of the site. The site as submitted cannot be provided with a suitable vehicular access to serve housing development, given the narrowness of both Coldharbour Lane and Upper Greenwood Lane along the boundaries to the site. The site is wholly located within the High Weald National Landscape and development would have an unjustified impact on the attractive and high-quality landscape to the north of Punnett's Town in part due to its sloping topography and prominence within the wider landscape. Development would be out of keeping with the generally rural character and appearance of the countryside.

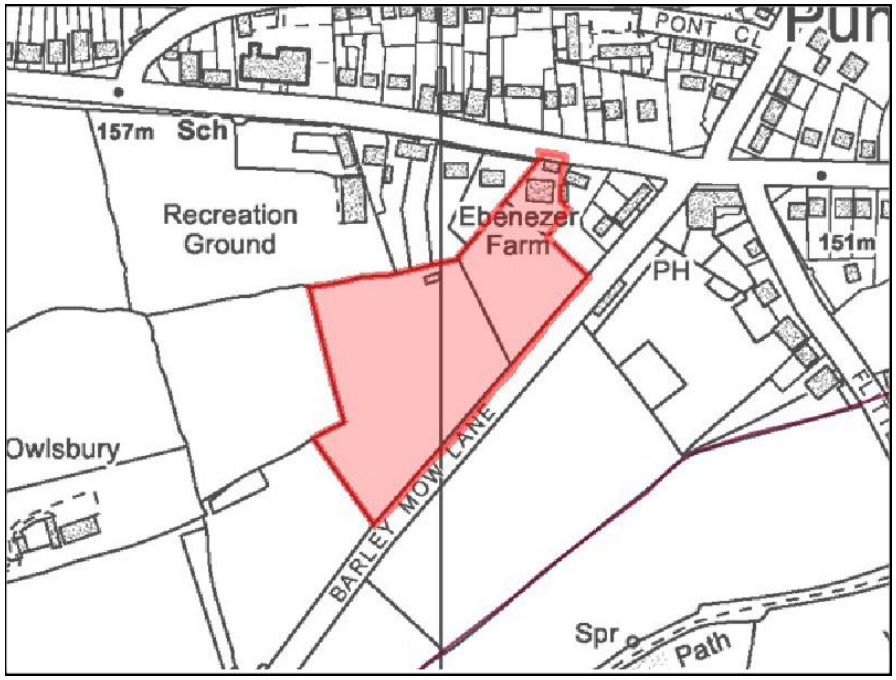
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1008/3220
Site Address: Land at Ebeneezer Farm, Battle Road, Punnett's Town
Settlement: Punnett's Town
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.74

The site comprises of a residential dwelling, associated outbuildings and agricultural land located on the southern fringe of Punnetts Town and to the south of Battle Road (B2096). The site is wholly located within the High Weald National Landscape and given the sites topography, far reaching views are provided across the high quality and attractive countryside landscape that surrounds Punnetts Town to the south. Development of this site would be out of character with the existing built form of the surrounding area, which is predominantly formed of frontage development.

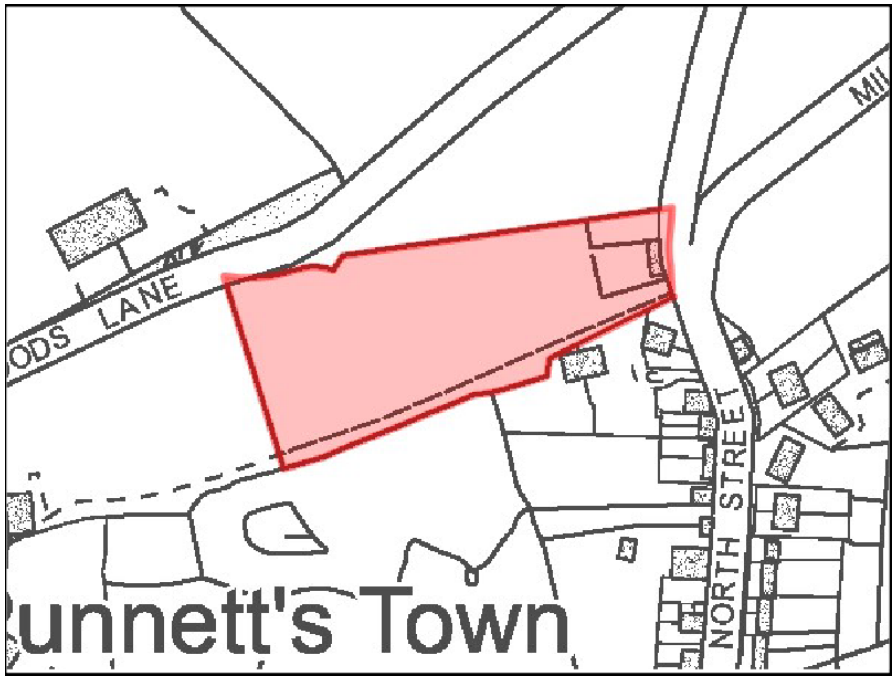
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1043/3220
Site Address: Land adjoining Eastlea, North Street, Punnetts Town, Heathfield
Settlement: Punnetts Town
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.22

The site comprises of a residential dwelling and agricultural field located on the northern outskirts of Punnett's Town and to the west of North Street. A public right of way runs east to west through the southern boundary of the site. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive and high-quality landscape to the north of Punnett's Town in part due to its sloping topography and prominence within the wider landscape. Development would be out of keeping with the generally rural character and appearance of the countryside in this location. The creation of a suitable vehicular access to the site or pedestrian pavement along North Street would be unachievable, given its narrow form and third-party land required, resulting in a lack of connectivity to Punnett's Town and the B2096.

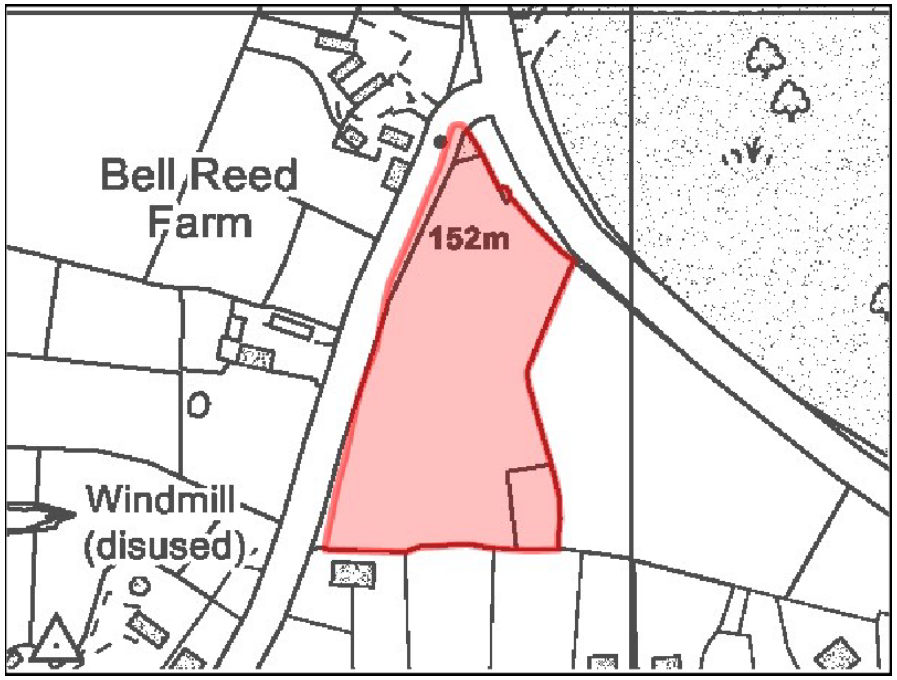
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1051/1920
Site Address: Land to the east of Dads Hill, Cross In Hand
Settlement: Cross In Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.24

The site comprises of grazing land on the northern outskirts of Cross in Hand between Dads Hill to the west and the A267 to the north. The site is located wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact upon the high-quality landscape to the north of Cross in Hand, in part due to its prominence within the landscape and its topography. The creation of a suitable pedestrian and vehicular access would be difficult due to the narrow form of Dads Hill, or through the A267 given the speed and bend in the road, as well as mature trees aligned with the roadside. The site is also remote from local services, facilities and public transport.

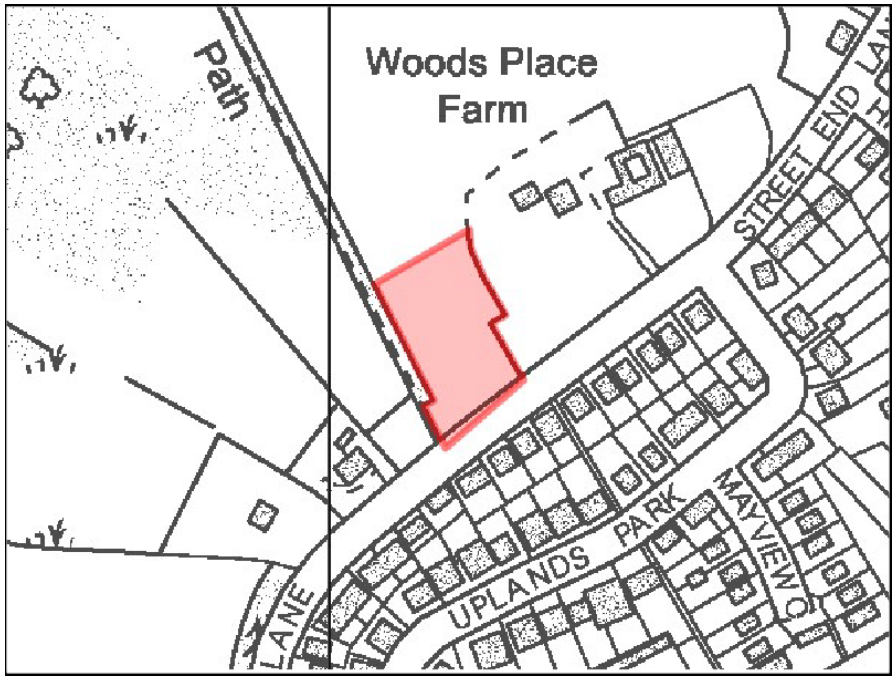
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1052/1210
Site Address: Land at Street End Land, Broad Oak, Heathfield
Settlement: Broad Oak
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.41

The site comprises of scrub land to the north of Broad Oak and Street End Lane. A public right of way runs north to south adjacent to the western boundary. Although the main part of the village lies to the south of Street End Lane and there is linear development on the south side of Street End Lane, it is far more sporadic on the northern side, which feels more akin to open countryside. The site lies wholly within the High Weald National Landscape and has extensive views of the designation to the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the surrounding countryside.

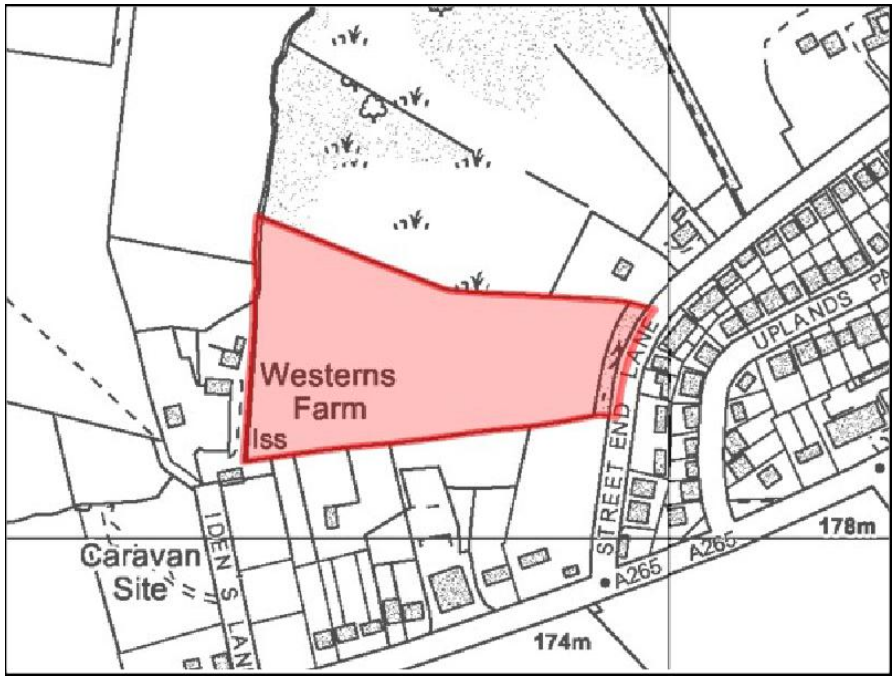
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1053/1210
Site Address: Land west of Street End Lane, Heathfield
Settlement: Broad Oak
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2.3

The site comprises an agricultural field located on the western outskirts of Broad Oak and to the west of Street End Lane. The boundary to the site with Street End Lane is covered by mature trees on this boundary and a new vehicular access to the site would require their removal, which would have significant impact on the character of the area. Visibility in either direction may also be hampered by the curve of the road in this location. The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of this high-quality landscape that surrounds Broad Oak to the north. Development would be unsuitable in this location and would be out of keeping with the general rural character and appearance of the surrounding countryside.

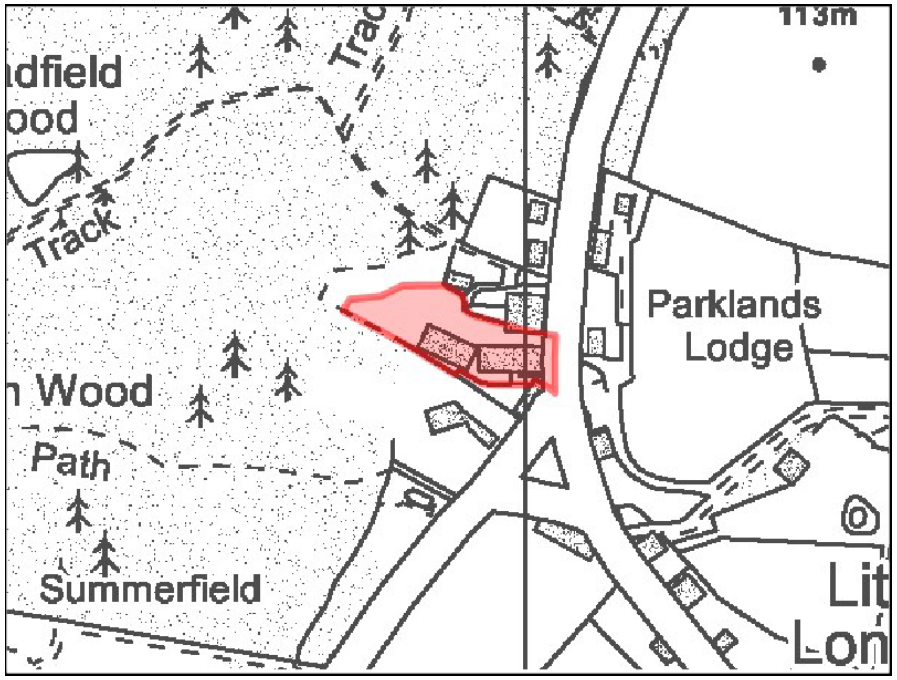
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1056/3030
Site Address: Little London Garage, Little London Road, Horam
Settlement: -
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.22

The site comprises a motor repair workshop, commercial premises and car wash, which is located to the west of the A267, approximately halfway between Horam and Heathfield. A dwelling, The Cottage, is Grade II listed and is located to the south of the site. The site is also bounded by ancient woodland on its western and northwestern boundaries. The site is situated in an isolated location, remote from public transport, services and amenities, and is visually and functionally separated from both Horam and Heathfield. The site lies wholly within the High Weald National Landscape, and development would have an unjustified impact on the character and appearance of the surrounding landscape.

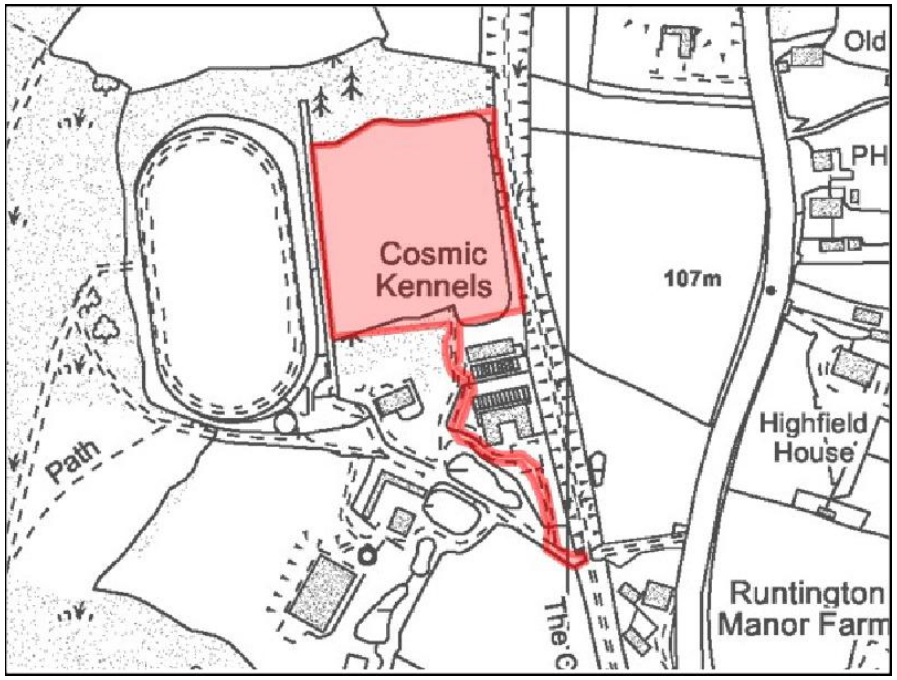
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1091/1210
Site Address: Lakeside House, Hailsham Road, Maynards Green
Settlement: Maynards Green
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.52

The site comprises of a field associated with the former Cosmic Kennels located to the north of Maynards Green and to the west of the B2203. The site also lies to the west of the Cuckoo Trail that links Heathfield with Horam and is a public right of way. The site is situated in an isolated location and is therefore remote from local services, amenities and public transport. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have a detrimental impact on this attractive landscape character and appearance. Development would be unsuitable in this rural location and would be out of keeping with the general rural character and appearance of the countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1164/1210
Site Address: Silver Birches, Street End Lane
Settlement: Broad Oak
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.45

Note: part of the site with planning permission, not commenced, remainder of the site too small for assessment The site comprises of a paddock located at the northern edge of Broad Oak, to the north of Street End Lane. The site lies wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, the development of the entirety of the site would have a detrimental impact on the high-quality attractive landscape character and appearance of the countryside to the north of Broad Oak. The development of the northern part of the site would not be in keeping with the rural character of the area and surrounding countryside. The southern part of the site, which fronts onto Street End Lane was granted permission on appeal under planning permission WD/2023/1927/F for 4 dwellings overall (with two dwellings within the site).. The remainder of the site is too small for assessment within the SHELAA site .

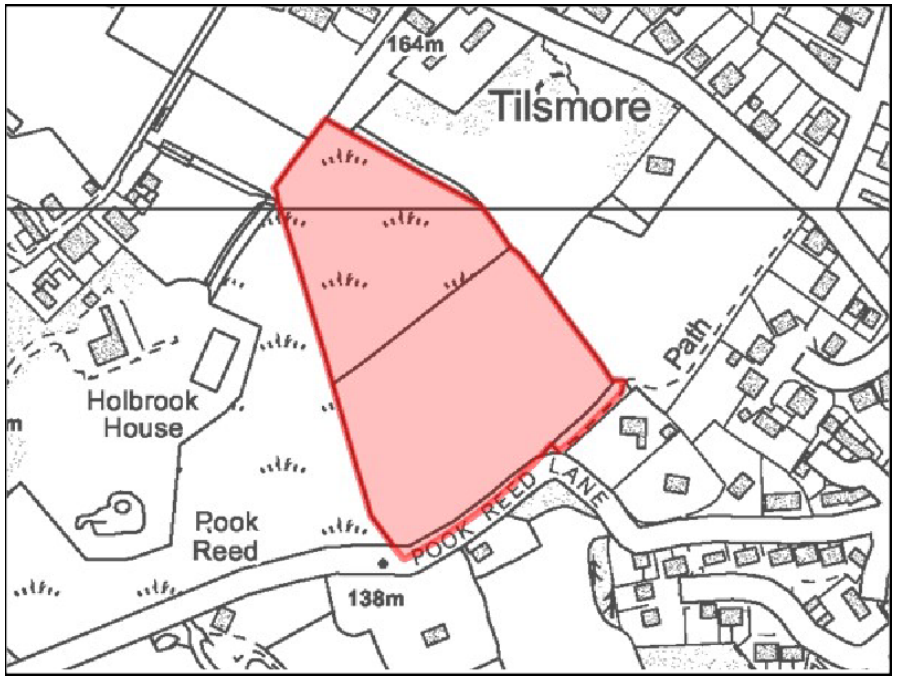
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Remainder of the site not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1165/1210
Site Address: Land at Pook Reed Lane & Jubilee Park, Pook Reed Lane, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 3.03

The site comprises two grassland fields located to the south and west of the residential built-up area of Heathfield, to the north of Pook Reed Lane and to the southwest of Ghyll Road. The entirety of this site has been put forward separately, including a further field fronting onto Ghyll Road for housing development under SHELAA reference 149/1210 and has been assessed separately. This specific site has been submitted separately to the Council for green infrastructure uses, which it would likely be suitable for, although it is known that the applicant is not the owner of this land and therefore it is unlikely to be considered 'available' to deliver green infrastructure uses, particularly as the larger submission has expressed interest for housing development on the site. The site is located within the High Weald National Landscape but is relatively well contained within the wider landscape. There are some distant long-range views in certain locations within the site and in landscape terms the site has varying landscape sensitivity. The rear of the site is very attractive comprising trees, shrubs, grassland and informal paths and there is the potential for significant ecology on the site, particularly to the rear. The site does have a public right of way running through the site from northeast to southwest.

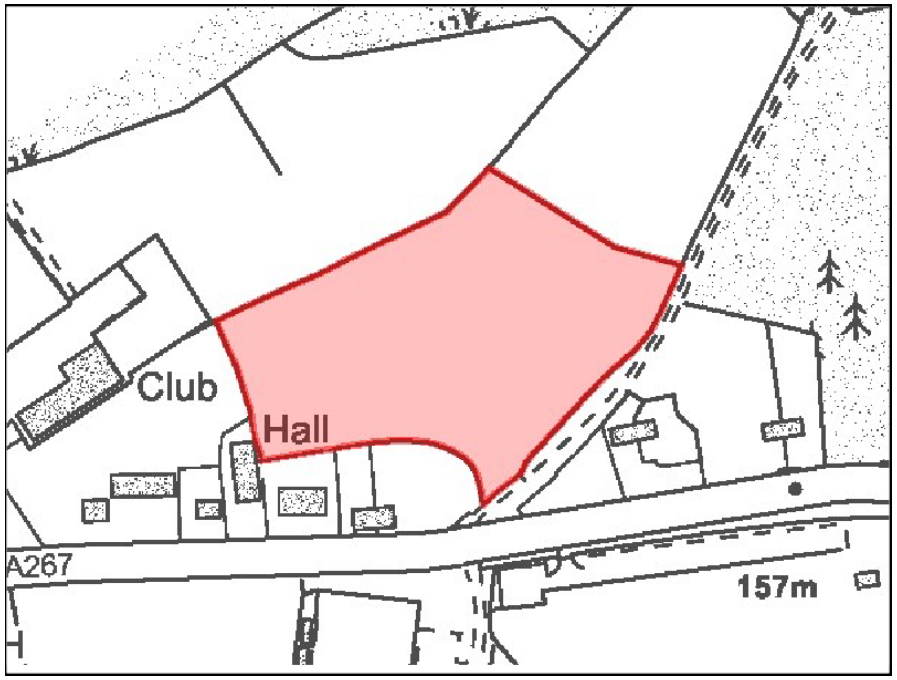
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1198/1920
Site Address: Land at Isenhurst, A267, Cross in Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.56

The site is comprised of an agricultural field located in Cross in Hand and to the north of the A267. The site is located wholly within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the high-quality landscape that surrounds Cross in Hand to the north. Backland development on this site would be out of character with the existing development that fronts onto the A267 and would be harmful to neighbouring residential amenity. A suitable vehicular access from the lane to the east of the site cannot be achieved, as it would require the removal of significant trees that comprise the site's southern boundary. A vehicular access may be achievable via neighbouring SHELAA site 731/1920.

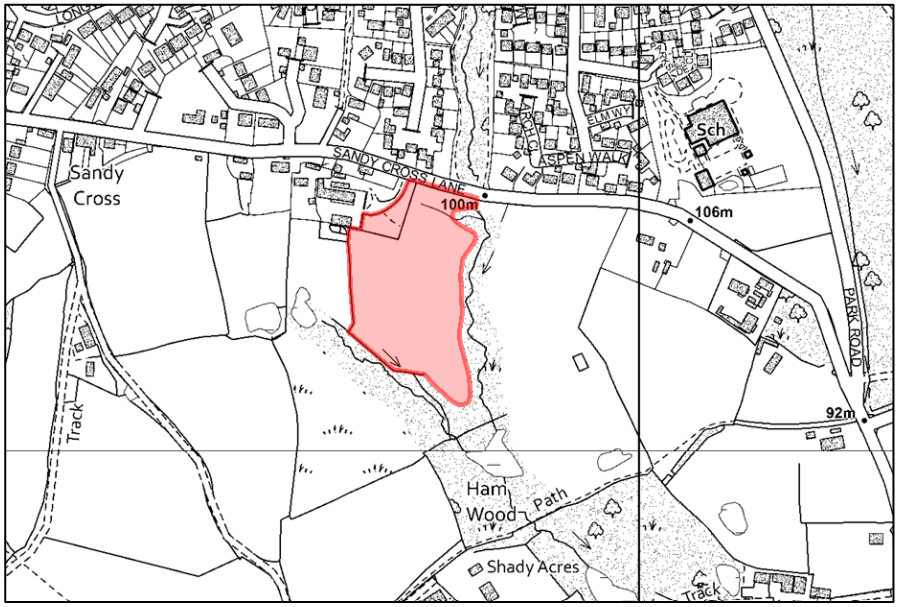
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1230/1210
Site Address: Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.8

This site is comprised of agricultural land to the south of Sandy Cross Lane that forms part of the attractive rural setting to the south of Heathfield. Ancient woodland bounds the eastern and southern part of the site. Two Grade II listed buildings, Monkhurst Farmhouse and Little Monkhurst, lie to the north of the site. The site is wholly situated within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area is of moderate to high landscape sensitivity to development. The development of this attractive southern edge of Heathfield (interspersed with ancient woodland) would have a detrimental impact on the character and appearance of the landscape. A suitable vehicular access to the site cannot be achieved via Sandy Cross Lane due to the narrowness of the road and the inability to create a pedestrian footway to allow safe linkages with local services and facilities in Heathfield . This site has been proposed for Gypsy and Traveller development, as well as housing and employment, thus is assessed for this particular use through the Gypsy Traveller and Travelling Showperson assessment available separately.

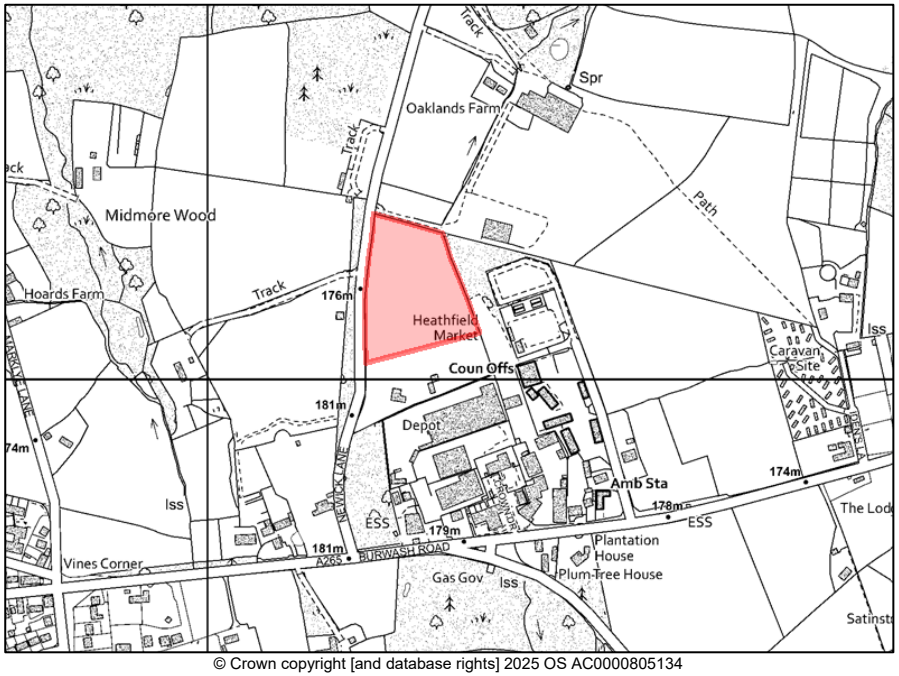
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1231/1210
Site Address: Heatherlea, Newick Lane, Heathfield
Settlement: Heathfield
Parish: Heathfield and Waldron
Site Area (ha) Gross: 1.35

The site comprises of a paddock located between the settlements of Heathfield and Broad Oak, to the north of the A265. A Grade II listed building (North Down) lies to the southeast of the site. The site lies wholly within the High Weald National Landscape and has extensive views provided across the designation to the north. The site is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would be out of keeping with the general rural character and appearance of the countryside .

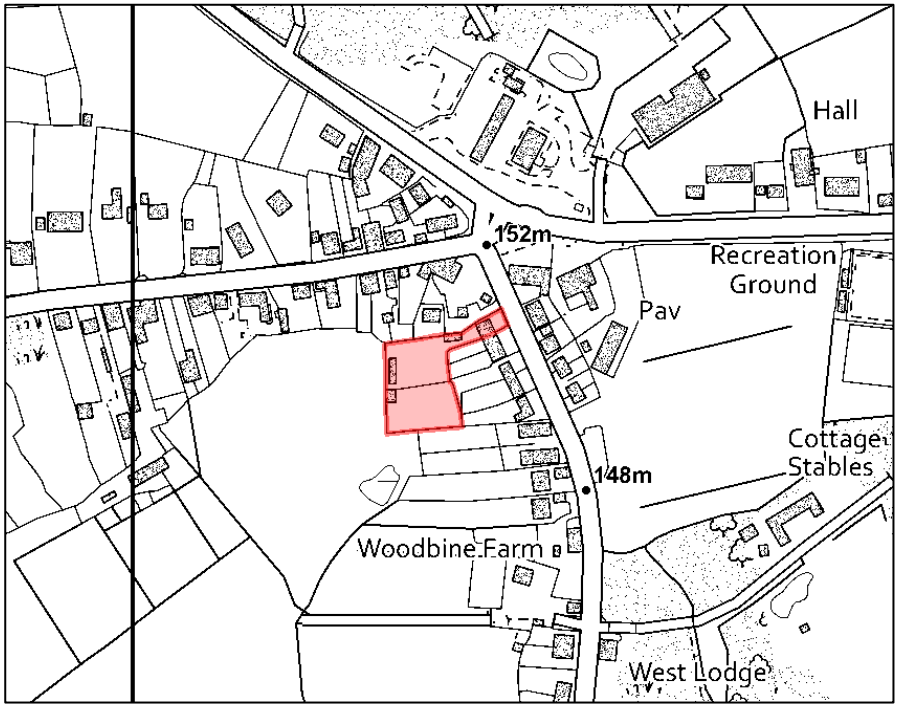
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1238/1210
Site Address: 5 Farthing Cottage, Back Lane, Cross in Hand
Settlement: Cross in Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.3

The site is located in the centre of Cross in Hand, to the south of existing linear development along the B2102. The site is wholly located within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of low to moderate sensitivity to small scale residential development due to the site being relatively flat, containing no heritage assets, and being visually enclosed by surrounding vegetation and buildings. Its proximity to existing ribbon development further reduces sensitivity. However, the open, longer views to the south would require landscape buffering within the site to minimise visual impact of development. The assessment considers the site to have a weak expression of the core components of character of the National Landscape as there are limited components within / surrounding the site, and judges that development would have a low impact on the landscape and visual qualities/features that define the National Landscape. The site would need a significantly improved access (vehicular and pedestrian) and there may also need to be some localised off-site junction/highway improvements to cope with the additional traffic generated. It is likely that the site will need to be delivered in conjunction with the adjacent SHELAA site 431/1920. Given the site's location within the High Weald National Landscape, development proposals may be required to meet the requirements in paragraph 183 of the NPPF.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Deliverable

DELIVERY	Year 1-5: 5	Year 6-10:	Year 11+:

Total Capacity: 5



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1266/1630
Site Address: Former Broad Oak Primary School, Scotsford Road, Broad Oak, Heathfield
Settlement: Borad Oak
Parish: Heathfield and Waldron
Site Area (ha) Gross: 0.54

The site consists of a former school located to the north east of Broad Oak. The site is wholly located within the High Weald National Landscape and within the Heathfield assessment unit of the 2023 Landscape and Visual Appraisal which states that this area is moderate to high sensitivity to small scale residential development. However, the site appears well contained within the settlement due to its former use for education purposes. In addition, the redevelopment of the site would result in the redevelopment of a brownfield site and contribute to making the best use of land within an existing settlement, albeit with limited facilities and services.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

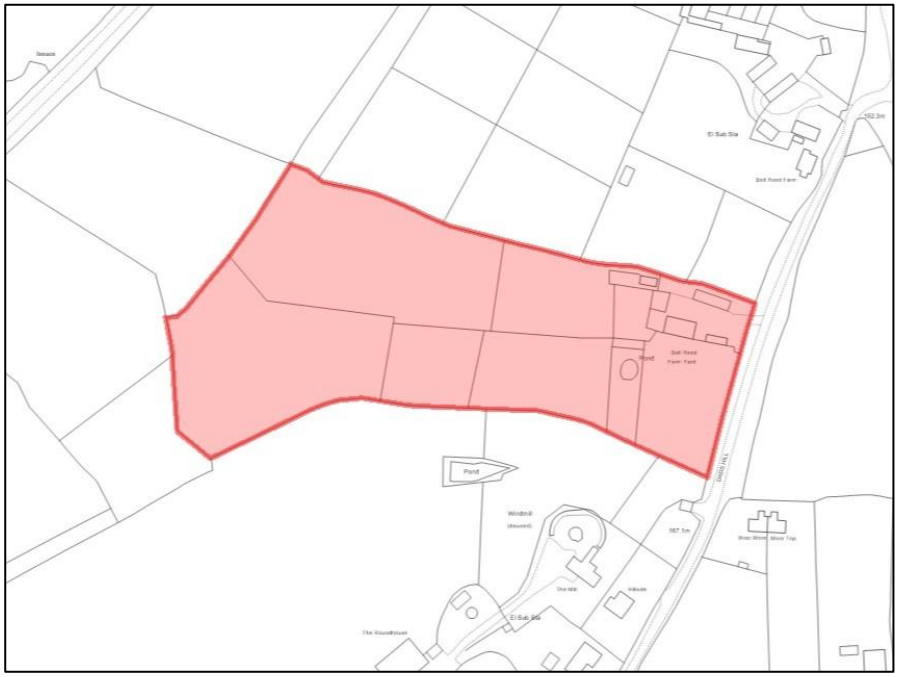
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 12	Year 11+:

Total Capacity: 12



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1268/1920
Site Address: Pistenbroke Top, Cross in Hand, Heathfield
Settlement: Cross In Hand
Parish: Heathfield and Waldron
Site Area (ha) Gross: 2.43

The site comprises of building in the eastern part of the site and scrubland to the north west of Cross in Hand. Ancient woodland bounds the north west corner of the site reducing which is likely to reduce the developable area of the site. The site is located in a semi-rural and prominent position within the High Weald National Landscape and is located within the Heathfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. The development of this site would have a detrimental impact upon the attractive landscape character and appearance of the area and the countryside north of Cross in Hand by significantly altering the historical settlement pattern at this location. The creation of a suitable vehicular/pedestrian access would be difficult due to the narrowness of Dads Hill and inadequate pedestrian connections to local services and facilities available in Cross in Hand and Heathfield.

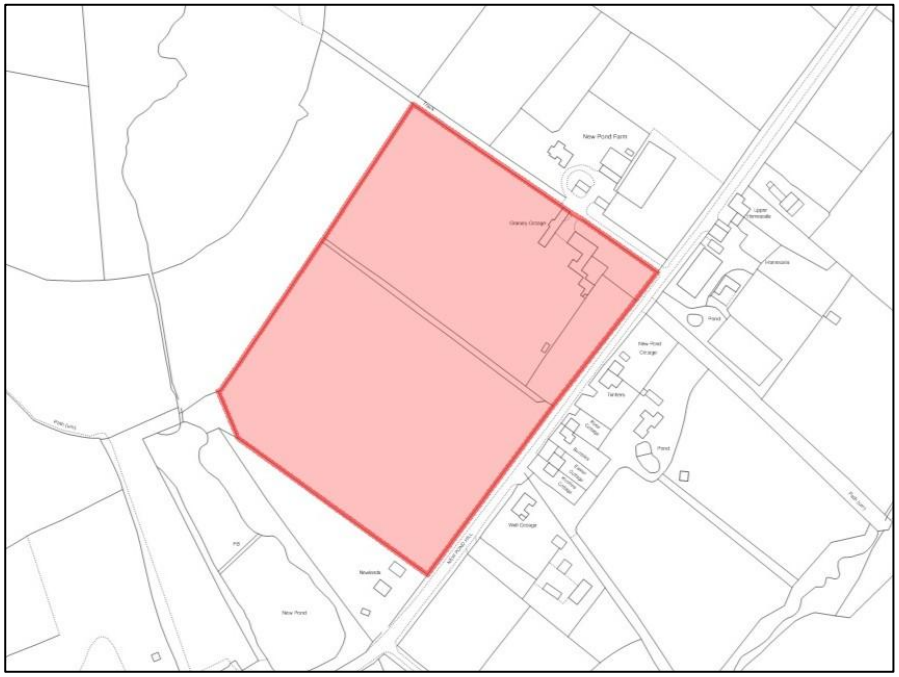
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1280/1920
Site Address: Granary, New Pond Hill, Cross in Hand, Heathfield
Settlement: -
Parish: Heathfield and Waldron
Site Area (ha) Gross: 3.64

The site is located to the southwest of Heathfield, on New Pond Hill a country lane with varying width. The site comprises a residential dwelling and agricultural fields. Although neighbouring parcel are in residential use, the site is isolated and remote from local services and facilities. It does not benefit from public transport or pedestrian connectivity to the nearest settlement with little prospect for improvement. In addition, the site is within the High Wealden National Landscape. It was assessed as part of the Heathfield assessment unit in the Sensitivity Assessment Study (2023) which has moderate to high sensitivity to small scale residential housing and high sensitivity to medium scale residential development which would be out of character with the strong rural character of the surrounding landscape. Intensification of use at this location would not be suitable.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Hellingly

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
009/3100	Field at North Street, Lower Horsebridge	Lower Horsebridge	Deliverable
010/3090	Land adjoining Rosendale, Hackhurst Lane, Lower Dicker	Lower Dicker	Not deliverable or developable
066/3000	Land to the north of Mill Lane, Hellingly	Hellingly	Not deliverable or developable
067/3100	Land to the east of A267, Lower Horsebridge	Lower Horsebridge	Not deliverable or developable
068/3000	Land to the south of Mill Lane, Hellingly	Hellingly	Not deliverable or developable
080/3100	Rothwebis Nursery and Cobwebs, A271, Lower Horsebridge	Lower Horsebridge	Not deliverable or developable
088/3110	Land adjoining Woodside Cottage, Featherbed Lane, Magham Down	Magham Down	Too small for assessment
107/3000	Land adjoining 13 Station Road, Hellingly	Hellingly	Developable
202/3090	Swallow Business Park Phase 2, north of A22, Lower Dicker	Lower Dicker	Site with extant planning permission
233/3090	Land west of Hackhurst Lane, Lower Dicker	Lower Dicker	Not deliverable or developable
243/1310	Land east of Park Road and south of New Road, Hailsham	Hailsham	Not deliverable or developable
301/3000	Danecroft Nursery, Station Road, Hellingly	Hailsham	Site with extant planning permission
311/3090	Land at 1 Mill House, A22, Lower Dicker	Lower Dicker	Not deliverable or developable
428/3100	Land at North Street, Lower Horsebridge	Lower Horsebridge	Site with extant planning permission
574/3000	Horselunges Business Park and Eastlea, Park Road, Hailsham	Hellingly	Site with extant planning permission
579/3090	Land comprising Units 7 and 4 plus concrete hardstanding to rear of Hackhurst Lane, Lower Dicker	Lower Dicker	Not deliverable or developable
659/3090	Land at Lower Dicker Garden Centre, The Dicker, Lower Dicker	Lower Dicker	Not deliverable or developable
662/3090	Land at Shep Plastics, The Dicker, Lower Dicker	Lower Dicker	Not deliverable or developable
666/3100	Land to the east of North Street, Lower Horsebridge	Lower Horsebridge	Site with extant planning permission
699/3000	Land at Blackstock Farm, Grove Hill, Hellingly	Hellingly	Not deliverable or developable
780/3100	Land east of A22 and south of A271, Lower Horsebridge	Lower Horsebridge	Not deliverable or developable
784/3000	Land at Park Road, Hellingly	Hailsham	Site with extant planning permission
799/3090	Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker	Lower Dicker	Not deliverable or developable
800/3090	Careways, The Dicker, Lower Dicker	Lower Dicker	Not deliverable or developable

Site reference	Address	Settlement	Outcome
803/3090	Land to the rear of Prospect House, The Dicker, Lower Dicker	Lower Dicker	Not deliverable or developable
807/1310	Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham	Lower Dicker	Not deliverable or developable
852/3090	Old Mill Paddock, between Coldharbour Road and Mansers Lane, Lower Dicker	Lower Dicker	Not deliverable or developable
853/3090	Land adjoining Spindles, Mansers Lane, Lower Dicker	Lower Dicker	Not deliverable or developable
863/3090	Merriefields, Hackhurst Lane, Lower Dicker	Lower Dicker	Not deliverable or developable
864/3090	Ades Farm, The Dicker, Lower Dicker	Lower Dicker	Not deliverable or developable
869/3090	Meadowsweet, Caldicotts Lane, Lower Dicker	Lower Dicker	Not deliverable or developable
870/3090	Laurelhurst Farm, Lower Dicker	Lower Dicker	Not deliverable or developable
904/3000	Wellshurst Golf and Country Club, North Street, Hellingly	-	Not deliverable or developable
919/3000	Land at Park Farm, New Road, Hellingly	Hailsham	Site with extant planning permission
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker	Lower Dicker	Not deliverable or developable
974/3000	Windy Ridge, Featherbed Lane, Hellingly	Hailsham	Not deliverable or developable
976/3090	Land adjacent to 2 Summer Bank Cottages, The Dicker, Lower Dicker	Lower Dicker	Too small for assessment
1039/1310	Land at Knights Farm, The Dicker, Hailsham	Lower Horsebridge	Developable
1074/3000	Stone House Farm, Vicarage Lane, Hellingly	Hellingly	Not deliverable or developable
1075/3000	Land to the west of Church Lane, Hellingly	Hellingly	Not deliverable or developable
1079/3100	Land at Broad Farm, south of New Street, Lower Horsebridge	Lower Horsebridge	Developable
1080/3000	Blackstock Farm, Grove Hill, Hellingly	-	Not deliverable or developable
1081/3000	Hursthaven Nursery, New Road, Hellingly	Hailsham	Not deliverable or developable
1082/3000	Land to the rear of Flint Cottage, Swingate Cross, Hellingly	Hellingly	Too small for assessment
1145/3100	Woods Corner, North Street, Lower Horsebridge	Lower Horsebridge	Developable
1155/3000	Knights Farm East, east of A267, Horsebridge	Lower Horsebridge	Site with extant planning permission
1159/3090	Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker	Lower Dicker	Not deliverable or developable
1177/3100	Land at Lower Horsebridge, A271, Lower Horsebridge	Lower Horsebridge	Not deliverable or developable
1221/3000	Land at Chestnut Cross, Hellingly	Hailsham	Not deliverable or developable
1233/3000	Land at Horselunges Manor, Hellingly	Lower Horsebridge	Developable
1240/3090	Land North of Swallow Business Park, Diamond Drive, Lower Dicker	Lower Dicker	Not deliverable or developable

Site reference	Address	Settlement	Outcome
1241/3000	Land at Park Farm, New Road, Hellingly	Hailsham	Developable
1260/3000	Akehurst, Grove Hill, Hellingly	Hailsham	Not deliverable or developable
1264/1310	Land at New Road, Hellingly	Hailsham	Not deliverable or developable
1282/3000	Swingate Gardens, Mill Lane, Hellingly	Hailsham	Developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
088/3110	Land adjoining Woodside Cottage, Featherbed Lane, Magham Down	Magham Down	0.2	Site is too small for assessment.
976/3090	Land adjacent to 2 Summer Bank Cottages, The Dicker, Lower Dicker	Lower Dicker	0.07	Site is too small for assessment.
1082/3000	Land to the rear of Flint Cottage, Swingate Cross, Hellingly	Hellingly	0.24	The site is too small to meet the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
202/3090	Swallow Business Park Phase 2, north of A22, Lower Dicker	Lower Dicker	WD/2015/0667/MAJ – Commercial buildings WD/2019/0873/MAO – Employment uses WD/2021/1496/MRM – Western Portion WD/2021/0183/MRM -South eastern portion WD/2023/1296/MRM – South eastern portion
301/3000	Danecroft Nursery, Station Road, Hellingly	Hailsham	WD/2019/1136/MAO and WD/2024/0078/MRM - 80 (net) dwellings
428/3100	Land at North Street, Lower Horsebridge	Lower Horsebridge	WD/2021/2056/MAO and WD/2025/0555/MRM - 55 (net) dwellings
574/3000	Horselunges Business Park and Eastlea, Park Road, Hailsham	Hellingly	WD/2020/1745/O - 8 (net) dwellings
666/3100	Land to the east of North Street, Lower Horsebridge	Lower Horsebridge	WD/2019/1575/MAO and WD/2024/1733/PO – up to 130 (net) dwellings
784/3000	Land at Park Road, Hellingly	Hailsham	WD/2019/1136/MAO – 80 (net) dwellings
919/3000	Land at Park Farm, New Road, Hellingly	Hailsham	WD/2019/2542/MAO – up to 370 (net) dwellings (western part) WD/2022/0294/MAO – up to 360 (net) dwellings (southern part)
1155/3000	Knights Farm East, east of A267, Horsebridge	Lower Horsebridge	WD/2023/2100/DC – sports hub facility

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 009/3100
Site Address: Field at North Street, Lower Horsebridge
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 0.48

The site is comprised of an open field situated behind residential dwellings and is situated in between a cemetery (south) and a primary school (north). The site is situated in a largely rural open area, southeast of the A267/B2104 junction approximately 400m to the west of Hellingly village. The Cuckmere River flows north to south, 200m to the east of the site and beyond this is the moated, Grade I listed Manor House, Horselunges Manor, where the setting could be detrimentally impacted by new development. The 2026 Heitage Impact Assessment considers any potential impact from development on the listed buildings to be low and that mitigation measures will address any potential harm. These include undertaking a setting assessment of proportionate scope and scale to inform scheme design and retaining and embellishing hedgerows and bushes to reduce harm casued by the erosion of the agricultural setting of the listed buildings. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development as although the site is located next to the Hellingly Conservation Area, the site is well contained by woodland with limited intervisibility with the Conservation Area. The site is accessed from the B2104 via a short track and is currently used for grazing. The site has access to bus services and a footpath to nearby settlements. It is also located nearby to sites recently approved for or undergoing development, and these will change the character of the area and context of the site. On this basis, the site is deemed suitable for small scale infill development subject to addressing constraints as set out.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

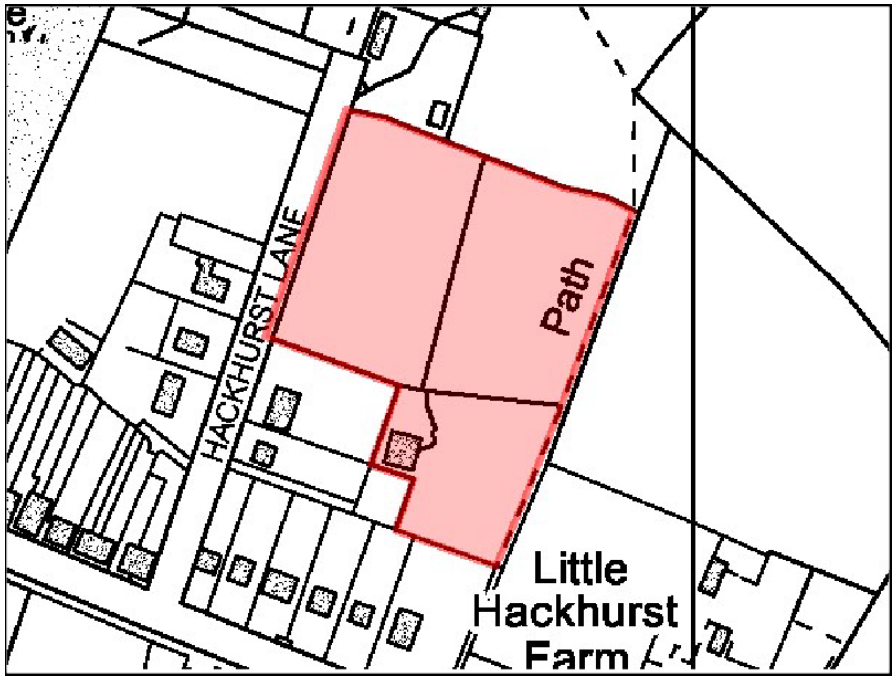
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: 14	Year 6-10:	Year 11+:	Total Capacity: 14



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 010/3090
Site Address: Land adjoining Rosendale, Hackhurst Lane, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.73

The site comprises of a single residential dwelling, garden and agricultural field situated off the A22 at Hackhurst Lane and adjacent to employment uses to the west of the site. A public right of way crosses just inside the eastern boundary of the site from north to south and this would need to be retained. There are a number of mature trees and hedgerows present on the boundary to the site.. The site was classified has having a low to moderate landscape sensitivity to new development in the 2023 Landscape Sensitivity Assessment. The site was considered to be of slightly lower sensitivity to medium scale development given the proximity of existing commercial development. The site is situated in a semi-rural location, remote from local services and facilities and detached from any identified settlement and would, on this basis be unsuitable for development. Further proliferation of development nearby this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 066/3000
Site Address: Land to the north of Mill Lane, Hellingly
Settlement: Hellingly
Parish: Hellingly
Site Area (ha) Gross: 3

The site comprises of agricultural land to the north of Hellingly alongside Mill Lane that is to the southeast of the site. This is an isolated site, remote from local services and facilities, and disconnected from the boundary of both Hailsham and Hellingly. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development in part due to its position within the Hellingly Conservation Area, the open views into the site at both Mill Lane and Vicarage Lane as well as the rural setting it provides to Hellingly. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. The site is wholly located within the Hellingly Conservation Area and development would have a detrimental impact on the setting of a number of listed buildings and would not relate visually to the compact historic village core of Hellingly.

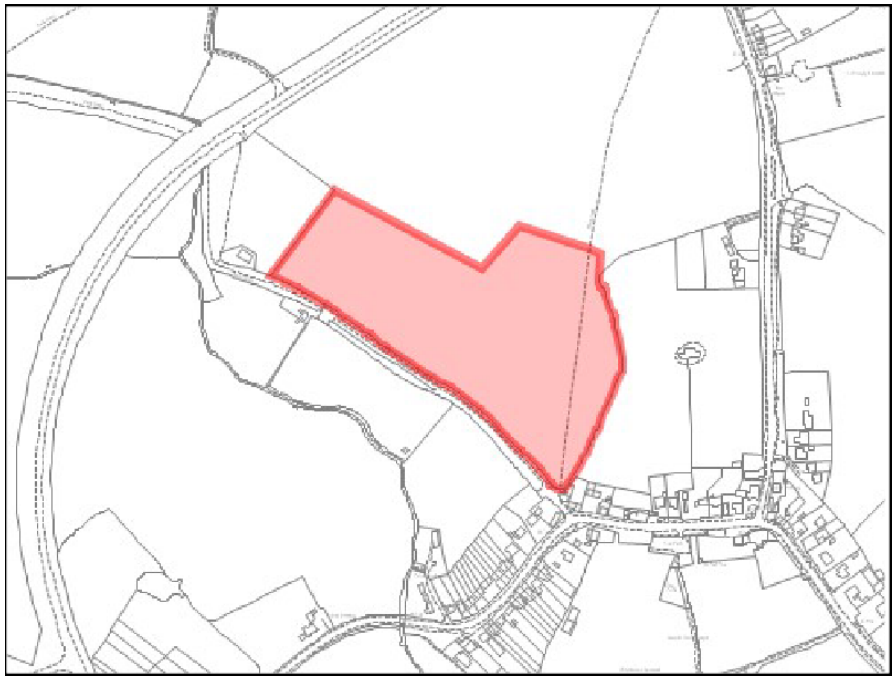
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 067/3100
Site Address: Land to the east of A267, Lower Horsebridge
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 5

The site is comprised of an agricultural field accessed via an unmade track to the northwest of the A271. This is a relatively isolated and exposed rural site, remote from local services and facilities, and visually separated from the village of Lower HorsebridgeHousing development would be unsuitable in this location and appear out of keeping with the rural character, appearance of the countryside and existing settlement pattern, which is prominent in views from the surrounding area. The consolidation of built form in this location would have a detrimental impact on the landscape and would not form a logical extension to the village. A larger SHELAA Site (reference 1079/3100) has been submitted to the Council that incorporates this site and has been assessed separately.

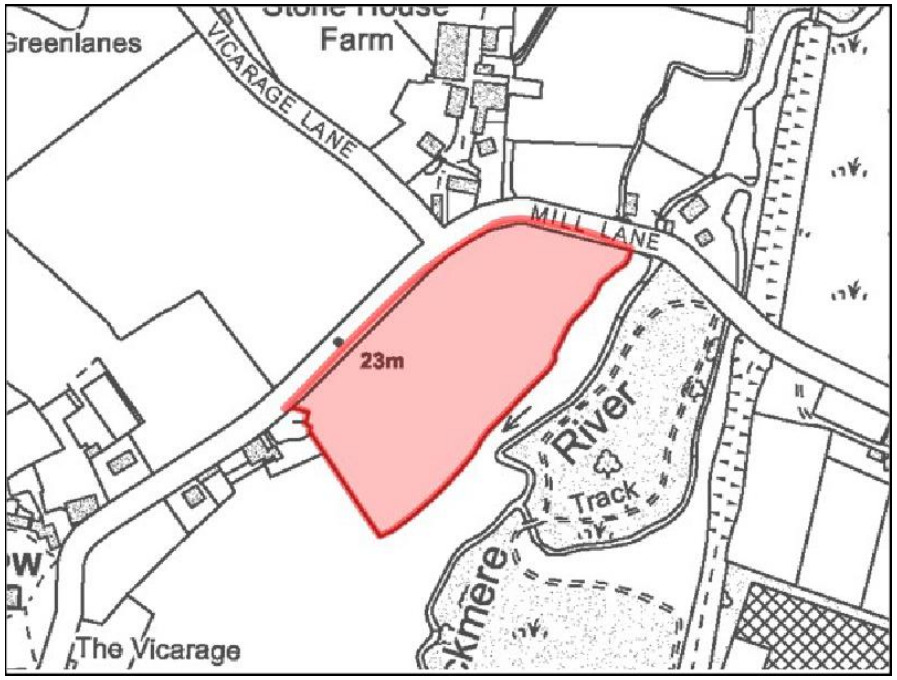
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 068/3000
Site Address: Land to the south of Mill Lane, Hellingly
Settlement: Hellingly
Parish: Hellingly
Site Area (ha) Gross: 1.9

The site comprises a large agricultural field to the northeast of Hellingly (to the east of Mill Lane) that is visually well contained with a strong perimeter of trees to the north and east. The site is situated in an isolated location and is therefore remote from local services and facilities. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development in part due to its position within the Hellingly Conservation Area, the open views into the site at both Mill Lane and Vicarage Lane as well as the rural setting it provides to Hellingly. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside. The site lies within the Hellingly Conservation Area and housing development would have a detrimental impact on a number of nearby listed buildings and would not relate visually to the compact historic village core of Hellingly. The eastern boundary of the site lies within Flood Risk Zones 2 and 3, which would preclude residential development in this location.

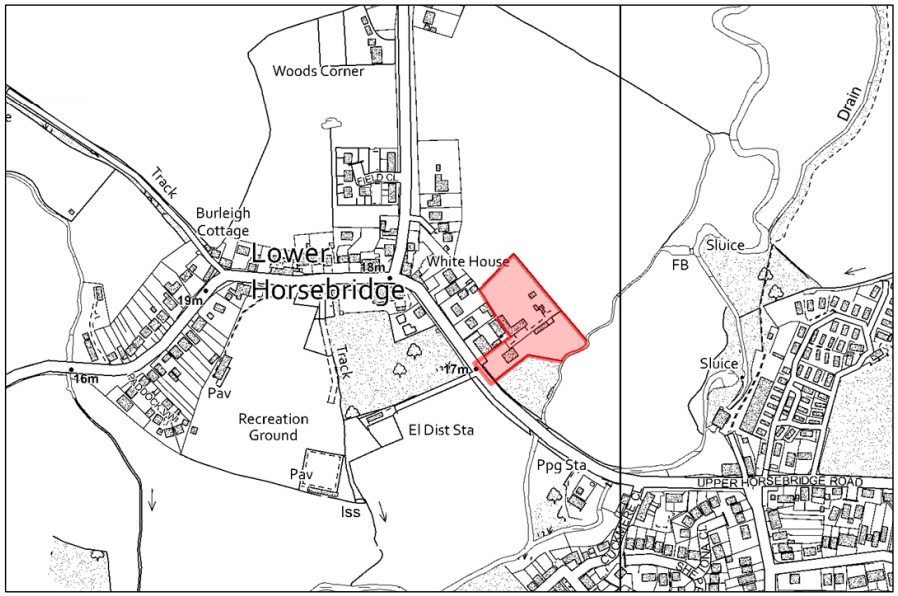
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability:
Employment Suitability:
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 080/3100
Site Address: Rothwebis Nursery and Cobwebs, A271, Lower Horsebridge
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 0.81

The site comprises a former nursery and residential dwelling situated on the A271 to the east of Lower Horsebridge. The majority of the site, including access, lies within Flood Risk Zones 2 and 3, which would preclude residential development in this location. The character of the A271 and of Lower Horsebridge is of linear development fronting onto the A271 and therefore the development of this site would be a departure from this settlement in terms of backland development. Given the extent of flood risk in this location, it is not considered suitable for any type of development given that any vehicular access would be located on Flood Risk Zones 2 and 3. The site was refused outline planning permission for five dwellings under planning reference WD/2017/0207/MAO as a substantial area of the site, including the means of access, is situated within Flood Risk Zone 3 .

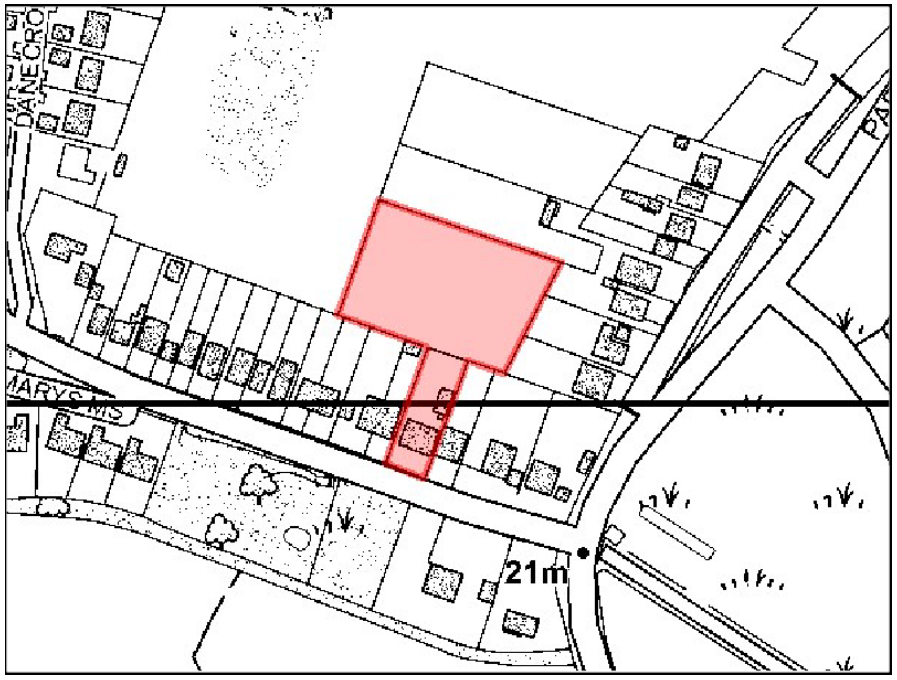
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 107/3000
Site Address: Land adjoining 13 Station Road, Hellingly
Settlement: Hellingly
Parish: Hellingly
Site Area (ha) Gross: 0.52

The site comprises of a single residential property, garden and grass field located to the east of the Cuckoo Trail, adjacent to Station Road (that sits to the north). The site is well contained by existing residential development along Station Road and Park Road, and the site was classified has having a low to moderate landscape sensitivity to new development in the 2023 Landscape Sensitivity Assessment. The site is considered suitable for residential development subject to satisfactory access being obtained through the existing dwelling on the site, which has access from Station Road.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

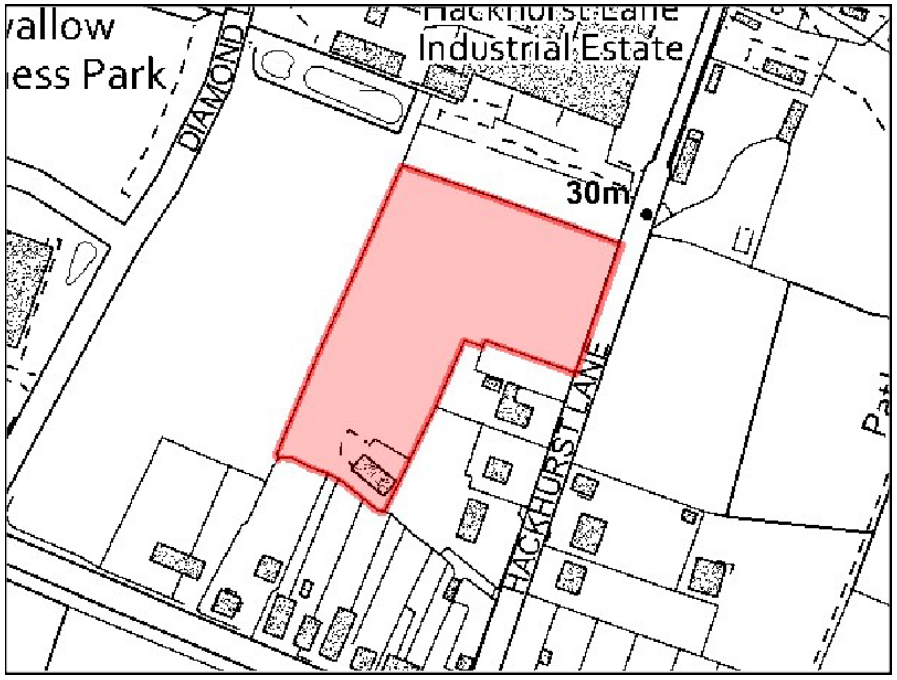
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 2	**Year 11+:** 8

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 233/3090
Site Address: Land west of Hackhurst Lane, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.04

The site comprises of grass fields off the A22 at Hackhurst Lane and is adjacent to other businesses to the west and north of the site. To the south and east of the site are residential dwellings. The site is detached from any identified settlement and is therefore isolated from local facilities and amenities and would not be suitable for development on this basis. Further proliferation of development nearby this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points

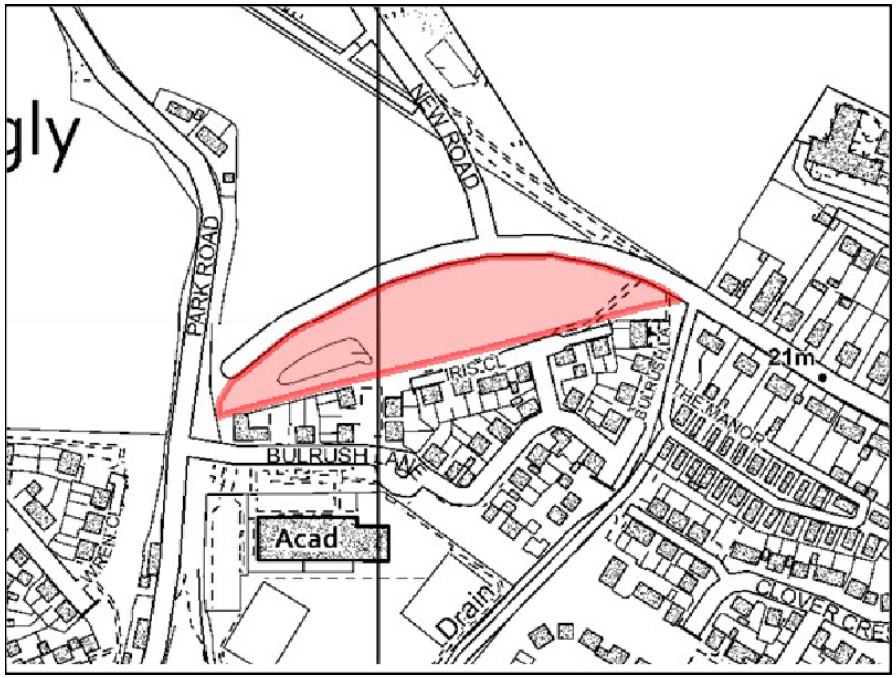
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 243/1310
Site Address: Land east of Park Road and south of New Road, Hailsham
Settlement: Hailsham
Parish: Hellingly
Site Area (ha) Gross: 1.05

This site comprises of amenity land to the northwest of a newly completed residential development for 460 (net) dwellings under planning reference WD/2019/0913/MFA, to the east of Park Road and south of new Road. The site is slightly elevated within the landscape with soil from the previous development in place (bunding) and an attenuation pond to the west of the site. Young trees have been planted on the boundary with New Road and a pedestrian access for the new development is also situated in the northeast corner of the site. The site is located in a sustainable location for new residential development and already has a potential existing vehicular access at Iris Close. However, the site was designated to provide open space, pedestrian link and play area associated with the adjoining housing development. Therefore, the loss or partial loss of these aspects of the site would be detrimental to biodiversity, character and visual amenity of the recently completed site and would result in an unacceptable loss of open space.

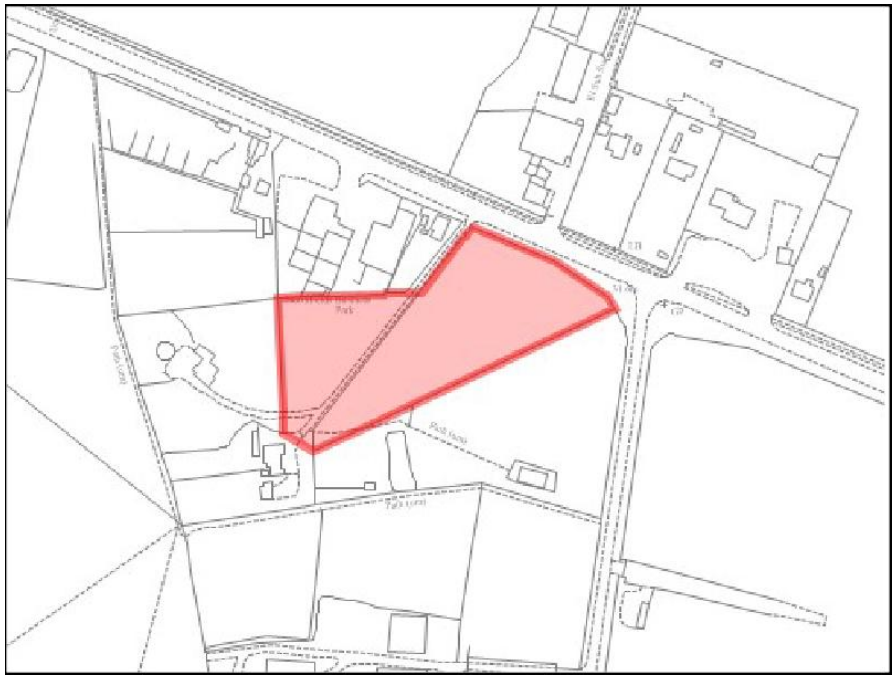
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability:
Employment Suitability:
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 311/3090
Site Address: Land at 1 Mill House, A22, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 0.93

The site comprises of two triangular shaped fields to the west of Lower Dicker and to the south of the A22. The site is situated in a semi-rural location, remote from local services and facilities, and is visually and functionally separated from any nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development. This was largely due to the presence of priority habitat deciduous woodland across the entire site that increases sensitivity. By consolidating the built form, development would have a detrimental impact on the landscape and in particular on the mature woodland on the site. Areas of the site are affected by pluvial flooding which would restrict the developable area. Housing development would be unsuitable in this location and appear out of keeping with the general semi-rural character and appearance of the surrounding area. It is unlikely that an acceptable vehicular access could be formed onto the A22 given the speed limit and the close proximity to the existing junction to the east with Camberlot Road.

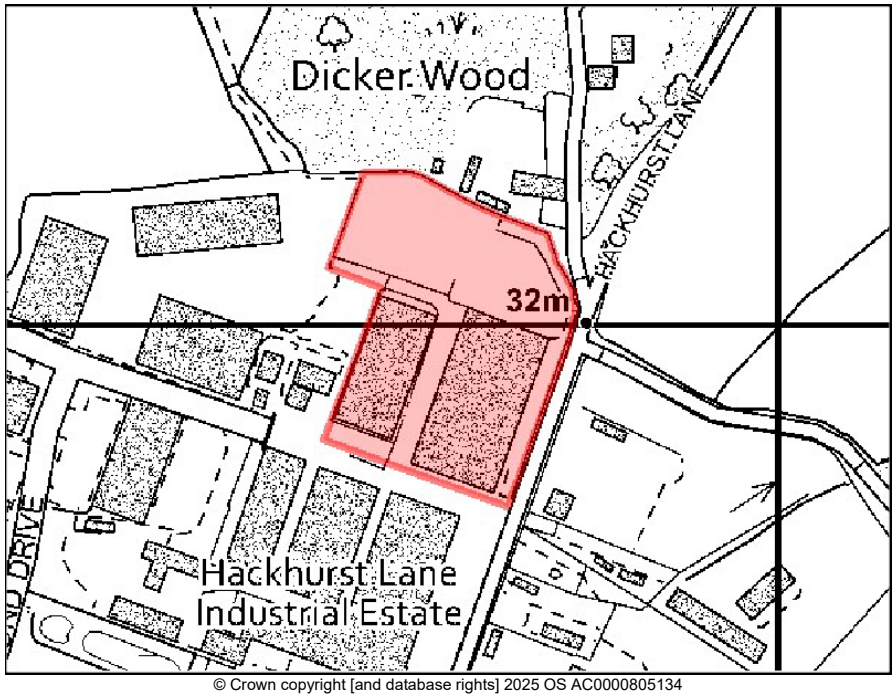
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 579/3090
Site Address: Land comprising Units 7 and 4 plus concrete hardstanding to rear of Hackhurst Lane, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.06

The site comprises two warehouses, storage containers and associated car parking to the west of Lower Dicker, to the north of the A22 and adjacent to surrounding land in employment use. The site is detached from any identified settlement and is therefore isolated from local facilities and services and is on this basis unsuitable for development. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. Given the site's current use, undeveloped parts of the site could be considered suitable for employment development however, this only relates to the intensification of the existing industrial estate, and would be subject to addressing concerns regarding access and intensification.

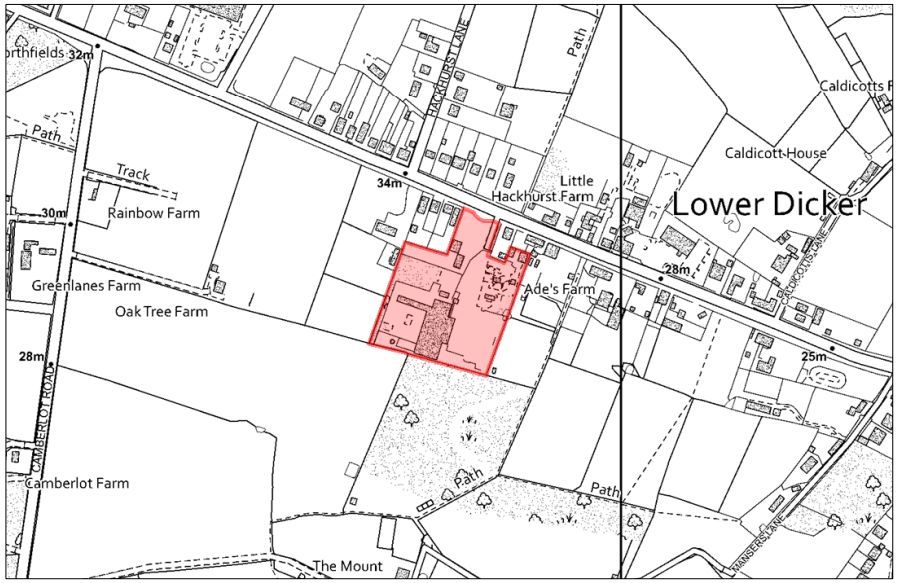
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 659/3090
Site Address: Land at Lower Dicker Garden Centre, The Dicker, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.87

The site comprises of a garden centre, bungalow, associated car park and a small parcel of greenfield land. The site has been granted outline planning permission for the redevelopment of the site for 45 (net) dwellings under reference WD/2021/0999/MAO which has now lapsed. However, the site is not located within a sustainable settlement, and although it benefits from some public transport connection options, the site is located in an area that is not well served by services and facilities with very little amenities to create a sense of place and community. The redevelopment of the site would also result in the loss of retail space and employment opportunity. Therefore the site is not considered suitable for residential development.

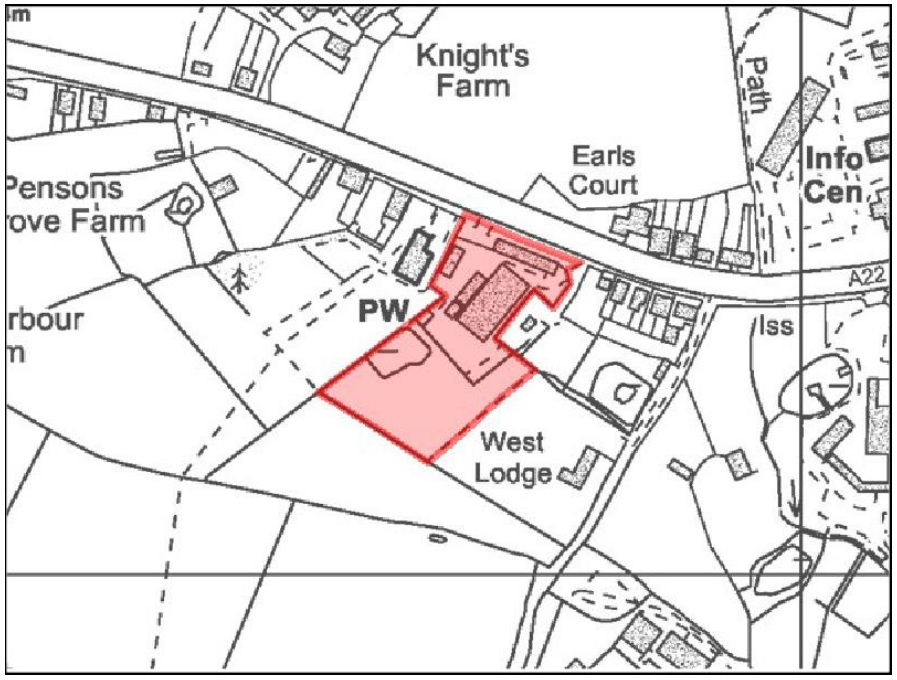
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 662/3090
Site Address: Land at Shep Plastics, The Dicker, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.02

The site comprises of a small number of commercial commercial/light industrial buildings, hardstanding and a small parcel of scrubland located in Lower Dicker and to the south of the A22. A public right of way runs north to south through the eastern part of the site. The existing building that fronts directly onto the A22 has been granted prior approval for eight flats under planning reference WD/2019/0688/P01 that have recently been completed. The other parts of the site have been included as a safeguarded waste site within the East Sussex County Council Waste and Minerals Sites Plan that was adopted in February 2017. Therefore, the redevelopment of the site for employment or residential use is unsuitable.

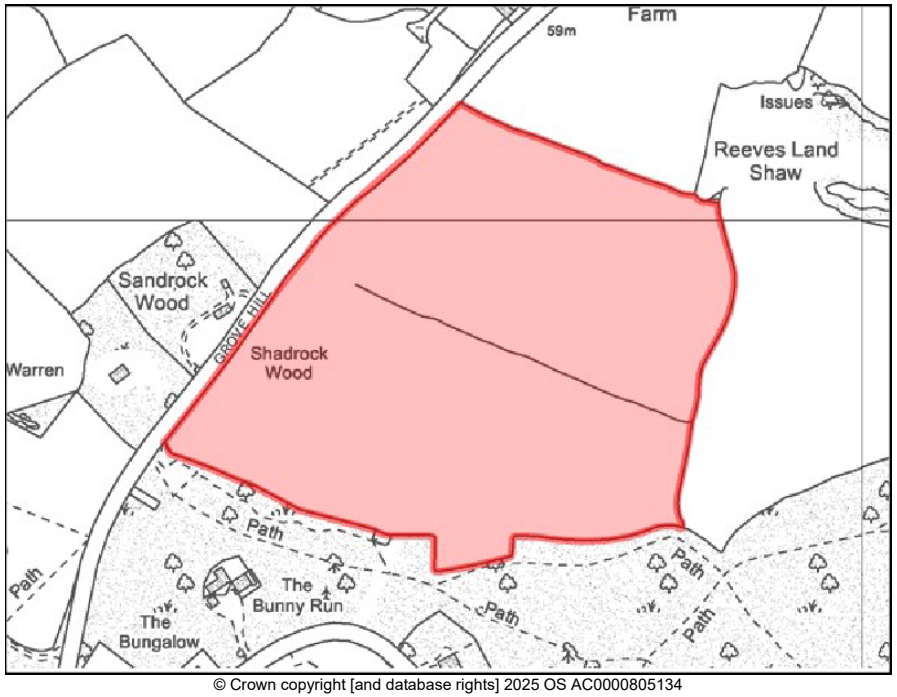
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 699/3000
Site Address: Land at Blackstock Farm, Grove Hill, Hellingly
Settlement: Hellingly
Parish: Hellingly
Site Area (ha) Gross: 14.64

The site comprises a large field used for agricultural purposes located to the northeast of Hellingly and to the east of Grove Hill. Ancient woodland (Park Wood) sits adjacent to the site's southern and southwestern boundaries. The site is functionally separated from any nearby settlement and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development, in part due to the ancient woodland and Local Wildlife Site (LWS) it sits adjacent to and the mixed historic field pattern of planned private enclosures. The site is situated in an isolated location with exposed views to the north and east. Housing and employment development would be unsuitable in this location and would be out of keeping with the rural character and appearance of the countryside.

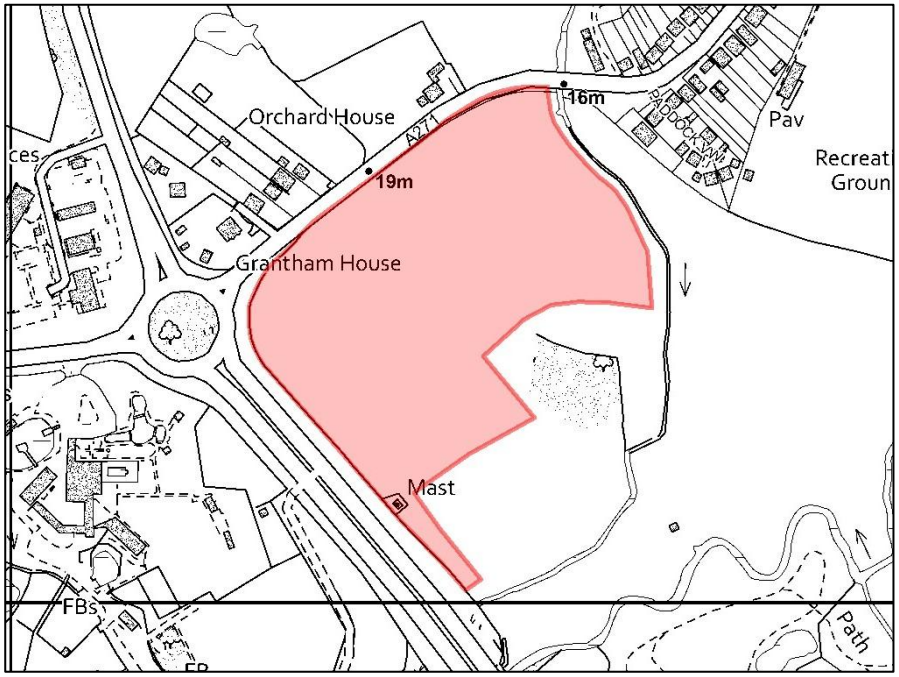
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 780/3100
Site Address: Land east of A22 and south of A271, Lower Horsebridge
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 4.96

The site is comprised of grazing fields located to the south of Lower Horsebridge, adjacent to the roundabout junction between the A22 and A267 and close to the northwestern edge of Hailsham. The River Cuckmere runs to the south east of the site and the A271 forms the northern boundary. A public right of way extends immediately to the north. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development, in part due to the area's role in separation between the settlements of Hailsham and Lower Horsebridge. The site and its surrounding area forms part of the wider River Cuckmere corridor, which continues to the north towards Hellingly and to the south towards Upper Dicker. This corridor is an important swathe of undeveloped land which separates the village of Lower Horsebridge from the urban area of Upper Horsebridge and Hailsham. It is a low-lying area and the eastern part of the site falls within Flood Risk Zones 2 or 3, and with some parts subject to pluvial flooding, which precludes residential development in this location and reduces the developable area. A marginally larger site was subject to an outline planning application for 124 (net) dwellings under reference WD/2022/3222/MAO, which was refused on the basis of harm to the landscape, connectivity issues and harm to the setting of Brook House (heritage asset) to the northwest of the site. The decision was upheld at planning appeal.

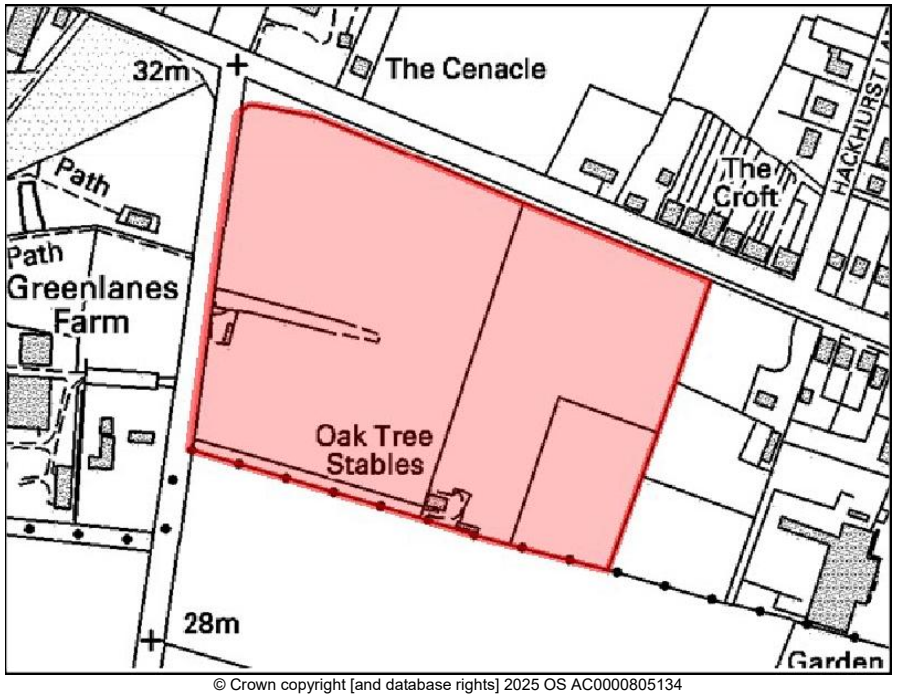
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 799/3090
Site Address: Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 5.89

The site comprises agricultural fields and an existing residential dwelling, which was granted full planning permission under reference WD/2018/1343/F, to the west of Lower Dicker and to the south of the A22. The site is detached from any identified settlement and is therefore remote from local facilities and amenities. The development of this site for large scale housing would be unsuitable.. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to the fields being large and planned and the site being at the edge of an existing settlement with employment uses on each side of the busy A22. Notwithstanding, large scale employment development on this prominent corner site to the south side of the A22, which is characterised by more scattered built form, would be out of character. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points.

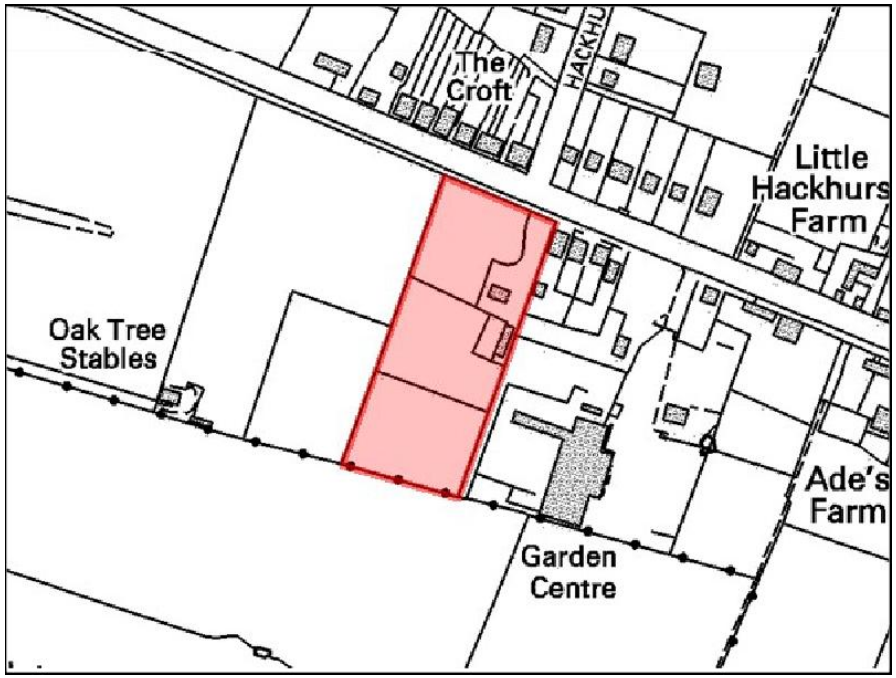
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 800/3090
Site Address: Careways, The Dicker, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.34

The site comprises of a single residential dwelling and garden located to the west of Lower Dicker and to the south of the A22. The site is situated in a semi-rural location and is therefore remote from local facilities and amenities and would therefore be unsuitable for residential development. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to the fields being large and planned and the site being at the edge of an existing settlement with employment uses on each side of the busy A22. Notwithstanding, large scale employment development on this prominent site to the south side of the A22, which is characterised by more scattered built form, would be out of character. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points.

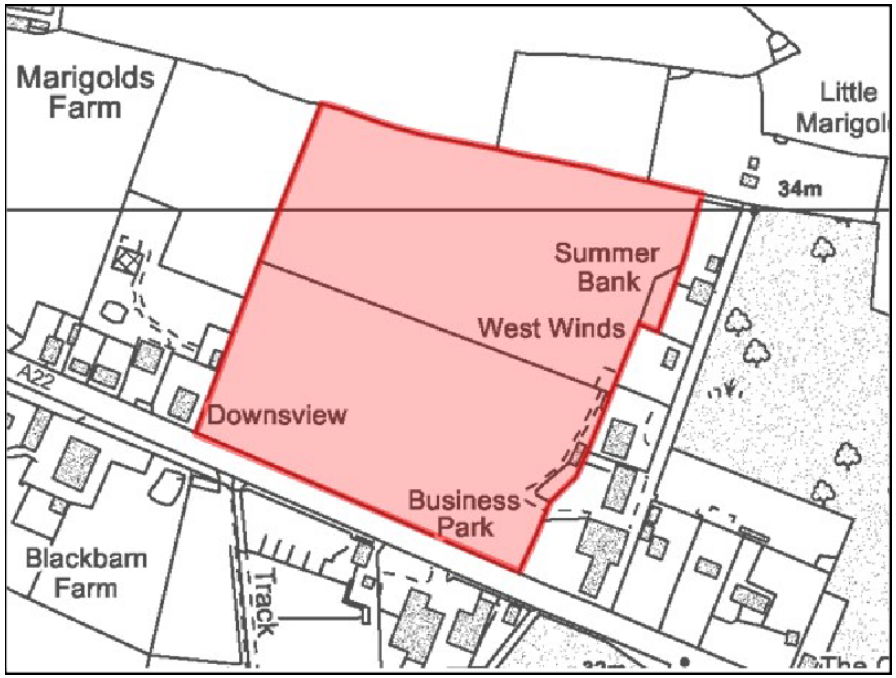
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 803/3090
Site Address: Land to the rear of Prospect House, The Dicker, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 5.47

The site comprises a single agricultural field and is situated within the frontage strip of land on the A22, with existing businesses and dwellings adjacent to the site's eastern boundary. The site is situated in a semi-rural location and is detached from any identified settlement or local facilities and amenities. The development of this site for housing would be unsuitable owing to its location. , The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the fields are flat and relatively simple landform and the site is located adjacent to Swallow Business Park to the east, and other employment uses along the A22, that reduces sensitivity and tranquillity. This site is considered to be of slightly lower sensitivity to commercial development given the proximity of existing commercial development in the area. Notwithstanding, the scale and extent of the site is significant for further built form. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points.

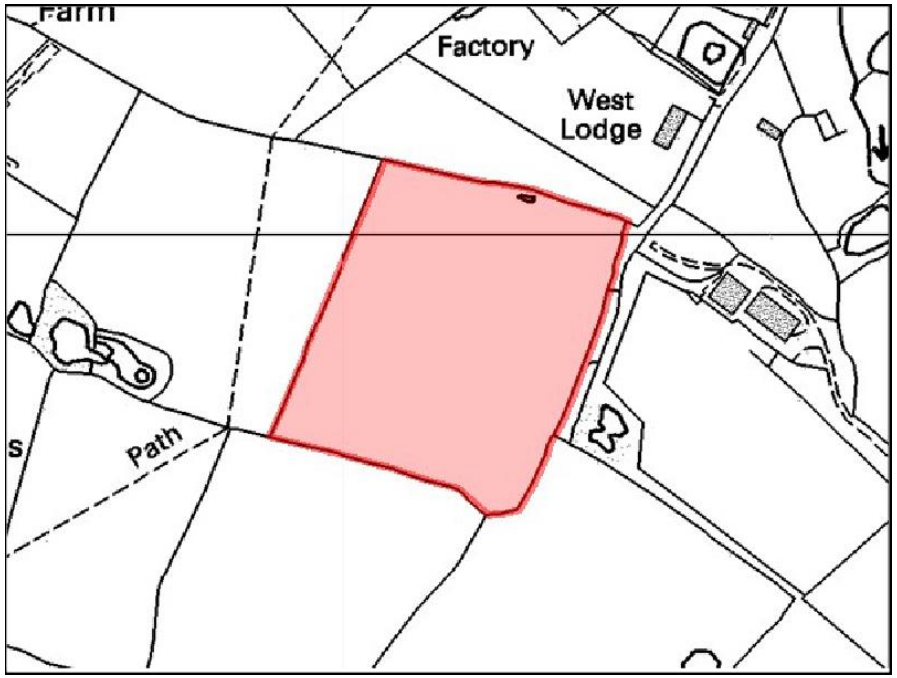
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 807/1310
Site Address: Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 2.98

The site comprises of an agricultural field located to the south of Lower Dicker and to the west of Hailsham. The site does not have a vehicular access. The site is isolated and detached from any identified settlement or local facilities and amenities, being located in open countryside, largely away from any main road frontage, and located in closer proximity to villages with limited or no services rather than a more sustainable settlement. Therefore, in isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area. However, if a Local Plan proposes large-scale development of this area with associated infrastructure, services and facilities, then the site or parts of it may be suitable for development pending assessment of landscape impact, connectivity with Hailsham and other considerations. The site is also assessed as part of SHELAA site 825/1310.

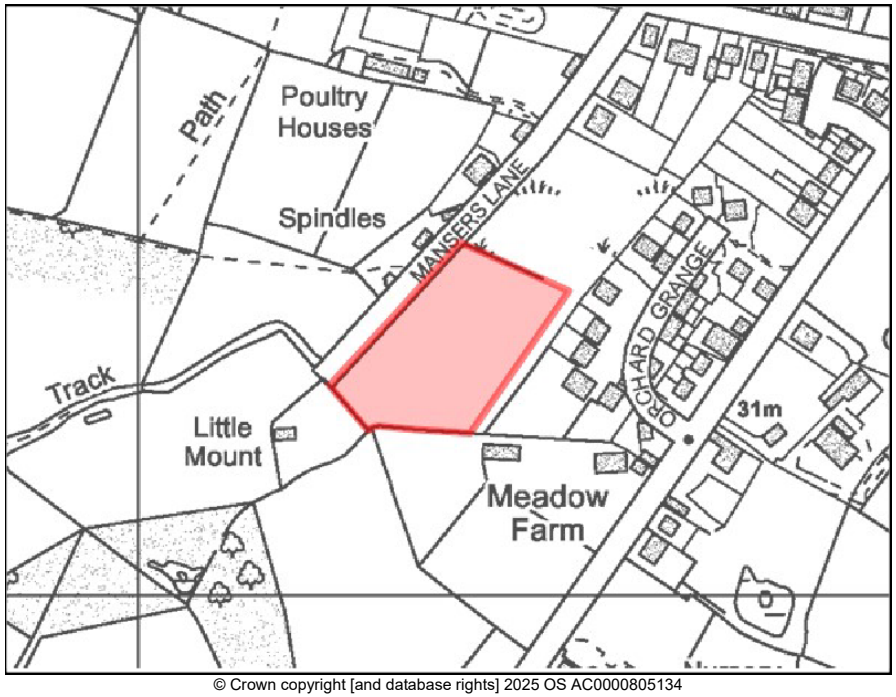
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 852/3090
Site Address: Old Mill Paddock, between Coldharbour Road and Mansers Lane, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 0.94

The site is comprised of a small field situated close to low density housing accessed via a private access (Mansers Lane) to the south of the A22. The site is situated in a semi-rural location and is therefore remote from local facilities and amenities. The development of the site for housing would be unsuitable given its remote location away from any settlement. Mansers Lane is an unadopted road with no pedestrian footpaths and is therefore unsuitable to serve any further residential development without significant upgrading. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development and the wooded field boundaries themselves are a sensitive feature of this site, although proximity to existing development to the northeast and north reduces sensitivity. Nonetheless, development would be out of keeping with the surrounding uses, which are predominantly detached dwellings with large gardens.

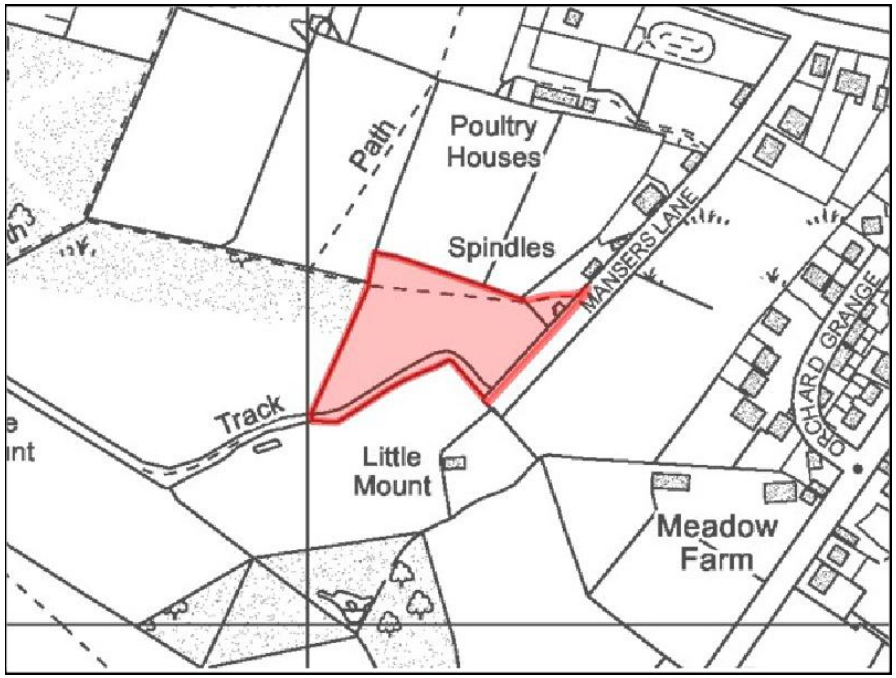
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 853/3090
Site Address: Land adjoining Spindles, Mansers Lane, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 0.84

The site is an irregular shaped field situated close to low density housing to the west of Lower Dicker and is accessed via a private road (Mansers Lane) south of the A22. A number of rights of way cross the site. The site is in a semi-rural location and is remote from local facilities and amenities. The development of the site for housing is unsuitable given its remote location away from any settlement. Mansers Lane is an unadopted road with no pedestrian footpaths and is therefore unsuitable to serve any further residential development without significant upgrading. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development and the wooded field boundaries themselves are a sensitive feature of this site, although proximity to existing development to the northeast and north reduces sensitivity. Nonetheless, development would be out of keeping with the surrounding uses, which are predominantly detached dwellings with large gardens.

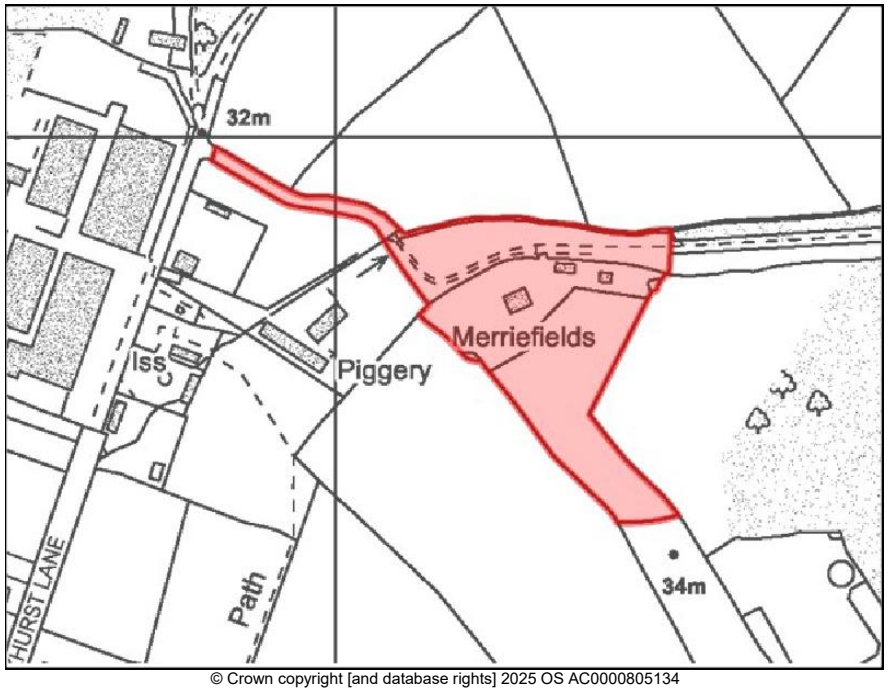
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability:
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 863/3090
Site Address: Merriefields, Hackhurst Lane, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 1.78

The site comprises of a single residential dwelling and garden situated to the north of Lower Dicker and the A22, off Hackhurst Lane that is situated to the west. A public right of way runs east to west through the site. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the wooded field boundaries result in semi-enclosed character and a limited relationship between the sites and the settlement edge, that decreases sensitivity. The site is situated in an isolated location and is remote from local facilities and amenities. As submitted, the access track from Hackhurst Lane to the dwelling, and the northern area of the site, are affected by a major pluvial flooding flow path and is likely to be unsuitable for any form of intensive development and would require significant upgrading to enable any development to take place.

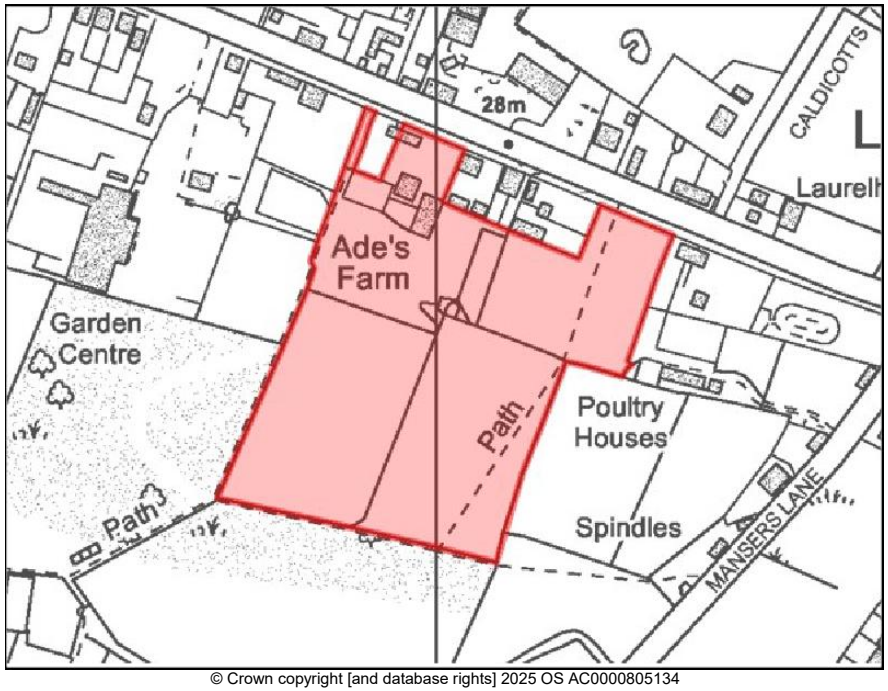
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 864/3090
Site Address: Ades Farm, The Dicker, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 4.01

The site comprises of four agricultural fields and a small number of existing agricultural buildings to the south of the A22 at Lower Dicker. The site is in a semi-rural location and is therefore relatively remote from local amenities and services. The development of this site for housing would be unsuitable owing to its location. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development, particularly as the site is located adjacent to the settlement edge, the A22 and is in close proximity to other employment sites, which influences its character and tranquillity. The site has smaller scale field pattern derived from private/ planned enclosure, which increases sensitivity. Notwithstanding, large scale employment development on this site to the south side of the A22, projecting as far south as proposed, would be out of character. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. . The site is also severed by a large pluvial flooding flow path which would impact on the developable area and require engineering to allow the development of the southern part of the site which may significantly affect development viability.

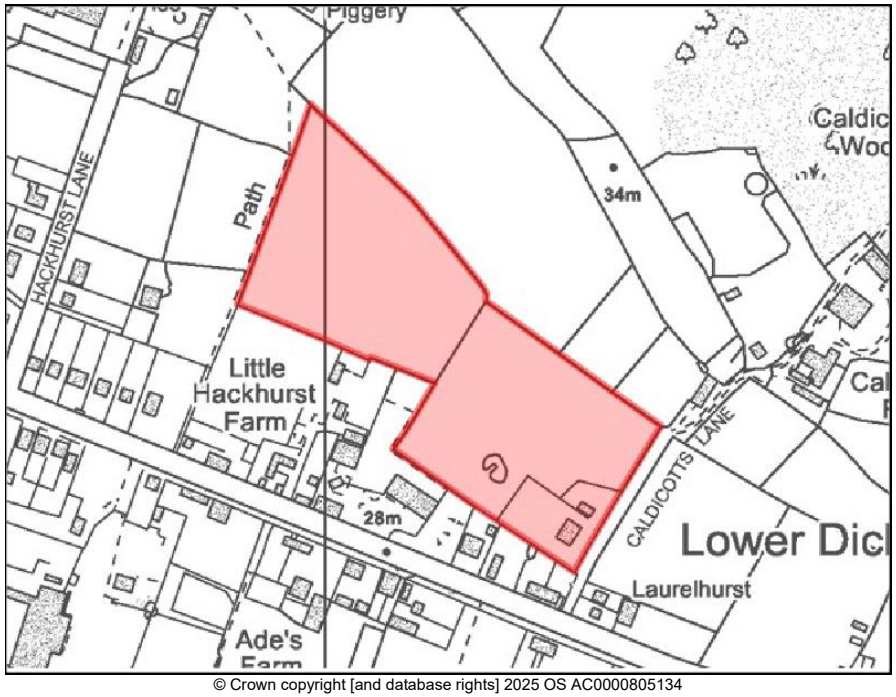
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 869/3090
Site Address: Meadowsweet, Caldicotts Lane, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 3.87

The site comprises of a single residential property, garden and field located to the west of Lower Dicker, to the north of the A22 and is currently accessed via Caldicotts Lane to the east of the site. The site is in a semi-rural location and is therefore remote from local facilities and amenities. The site is not suitable for development owing to its location away from existing settlements The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the site is located in close proximity to the A22, settlement edge and employment uses that influences the landscape sensitivity of the area. Notwithstanding, the site lies in a backland location and is of significant scale. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. The site also shows no access provision and would require third party land to either the south or west of the site. The southern part of the site is affected by pluvial flood risk which may impact on the development area..

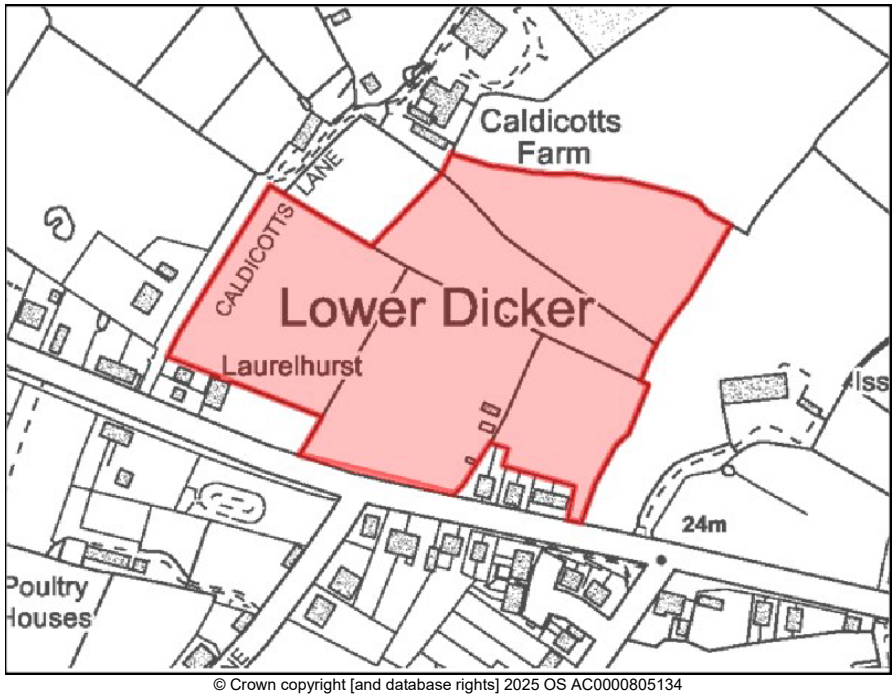
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 870/3090
Site Address: Laurelhurst Farm, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 4.54

The site comprises a number of agricultural fields to the north of the A22 at Lower Dicker. The site is situated in a semi-rural location and is remote from local facilities and amenities. The sites central field is situated within the frontage strip of land on the A22, which is dominated by business units, residential dwellings and other businesses. The site is not suitable for residential development owing to its location away from any settlement, nor suitable for employment development of the scale proposed, The southern part of the site is also affected by pluvial flood risk which may impact on the development area and integration with the existing settlement pattern. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development, although the northern part of the site is located in the open countryside and is more rural in character and visible within the wider landscape. The northern part of the site is located in open countryside and would require significant landscape buffering to help mitigate the impact any development on the wider landscape. Development of the site would be subject to the creation of a suitable vehicular access. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. The site also shows no access provision and

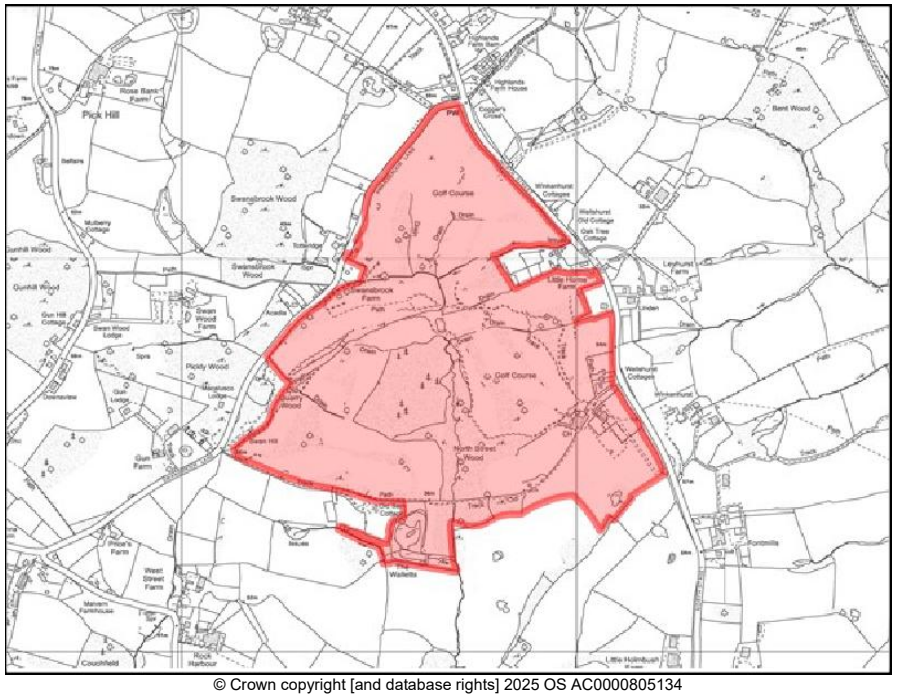
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 904/3000
Site Address: Wellshurst Golf and Country Club, North Street, Hellingly
Settlement: -
Parish: Hellingly
Site Area (ha) Gross: 66.39

This is an extensive site comprising a golf course located in the open countryside between Hellingly and Horam. A dwelling, Holmbush House, is located within the site and is Grade II listed. A number of Grade II dwellings are located in close proximity to the site's western boundary (Swansbrook Farmhouse) and eastern boundary (Cherry Tree House) also. Winkenhurst is Grade II* and is also located adjacent to the site's eastern boundary. A number of public rights of ways cross the site and there are several areas of ancient woodland and trees subject to a Tree Protection Orders (TPO) within the site also. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development and is located on undulating land and contains both priority habitats and ancient woodland. which increases sensitivity to new development. Overall development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside.

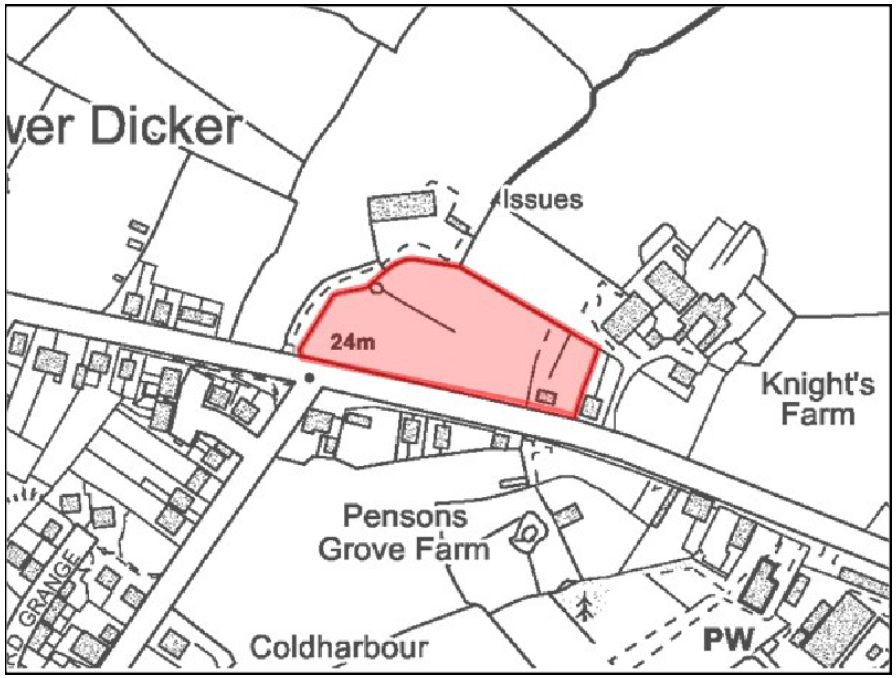
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

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

The site comprises of a single field situated to the north of the A22 at Lower Dicker, some 460 metres to the west of the Boship Roundabout. The site is situated in an isolated location and is remote from local facilities and amenities. The site is not suitable for residential development owing to its location. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, in part due to the wooded nature of the site and its informal enclosure, which forms a soft boundary to the settlement edge. Notwithstanding, the site would infill an existing open space. Further proliferation of development along this stretch of the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. This site does adjoin another larger SHELAA site (reference 1039/1310) that is considered suitable for employment uses. However, the northern part of the site is affected by pluvial flood risk which may impact on the development area.

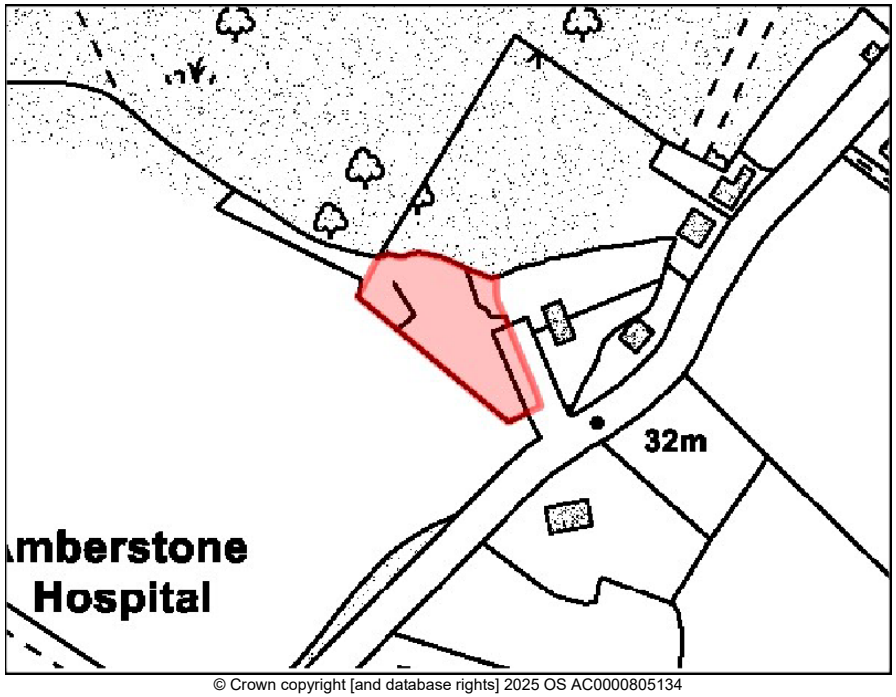
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 974/3000
Site Address: Windy Ridge, Featherbed Lane, Hellingly
Settlement: Hailsham
Parish: Hellingly
Site Area (ha) Gross: 0.29

The site comprises of residential amenity land to the northeast of Amberstone Hospital and to the north of Hailsham. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development as the site is flat and is generally enclosed from view. Housing development in this location should have a limited impact on the wider landscape if delivered as part of a larger comprehensive scheme, albeit that landscape buffering would require enhancement on the eastern boundary to protect the residential amenity of existing dwellings. A residential dwelling, Cherry House, is Grade II listed and is located to the east of the site, and its setting would need to be considered as part of any scheme. Ancient woodland bounds the site's northern boundary, and this would limit the potential for residential development on site owing to the buffer required. Notwithstanding these issues, development is not considered suitable without the provision of a safe and suitable access. Whilst there is an existing access for the site, this is a shared access with neighbouring properties and the site as submitted fails to include any access proposals or show the site boundary adjoining the highway for vehicular access provision. Furthermore, there is no pedestrian or cycling connectivity to the site and given the narrowness of Featherbed Lane, it is considered that improvements for pedestrian / cycle connectivity to Hailsham would not be achievable for the site in isolation. Potential improvements to all forms of access would rely on development coming forward with the adjacent site (919/3000) and this is not agreed / secured at this time. At this stage, given the multiple issues identified, this site is unsuitable for development.

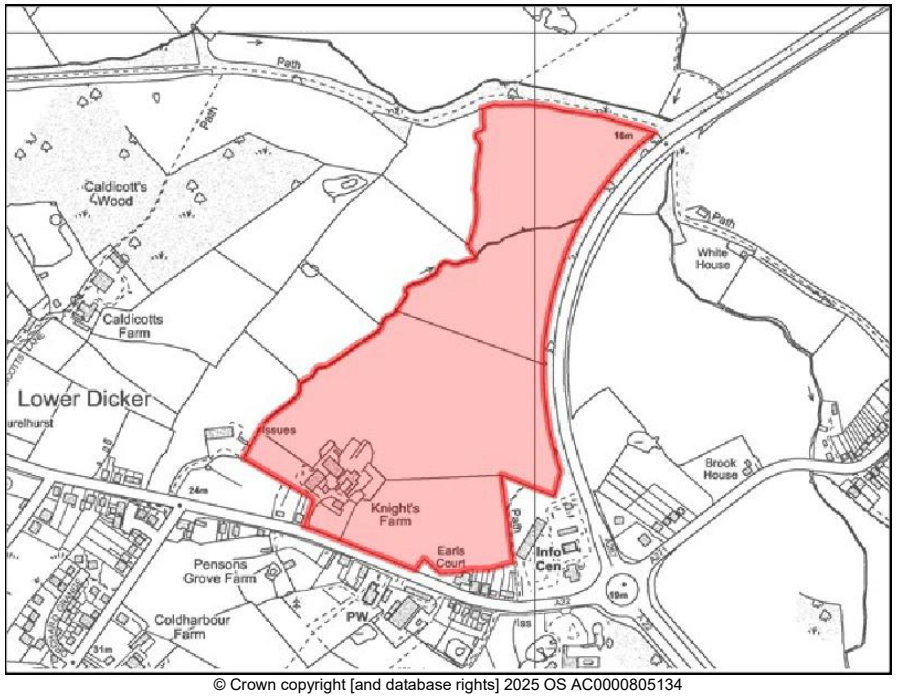
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1039/1310
Site Address: Land at Knights Farm, The Dicker, Hailsham
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 17.34

The site lies between Lower Dicker and Lower Horsebridge, north of the A22 and west of Boship Roundabout. It comprises agricultural fields and Knights Farm, including a farmhouse, farm buildings and storage areas. A service station with a hotel, cafés, petrol station and shop lies to the south-east, with residential and employment uses along the A22 to the south.The eastern boundary of the site is bounded by the A267. A pluvial flooding flow path runs along the western boundary of the site and severs the southernmost part of the site which would impact the developable area of the site. 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 wider area has been subject to recent development nearby. The characteristics and surrounding development in the immediate locality result in this site relating more closely to built form and a semi urban environment. 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. Further proliferation of development along the A22 also requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. As such, 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.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1074/3000
Site Address: Stone House Farm, Vicarage Lane, Hellingly
Settlement: Hellingly
Parish: Hellingly
Site Area (ha) Gross: 0.32

The site comprises of agricultural land to the northeast of Hellingly and east of Vicarage Lane. The site is situated in a semi-rural location, remote from local services and facilities, and disconnected from the boundary of either Hailsham or Hellingly. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development, although it notes that the site is largely flat, has no recorded historic features and/or priority habitats and is enclosed from view by mature hedgerows. Nonetheless, housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside due to separation from the settlement edge of Hellingly and proximity to the Conservation Area. The site lies to the north of the Hellingly Conservation Area and housing development would have a detrimental impact on a number of nearby listed buildings to the east and west of the site and would not relate well visually to the compact historic village of Hellingly. In addition, Vicarage Lane is a narrow, single lane highway with limited visibility owing to mature trees along the southern boundary of the site.

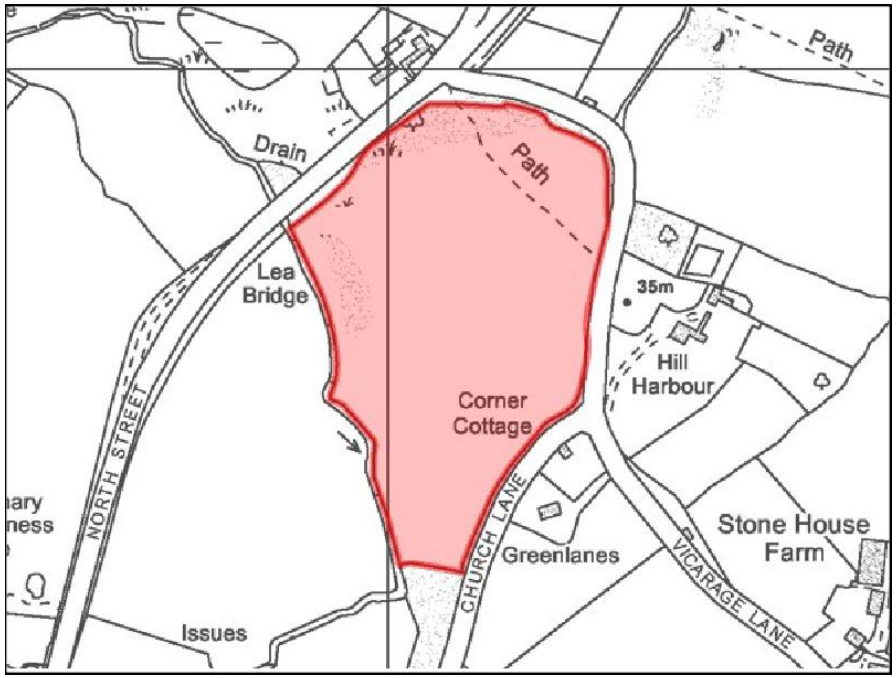
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1075/3000
Site Address: Land to the west of Church Lane, Hellingly
Settlement: Hellingly
Parish: Hellingly
Site Area (ha) Gross: 5.41

The site comprises of agricultural land to the north of Hellingly and to the west of Church Lane. A public right of way crosses the northern portion of the site, and the western boundary of the site is also within flood risk zones 2 and 3. This site is in an isolated location, remote from local services, facilities and public transport, as well as being disconnected from any settlement. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development, in part due to its sloping topography of the site, small areas of priority habitat deciduous woodland within the site and long views to the South Downs National Park to the south. Housing development in this location would be unsuitable and out of keeping with the rural character and appearance of the countryside. The site lies to the north of the Hellingly Conservation Area and therefore housing development could have a detrimental impact on a number of nearby listed buildings and would not relate well visually to the compact historic village of Hellingly.

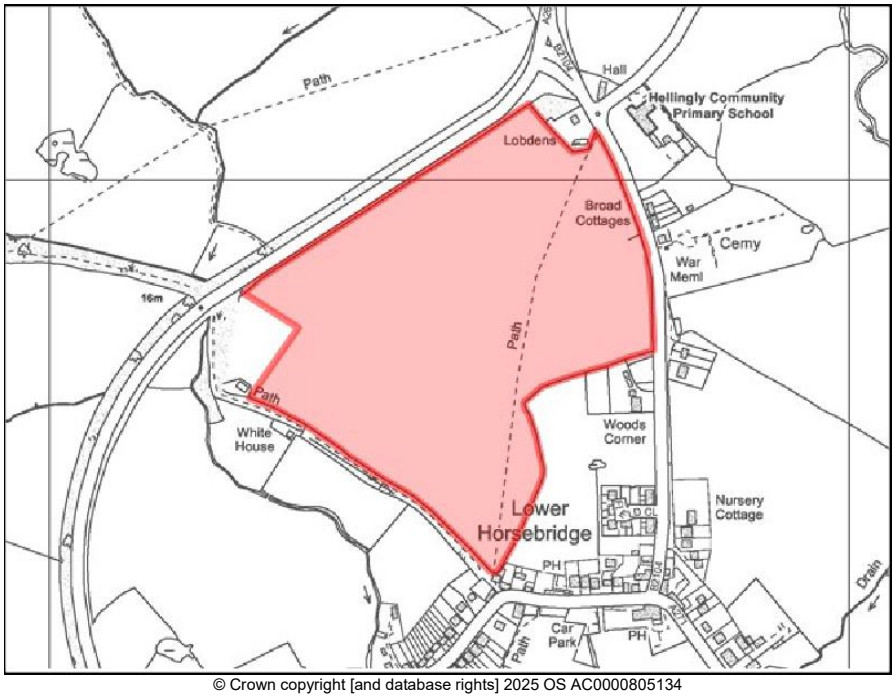
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1079/3100
Site Address: Land at Broad Farm, south of New Street, Lower Horsebridge
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 16.38

The site comprises a large agricultural field north of Lower Horsebridge and south-east of the A267. The 2023 Landscape Sensitivity Assessment identifies it as having moderate sensitivity to development due to nearby listed buildings and the proximity of Hellingly Conservation Area. While the site is well screened to the south and west, screening is more limited along the north and east. Mature trees and several public rights of way are present within the site. Three Grade II listed buildings lie close to the site, including Lobdens to the north-east and Busbridge House and Croft Cottage to the south-east. The 2026 Heritage Impact Assessment identifies potential minor harm to the setting of these assets, Hellingly Conservation Area and nearby listed buildings in Lower Horsebridge. Mitigation could include green buffers, particularly adjacent to Lobdens, and sensitive design and landscaping reflecting the historic landscape character and High Weald setting. The site borders the A267 to the north and the B2104 to the east and therefore access options would need to consider highway safety, the speed limit and infrastructure required. The site is within walking distance of Lower Horsebridge, a Type 4 settlement with regular bus provision, and close to a number of facilities. Footways would need to be upgraded as well as the multiple PRoW running through the site, but this connectivity is enhanced compared to other rural or edge of settlement sites.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

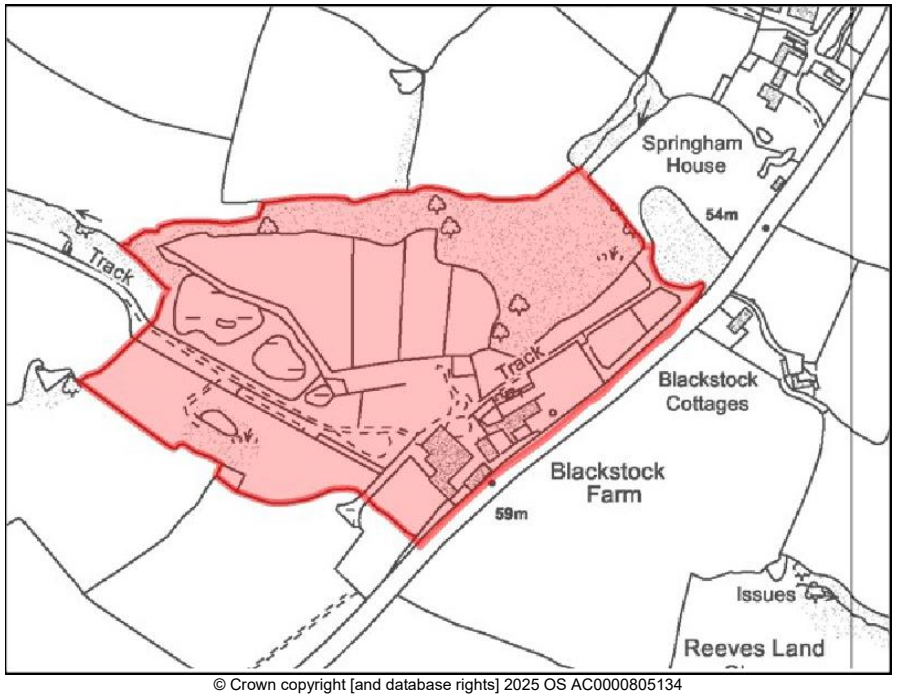
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 400

Total Capacity: 400



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1080/3000
Site Address: Blackstock Farm, Grove Hill, Hellingly
Settlement: -
Parish: Hellingly
Site Area (ha) Gross: 9.4

The site comprises a number of existing agricultural buildings, fields and a residential dwelling some of which have been converted and are now predominantly used as a farm shop and for weddings, functions and other events located to the northeast of Hellingly and west of Grove Hill. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development as it is rural and relatively tranquil in character. In addition, a significant portion of the site is formed of ancient woodland, or priority habitat deciduous woodland. The site is situated in an isolated location, remote from public transport, amenities and services, and is functionally and visually separated from any settlement. Development of the site for housing would be unsuitable and out of keeping with the rural character and appearance of the surrounding countryside.

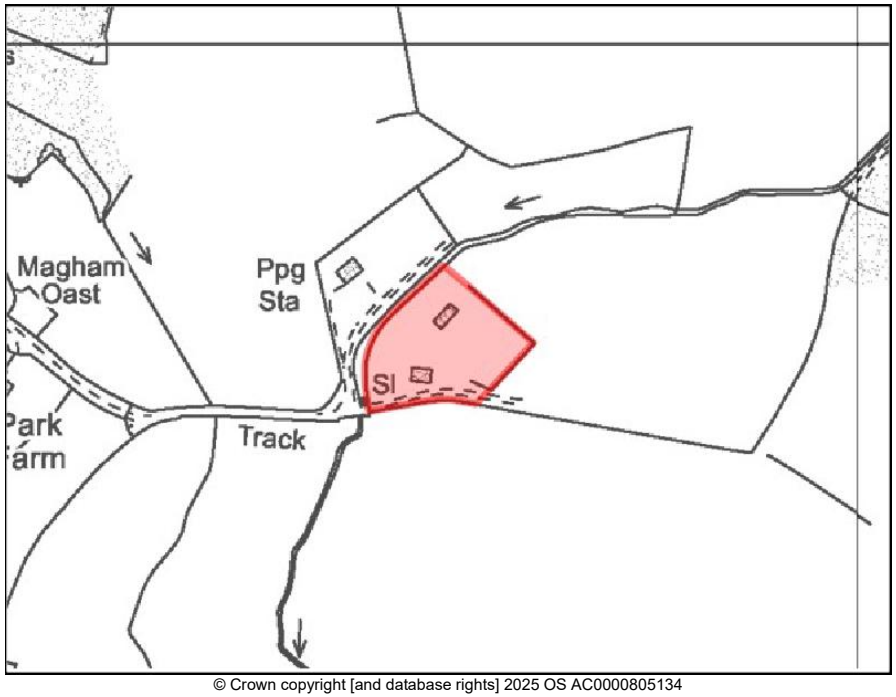
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1081/3000
Site Address: Hursthaven Nursery, New Road, Hellingly
Settlement: Hailsham
Parish: Hellingly
Site Area (ha) Gross: 0.56

The site comprises a dwelling, outbuildings and garden land north of New Road, Hailsham. The 2023 Landscape Sensitivity Assessment identifies the site as having moderate sensitivity to development, although it is well screened by surrounding woodland. Two nearby Grade II listed buildings, Park Farmhouse and Granary and Oast House, could be affected by development of the site. The Heritage Impact Assessment 2026 considers that as a sparsely developed site in a rural setting, it makes a minor contribution to the setting of the listed buildings because they are already developed and have two lines of trees located in the space in-between. Alongside this, the listed buildings are partially surrounded to the west and south by recent residential development, which has already diminished their rural setting. The HIA concludes that development of the site would have a minor and limited impact on the setting of the listed buildings. However, as the site is on higher ground than the fields that separate it from the listed buildings, not building higher than two storeys would help preserve their semi-rural setting.The site is well screened on its boundaries by existing mature vegetation and tree coverage. The site is currently accessed via a narrow, rural, unmade track which is affected by flooding. Alternative access would be reliant on adjacent land (Site 919/3000), and it is unclear whether this is feasible or viable at this stage. Indeed, the site could only achieve a suitable vehicular access through Site 919/3000, and this would require third party agreement to bring forward. The site also lacks pedestrian and cycle connectivity with limited scope to provide this. Again, pedestrian and cycle access would rely on Site 919/3000. The site is also relatively isolated within the countryside to the north of New Road and to the east of Park Farm and would appear out of character if developed in isolation. Planning permission was refused for 5 (net) dwellings under planning reference WD/2022/2040/O due to risk of flooding in relation to the access (of note the development also included the access road which does not form part of the SHELAA site assessed), lack of ecological evidence and failure to provide affordable housing. Permission has since been granted on the adjacent site, however, at this stage, given the access issues identified, this site is unsuitable for development.

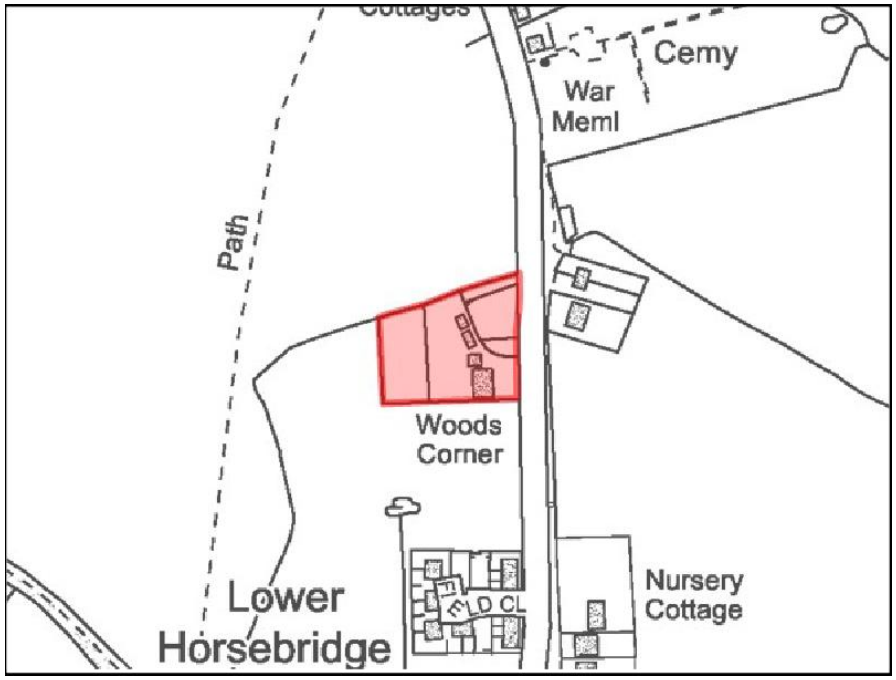
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1145/3100
Site Address: Woods Corner, North Street, Lower Horsebridge
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 0.54

The site comprises a residential dwelling, garden and paddock on the northern outskirts of Lower Horsebridge and to the west of North Street. The site is in close proximity to a newly constructed residential development to the south under planning reference WD/2012/0829/MAJ (Field Close) and land to the east has gained outline planning permission for 130 dwellings under planning reference WD/2019/1575/MAO. The site sits directly north of SHELAA site 428/3100 that has outline planning permission for up to 55 net dwellings under planning reference WD/2021/2056/MAO. The site is within close proximity to local services, amenities and public transport and is therefore in a sustainable location for new development subject to a vehicular access and any highways improvements that may be required. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to development due to the existing development on site and planned development along the B2104 (North Street). Housing development should have a limited impact on the wider landscape, as long as additional landscape buffering is provided on site, particularly along the northern boundary. The site could come forward comprehensively as part of any scheme associated with SHELAA site 428/3100, which may remove the need for a new vehicular access.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

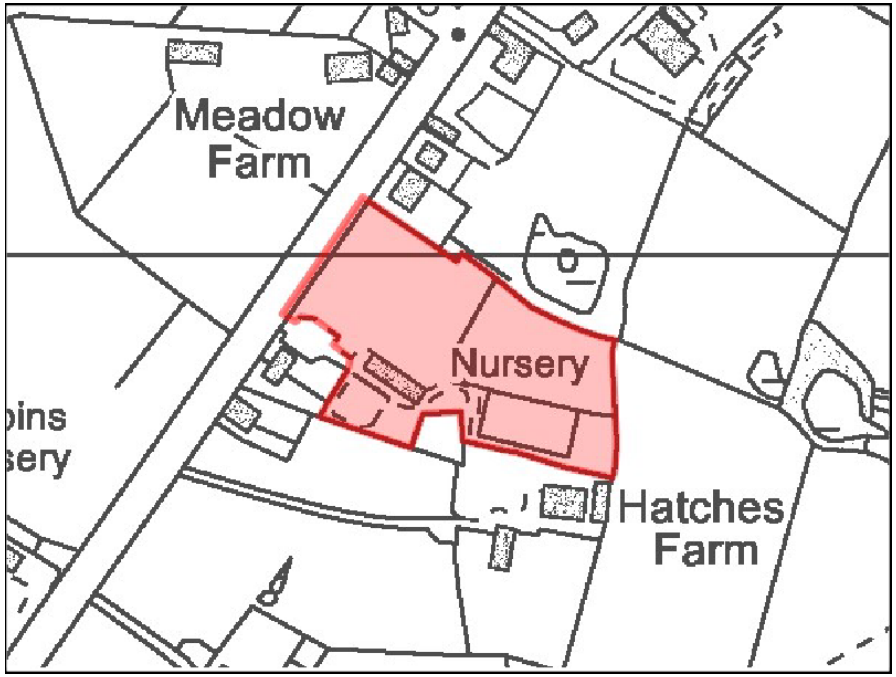
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 15	Year 11+:

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1159/3090
Site Address: Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 0.95

The site comprises of paddocks and stables to the south of Lower Dicker and to the east of Coldharbour Lane. A grade II listed building (Hatches Farmhouse) lies in close proximity to the site's southern boundary. The site is situated in a semi-rural location and is therefore remote from local services and amenities. The 2023 Landscape Sensitivity Assessment states that the site has a low to moderate sensitivity to development due to the existing development on site and its proximity to Lower Dicker, although the eastern and southern part of the site are more open in character, which increase sensitivity. Nonetheless, new development in this location would be out of character with surrounding land uses and have a detrimental impact on the semi-rural character of the surrounding landscape in isolation. However, if this site was to come forward as part of a comprehensive development with neighbouring SHELAA site 825/1310, this site may be considered as suitable for residential development as part of that scheme. The western part of the site was refused Permission in Principle (PiP) for 3 to 4 dwellings and was subsequently allowed at appeal but the constraints identified restrict further development .

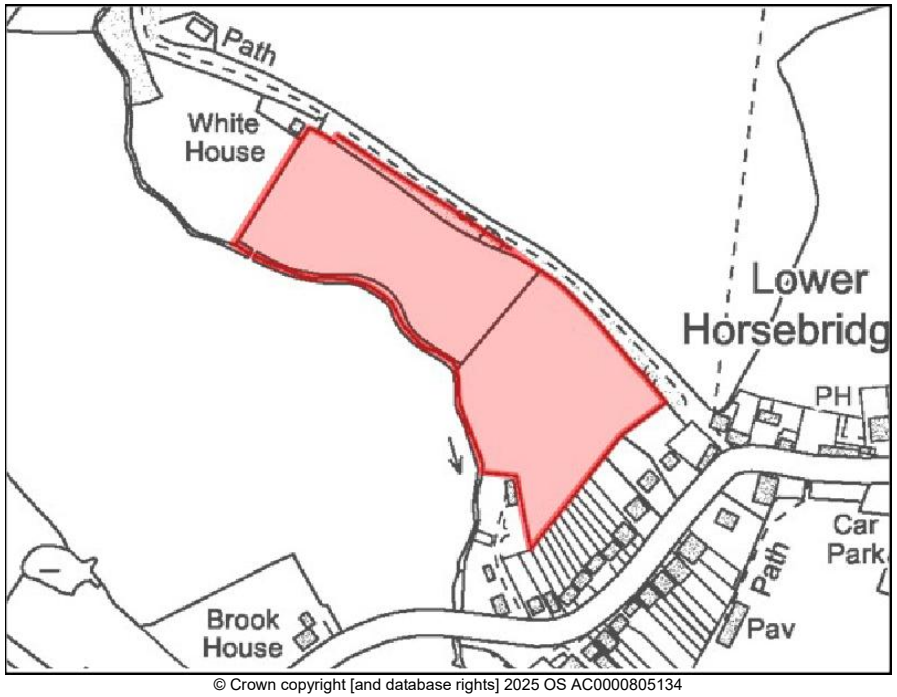
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1177/3100
Site Address: Land at Lower Horsebridge, A271, Lower Horsebridge
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 2.34

The site comprises of agricultural land located to the west of Lower Horsebridge behind existing residential development that fronts onto the A271. Three Grade II listed buildings lie in close proximity to the sites southwestern boundary (Brook House) and southeastern boundary (Busbridge House and Croft Cottage). The site is bounded by the Cuckmere River on its western boundary resulting in western sections of the site being located within Flood Risk Zones 2 and 3, which precludes residential development in this location. The site as submitted cannot achieve a suitable vehicular access as the track bounding the site's eastern boundary is unmade and has little scope to make further improvements to serve development. In addition, this track is a public right of way and is not under the same ownership as the applicant . This issue of access will need to be addressed for the site to be suitable and will require consideration of access over third-party land, or submission in combination with adjacent SHELAA sites.

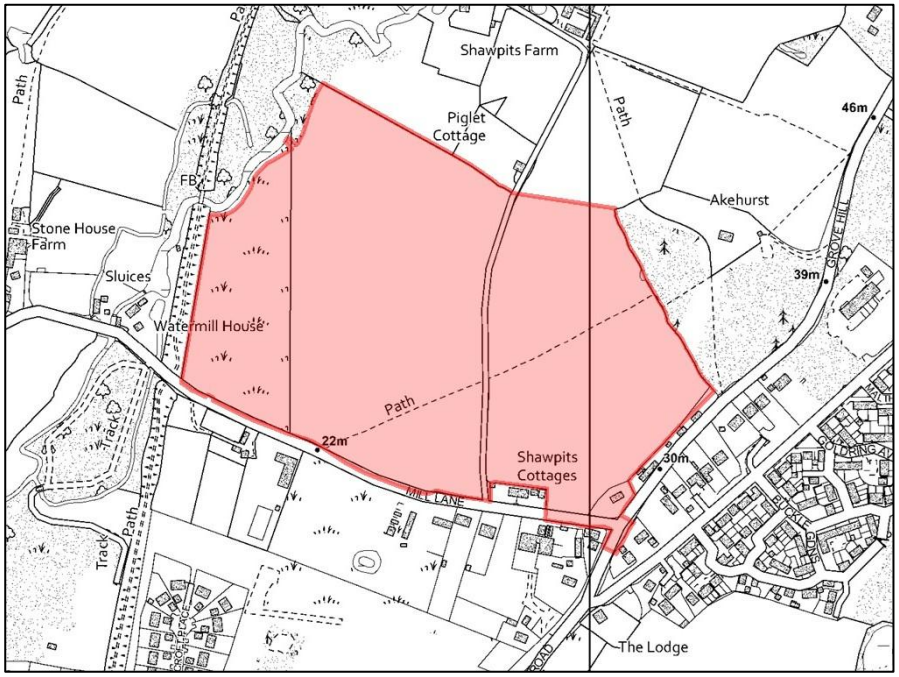
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1221/3000
Site Address: Land at Chestnut Cross, Hellingly
Settlement: Hailsham
Parish: Hellingly
Site Area (ha) Gross: 16.54

The site comprises a large field used for agricultural purposes located to the west of Grove Hill. The site is functionally separated from any nearby settlement, with the surrounding area appearing rural in character, given the rural nature of Mill Lane, the transition location, and the built form of nearby developments being screened by dense tree screening. The sites location is some distance from local services, facilities and public transport. Even noting the presence of the Cuckoo Trail to the west, distance to services is unlikely to result in this being a convenient option for pedestrians and cyclists, especially in winter months or inclement weather. The 2023 Landscape Sensitivity Assessment notes that neighbouring sites are of moderate to higher sensitivity to development. This site would require site specific assessment to consider impact further. The site is situated in an isolated location with exposed views to the north. Vehicular access is likely to be difficult to achieve considering Mill Lane is a single width carriageway with rural surroundings. Any increase in vehicular traffic using Mill Lane would be unsuitable, however, the landholding will allow for an improved junction with Park Road. As a result of these issues, housing and employment development would be unsuitable in this location.

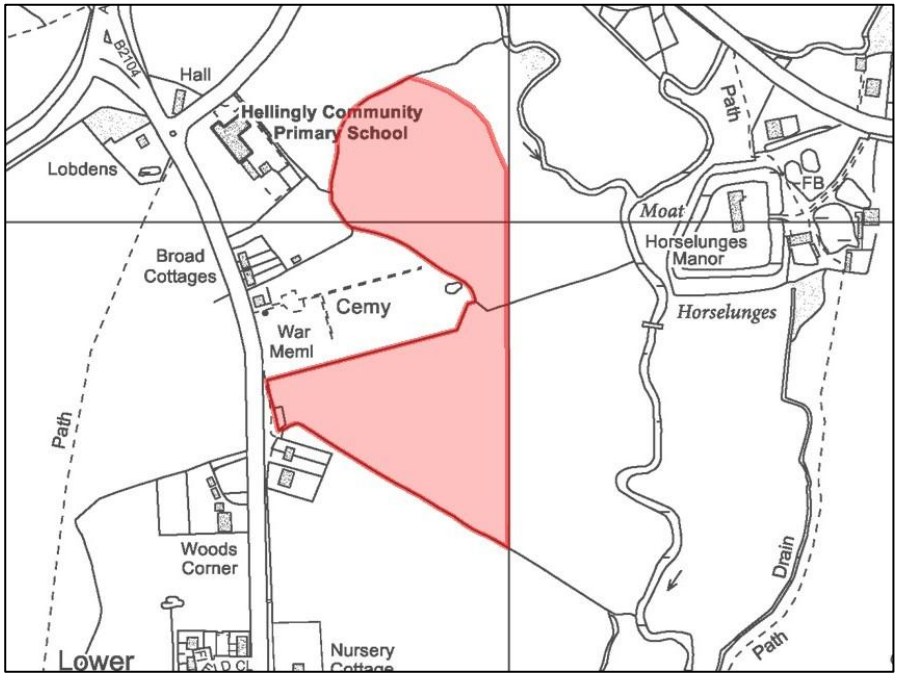
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1233/3000
Site Address: Land at Horselunges Manor, Hellingly
Settlement: Lower Horsebridge
Parish: Hellingly
Site Area (ha) Gross: 6.13

The site is comprised of an open agricultural field situated behind residential dwellings and Hellingly Cemetery, with direct access on the B2104. It is situated in a largely rural open area, southeast of the A267/B2104 junction approximately 200m to the west of Hellingly village. The Cuckmere River flows north to south on the eastern portion of the site and beyond this is the moated, Grade I listed Manor House, Horselunges Manor, where the setting could be detrimentally impacted by new development. The 2026 Heritage Impact Assessment considers that development has the potential to cause a medium to high degree of harm, to the setting and views from the Manor House, Hellingly Conservation Area and the collection of Grade II listed buildings/structures at Hellingly. Mitigation measures are limited and include only developing the southern parcel of the site, retaining and embellishing planting, as well as design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the High Weald. Development is therefore intended to be directed to the southern parcel of the site which would limit potential impacts. The 2026 Landscape Sensitivity Assessment considers the site to be moderate to higher sensitivity due to the proximity with the Hellingly Conservation Area to the north which is however relatively well screened due to the presence of vegetation reducing sensitivity. It is accessed from the B2104 via a short track and is currently used for grazing. The site is remote from local services and facilities, but has access to bus services and a footpath to nearby settlements, as well as a primary school. It is also located near to sites that have been recently approved for residential development, and these will change the character of the area and context of the site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

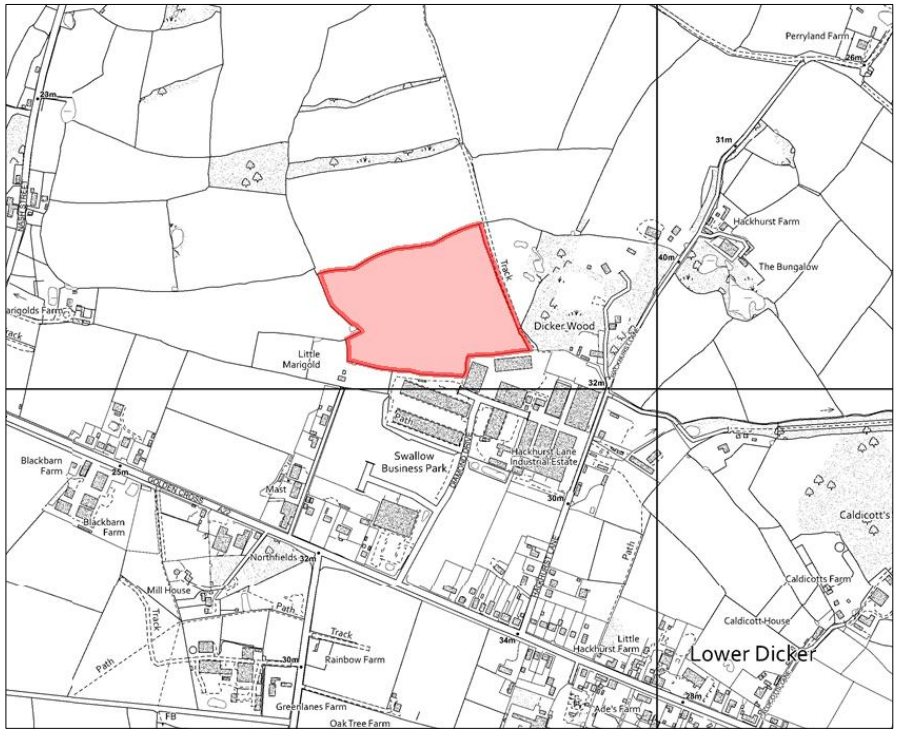
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 60	Year 11+:

Total Capacity: 60



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1240/3090
Site Address: Land North of Swallow Business Park, Diamond Drive, Lower Dicker
Settlement: Lower Dicker
Parish: Hellingly
Site Area (ha) Gross: 5.84

The site comprises of agricultural fields to the northwest of the Diamond Drive, which is a newly built extension to Hackhurst Lane industrial estate. The site is accessed off the A22, via the newly constructed access for Diamond Drive, but extends to the north behind undeveloped fields. The site is contiguous to several industrial estates along the A22 but extends further north than the existing pattern and form of development in the wider area, encroaching into the countryside to an extent not replicated in the existing settlement pattern. The 2023 Landscape Sensitivity Assessment states that this area has a low to moderate sensitivity to development but notes that fields to the north are made up of small-scale fields with a historic field pattern derived from assarts, as well as being located in open countryside. Given this, development in this location may not be suitable for employment development given the impact on the rural character of the countryside. In addition, the site does benefit from a moder access with some onward connectivity nearby, but the further proliferation of development along this stretch of the A22 requires assessment of transport impact and traffic modelling, due to concerns of both capacity, and safety of multiple access points. The retention of this land alongside the northern part of the neighbouring SHELAA site 880/3090 would contribute to the existing green infrastructure network and mitigate the impact of any potential development at the frontage of the A22 within the surrounding landscape. Site is subject to a live outline planning application (WD/2025/2420/MAO) for erection of Class E, B2 and B8 Units.

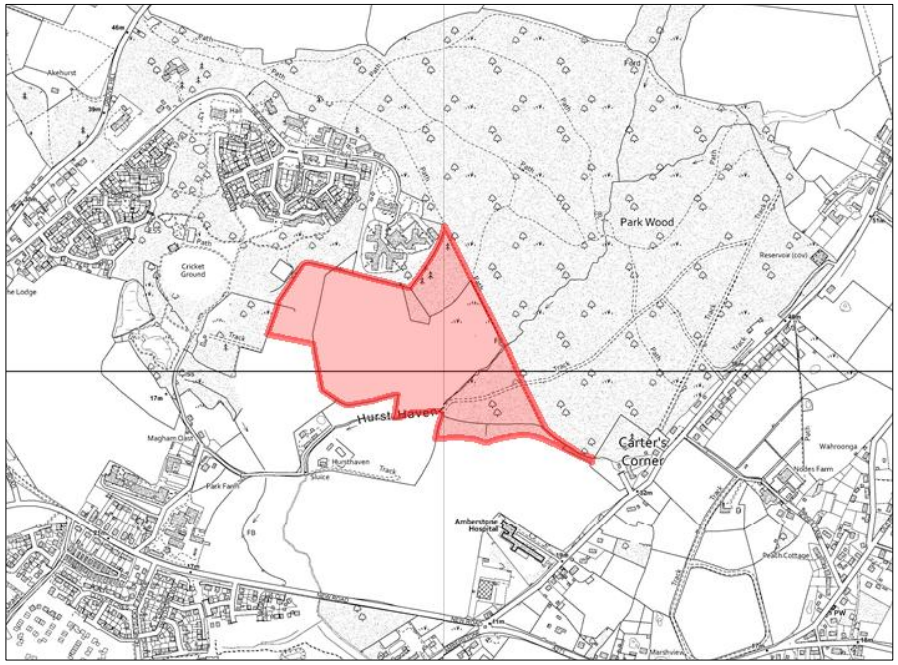
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability:	
Employment Suitability:	
Availability:	
Achievability:	

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1241/3000
Site Address: Land at Park Farm, New Road, Hellingly
Settlement: Hailsham
Parish: Hellingly
Site Area (ha) Gross: 12.4

This is a large site situated to the north of Amberstone Hospital, beyond the planning permission granted in the southern part of the eastern portion of SHELAA site 919/3000. The site, subject to connectivity with neighbouring sites and in combination with existing planning permissions, provides good connectivity with Hailsham. Access to the site is proposed through the neighbouring site, which will deliver a number of essential highway improvements, via a new bridge crossing. The northeast area of the site is within a Local Wildlife Site (LWS), which is severed from the rest of the site by risk of surface water flooding which will reduce the developable area of the site. The site is surrounded by further development to the north and woodland to the east meaning that the site is well contained within existing landscape feature.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 L M H	No	No	No	No	No

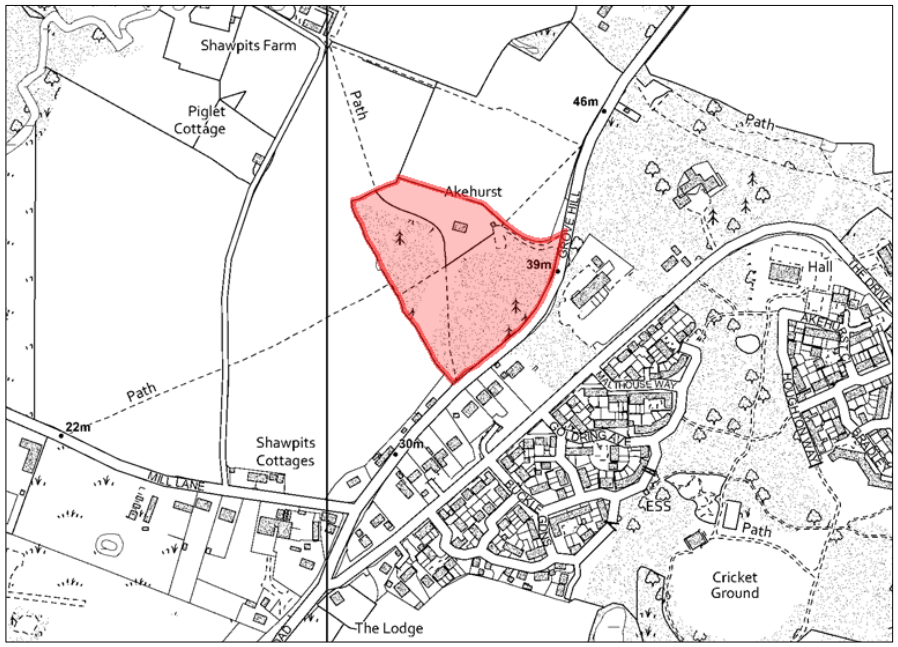
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 90	**Year 11+:** 10

Total Capacity: 100



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1260/3000
Site Address: Akehurst, Grove Hill, Hellingly
Settlement: Hailsham
Parish: Hellingly
Site Area (ha) Gross: 2.84

The site comprises a heavily wooded area, with a dwellinghouse and some outbuildings to the north, located to the north of Hailsham and to the west of Grove Hill. The site is functionally separated from any nearby settlement, with an noticeable drop in build density when exiting Park Road, and is therefore remote from local services, facilities and public transport. Development of the site would require substantial vegetation and tree removal in particular to achieve access onto Grove Hill. Notwithstanding this, suitable access for an intensified used has not been demonstrated, and is likely to be reliant on third party land for which no formal agreement has been presented. The 2023 Landscape Sensitivity Assessment notes that neighbouring sites are of moderate to higher sensitivity to development. This site would require site specific assessment to consider impact further. However, the site is situated in an isolated location with exposed views to the north. Housing and employment development would be unsuitable in this location and would be out of keeping with the rural character and appearance of the countryside.

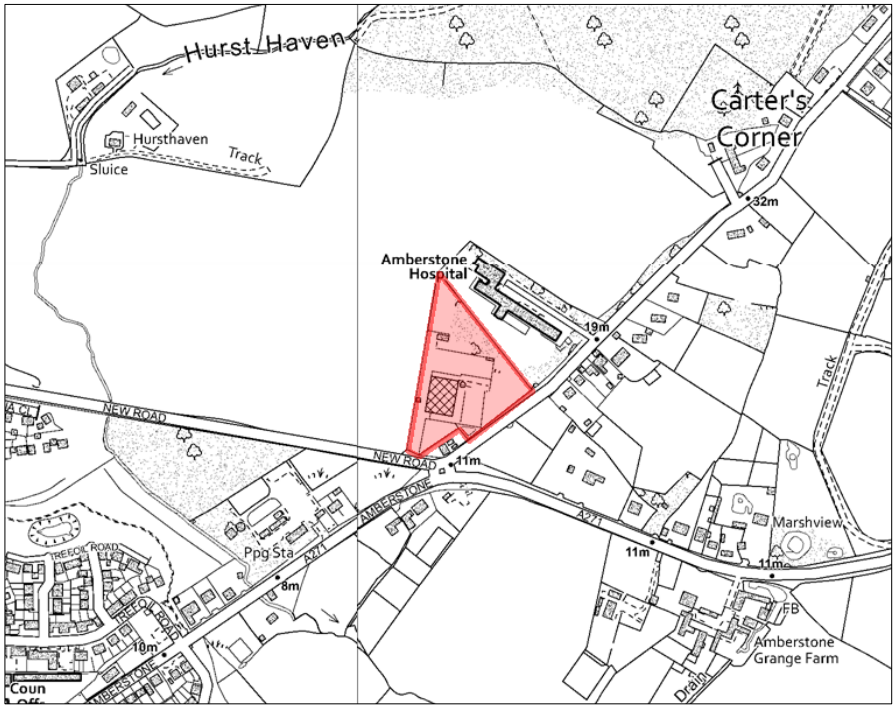
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1264/1310
Site Address: Land at New Road, Hellingly
Settlement: Hailsham
Parish: Hellingly
Site Area (ha) Gross: 1.3

The site comprises of disused nursery building immediately adjacent to Amberstone Hospital to the north of Hailsham. Whilst the site does have an existing access, it is considered that this would not be suitable for an intensification of development. Improving vehicle access is considered challenging due to the proximity with the junction of the A271 to the south resulting in poor visibility splays. It is unclear at this time whether this can be overcome. The site also lacks pedestrian and cycling connectivity with limited opportunities to provide suitable and safe connections. A safe pedestrian crossing would also be required to provide connectivity to bus stops. Notwithstaing, the site is visually self-contained by the presence of mature trees and hedgerows along the boundaries and is relatively unconstrained in this respect. The neighbouring site to the north (SHELAA site 913/3000) has planning permission for the provision of 360 dwellings. At this stage, due to the access issues identified, this site is unsuitable for development.

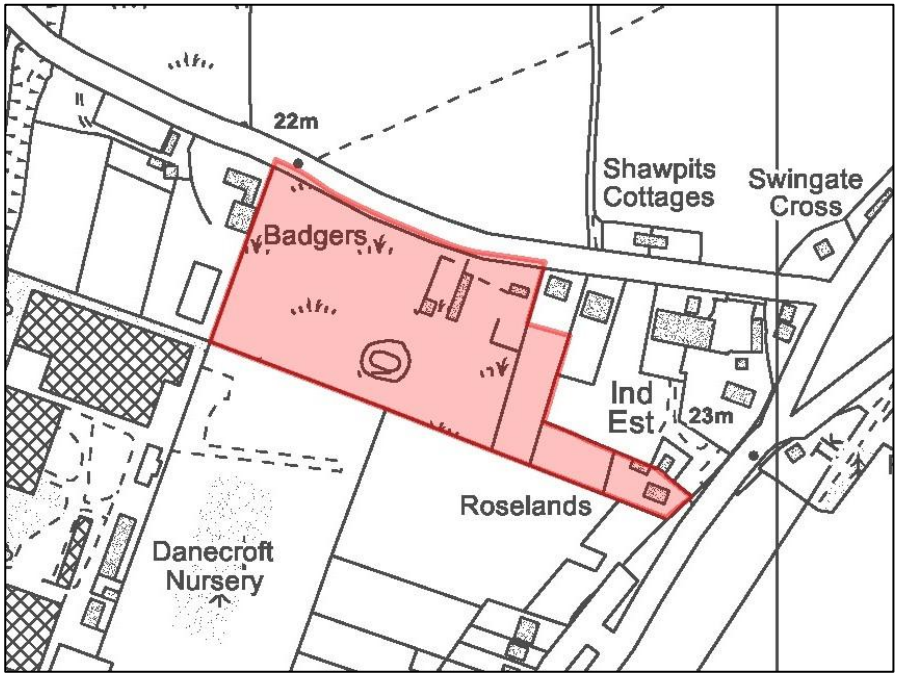
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1282/3000
Site Address: Swingate Gardens, Mill Lane, Hellingly
Settlement: Hellingly
Parish: Hellingly
Site Area (ha) Gross: 2.00

The site comprises of a residential property and wooded land located to the east of the Cuckoo Trail. The site is well contained with limited intervisibility over Mill Road which acts like a natural boundary for development at this location. The overlapping sites to the south (SHELAA Ref 784/3000 and 301/3000) were granted permission for residential development and are under construction, with neighbouring sites to the east and west in residential use. Overall the site presents a good opportunity for infill development. Vehicular access is likely to be achievable from Park Road. The site is considered suitable for residential development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1 L M H	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 70	Year 11+:

Total Capacity: 70

Herstmonceux

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
040/2090	Land adjacent to Lime Cross Recreation Ground, Herstmonceux	Herstmonceux	Site with extant planning permission
081/2090	Land to north of James Avenue, Herstmonceux	Herstmonceux	Developable
274/3390	Brick Farm, Gardner Street, Windmill Hill	Windmill Hill	Not deliverable or developable
392/3390	Orchard View Park, Russett Way, Windmill Hill	Windmill Hill	Not deliverable or developable
553/2090	Higham Farm, Gardner Street, Herstmonceux	Herstmonceux	Not deliverable or developable
582/2090	Land at Gardner Street, Herstmonceux	Herstmonceux	Not deliverable or developable
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	Herstmonceux	Developable
610/2090	Land at Braemar, Bagham Lane, Herstmonceux	Herstmonceux	Not deliverable or developable
624/2090	Land at Upperhouse Farm, New Road, Herstmonceux	-	Not deliverable or developable
658/1630	Land north of Hammer Lane, Cowbeech	Cowbeech	Not deliverable or developable
684/3390	Land adjacent to the Sewerage Works, Victoria Road, Windmill Hill	Windmill Hill	Not deliverable or developable
793/3110	Land at Orchard Cottage, Old Road, Magham Down	Magham Down	Too small for assessment
858/2090	New Barn Farm, Stunts Green, Herstmonceux	Herstmonceux	Not deliverable or developable
879/2090	Land at Stunts Green, south of West End Road, Herstmonceux	Herstmonceux	Not deliverable or developable
942/3390	Land at Compers Field, Gardner Street (A271), Windmill Hill	Windmill Hill	Site with extant planning permission
981/2090	Place Farm, Church Road, Herstmonceux	Herstmonceux	Too small for assessment
1086/2090	Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux	Herstmonceux	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
793/3110	Land at Orchard Cottage, Old Road, Magham Down	Magham Down	0.05	Too small for assessment
981/2090	Place Farm, Church Road, Herstmonceux	Herstmonceux	0.04	Too small for assessment

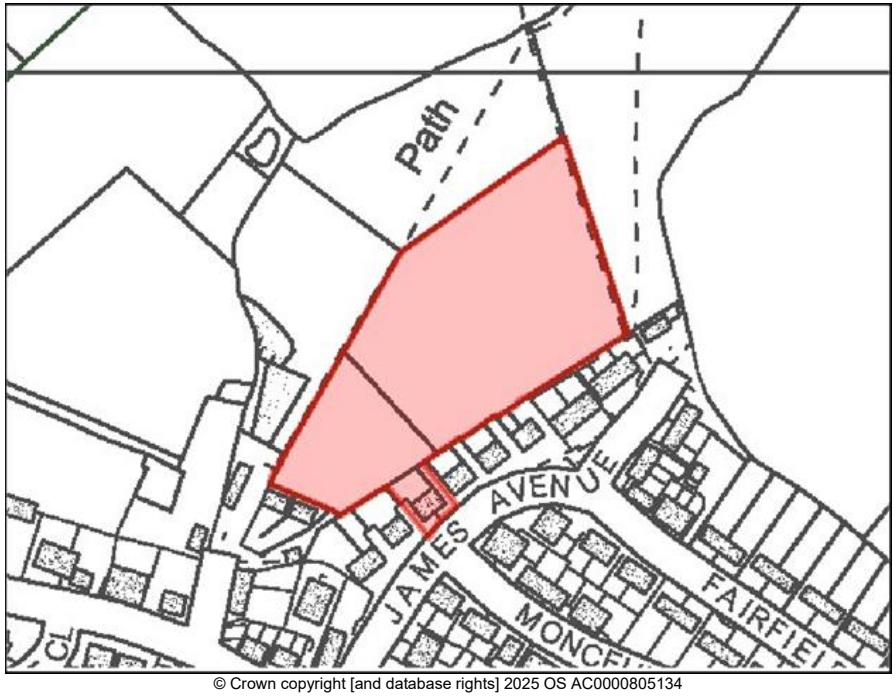
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
040/2090	Land adjacent to Lime Cross Recreation Ground, Herstmonceux	Herstmonceux	WD/2018/1584/RM - 70 net dwellings.
942/3390	Land at Compers Field, Gardner Street (A271), Windmill Hill	Windmill Hill	WD/2023/0748/F and WD/2023/0749/F - 18 (net) dwellings

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 081/2090
Site Address: Land to north of James Avenue, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 1.21

This site comprises of agricultural land located on the northwestern edge of Herstmonceux and to the north of West End and James Avenue. It is noted that part of the site (the southern portion) was granted planning permission (under reserved matters) in 2021 for four dwellings (under planning reference WD/2019/0543/MRM), which was not implemented. The 2026 Landscape and Visual Appraisal considers the site to be of moderate sensitivity to residential development as it is relatively flat, does not contain any heritage features, is bounded by wooden fencing for horse paddocks, and is influenced by the proximity of the settlement edge (defined by garden fences). However, the mature hedgerow and hedgerow trees along the north-eastern boundary increase sensitivity and the site is also overlooked and seen clearly in views from adjacent properties and by users of the public rights of way which run along the north-western and north-eastern boundaries of the site. The 2026 appraisal considers the site to have a moderate expression of the core components of character of the High Weald National Landscape and that development would have a moderate impact on them. Two Grade II Listed Buildings (Meadow Cottage and Appleshaw) lie to the south of the site, adjacent the current vehicular access of the site onto West End (Road), and their setting would potentially be impacted by the development of the site. Access is proposed directly onto James Avenue which benefits from footways on both sides and would allow walking into the village centre which host some day-to-day services and a primary school. There are footways on both sides of James Avenue and the nearest bus stop, the Brewers Arms, is located 450m south east of the site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	P

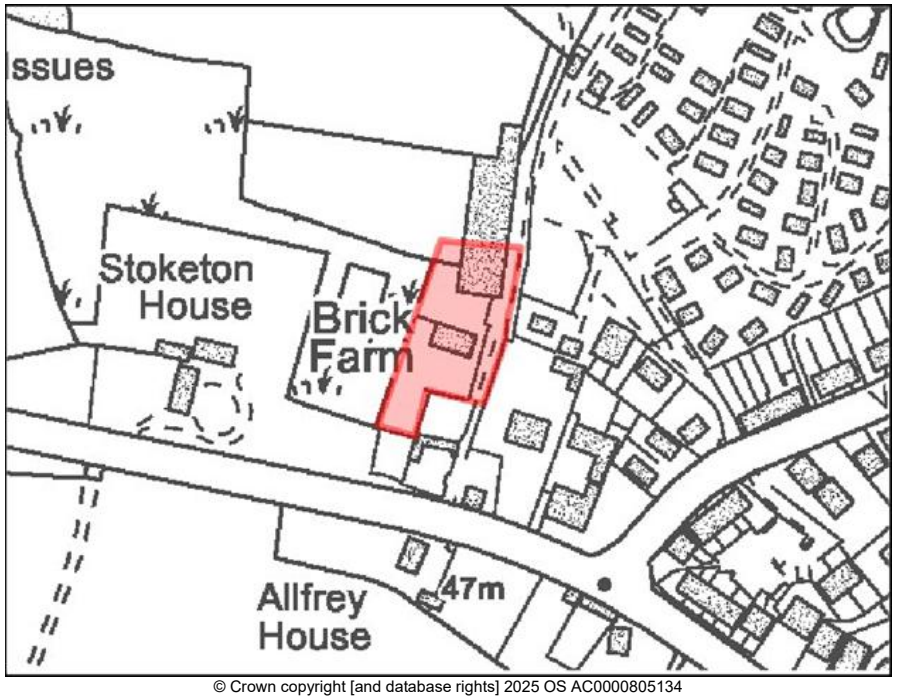
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 0	**Year 6-10:** 5	**Year 11+:** 5

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 274/3390
Site Address: Brick Farm, Gardner Street, Windmill Hill
Settlement: Windmill Hill
Parish: Herstmonceux
Site Area (ha) Gross: 0.29

The site is comprised of a residential dwelling, its associated curtilage and a farm building located at the western edge of Windmill Hill and to the north of Gardner Street. The site is on the edge of the High Weald National Landscape to the north and west but is genuinely well contained from views to it by existing vegetation. The site is located in close proximity to two listed buildings (including Allfrey House and Victoria Lodge) along Gardner Street. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to residential development due to the existing development on site and lying adjacent to the settlement edge of Windmill Hill. However, the vehicular access into the site is of inadequate width to support either new residential or employment development, together with the existing fishery use. It would appear that these issues cannot be mitigated in order to provide an appropriate shared access, which would need to include a pedestrian footway. Vehicles using the existing fishery on site would have to use the same vehicular access as the housing/employment site, unless an alternative access is found onto the surrounding highways network.

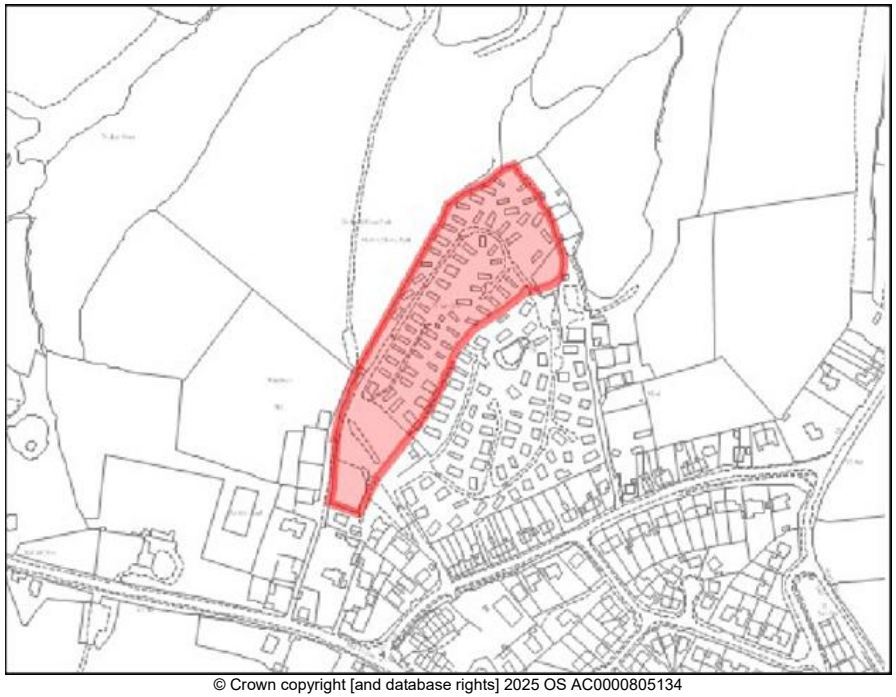
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	P

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 392/3390
Site Address: Orchard View Park, Russett Way, Windmill Hill
Settlement: Windmill Hill
Parish: Herstmonceux
Site Area (ha) Gross: 1.91

The site comprises an existing holiday caravan park located on the northern edge of Windmill Hill and therefore away from the settlement of Herstmonceux. The northern part of the site was granted full planning permission for a change of use application for 32 holiday caravans to be converted to 31 static, permanent homes under planning reference WD/2018/0871/F, but the remainder of the site remains as holiday caravan park. The northwest corner of the site is also bounded by ancient woodland, which will need to be retained/protected. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to new residential development as the site contains existing chalet development and lies adjacent to the settlement edge of Windmill Hill. The site lies immediately adjacent to the High Weald National Landscape, which increases sensitivity, therefore new residential development in this location would have an unacceptable impact on the high-quality landscape that surrounds Windmill Hill to the north. Development of the site is restricted due to its steeply sloping topography which also helps to provide far reaching views across the High Weald National Landscape to the north. The site benefits from an existing vehicular access; however, this would require significant upgrading if development was to be brought forward as it is currently an unmade road . Given the reasons identified above, and location of the site in a settlement with limited services and facilities, assessment against the objectives concludes that residential development is not considered suitable.

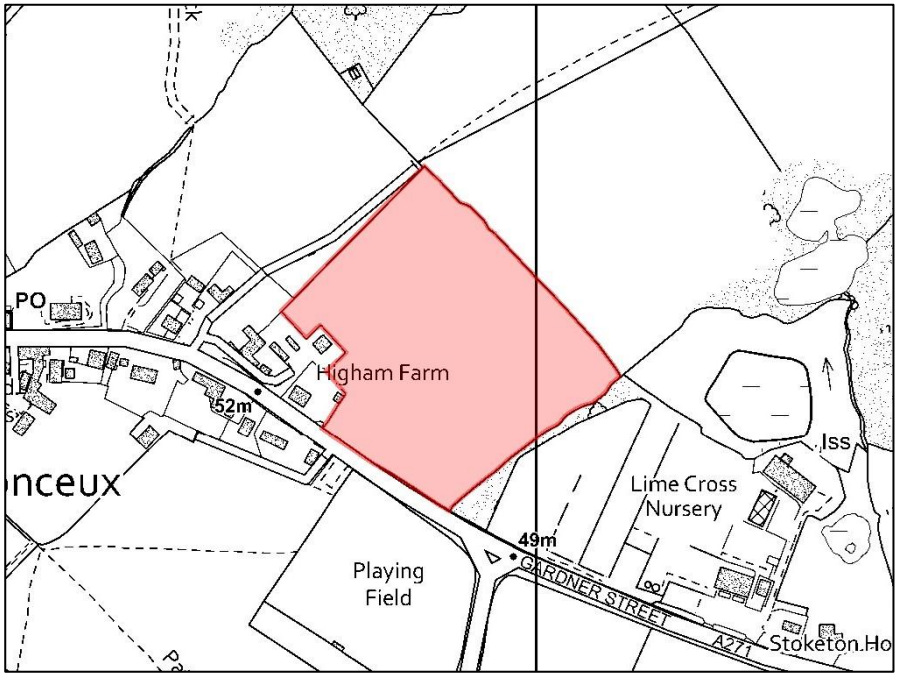
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 553/2090
Site Address: Higham Farm, Gardner Street, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 3.47

The site comprises of a single pastoral field and is an assart, forming part of an incised stream valley and an elevated ridge on the eastern edge of Herstmonceux and to the north of Gardner Street. Its elevated position allows some intervisibility with the wider High Weald landscape. The site lies largely within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal considers the site to have a moderate to high sensitivity to small scale residential development and that development would extend the settlement of Herstmonceux into open pastoral land that currently forms a transitional landscape between the ridge-top village and the lower-lying ghyll valley to the east, which provides separation between the village and the neighbouring settlement of Windmill Hill. The assessment also notes that development in the east of the site may be perceived to extend onto lower slopes, which descend from the ridgeline to the west, which would be at odds with the existing pattern of settlement. The site is considered to have a strong expression of the core components of character of the National Landscape and development would have a high impact on them. The development also could impact upon the adjacent group TPO and on the setting of the Grade II Listed Buildings that lie in close proximity to the site's southwest boundary. There is an existing access to the west, which is shared with residential units. Access provision would therefore need to be reviewed in detail, but landscape harm makes development unsuitable notwithstanding this.

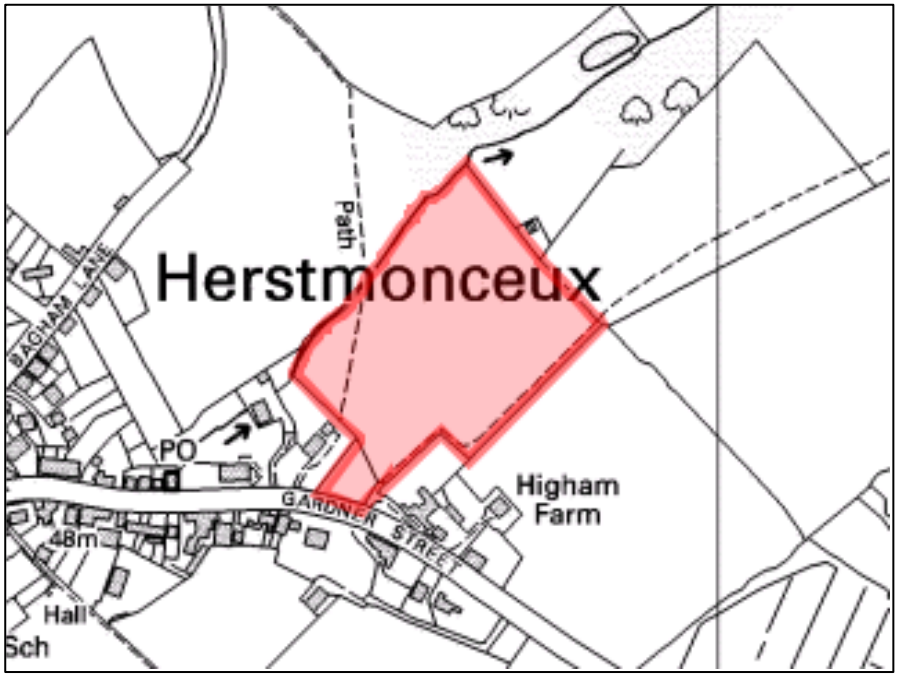
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	P

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 582/2090
Site Address: Land at Gardner Street, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 2.59

The far southern portion of the site has gained planning permission for 4 dwellings under planning reference WD/2020/0693/FA (now completed) at the existing vehicular access to Gardner Street which is likely to limit access to the remaining part of the site. The larger remaining part of the site without planning permission comprises a mostly pastoral field (contained by ancient woodland, shaws and hedgerows) with steeply sloping landform that forms part of an incised stream valley at the northern edge of Herstmonceux and to the north of Gardner Street. Its elevated position in the south-east allows some intervisibility with the wider High Weald landscape, increasing sensitivity and contributing to the expression of the characteristic ridge and valley landform. The 2026 Landscape and Visual Appraisal concludes that the site has moderate to high sensitivity to small scale residential development due to the steeply sloping landform (affording scenic long-distance views); the small stream along the north-western boundary; the presence of ancient/ ghyll woodland along the northern boundary of the site and mature shaws/hedgerows along other boundaries; the grazed pastures; and the historic routeways that cross the site. The site is considered to have a strong expression of the core components of character of the High Weald National Landscape, and the assessment concludes development would have a high impact on them. A Grade II listed dwelling (Elm Tree House) lies to the southwest of the site and ancient woodland bounds the northwestern corner of the site. Two public rights of way cross the site along the eastern and western boundaries. The site lies wholly within the High Weald National Landscape and further development in the northern portion of the site would have a detrimental impact on the designated landscape and countryside surrounding the north of Herstmonceux. This site is very exposed in the wider landscape and elevated above surrounding land/ properties with extensive and long-distance views to the north of the site, towards the High Weald National Landscape.

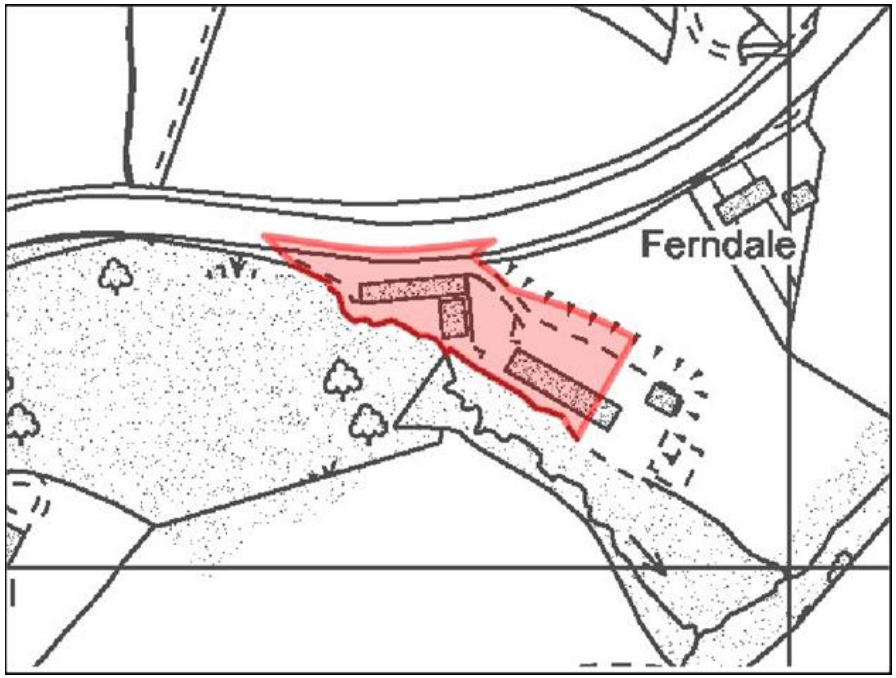
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 608/2090
Site Address: Land at Collins Honda, Hailsham Road, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 0.53

The site is currently used as a motorhomes showroom, garage and associated buildings and car park located on the southwestern fringe of Herstmonceux, to the south of Hailsham Road. A former SHELAA site to the east of the site (reference 070/2090) was granted planning permission for 40 dwellings under planning reference WD/2017/1174/MRM and has now been constructed. A second SHELAA site bounding the sites eastern boundary (reference 609/2090), which is under the same ownership as 608/2090, has also been granted planning permission for 21 dwellings under planning reference WD/2022/1080/MAJ and therefore residential development will surround this site. Ancient woodland bounds the site to the southwest that would limit land take in this location. If residential development is sought on the site this would be at a loss to the existing employment provision on the site, the need for which would be required to be assessed by the Council against the policies in the Wealden Local Plan. Given the site's current use, further investigation would be required to establish whether any mitigation is required to resolve potential contamination issues on site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 12

Total Capacity: 12



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 610/2090
Site Address: Land at Braemar, Bagham Lane, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 0.32

The site comprises of a house and a large narrow garden located on the northern fringe of Herstmonceux at the end of Bagham Lane. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development. The northern boundary of the site is adjacent to the High Weald National Landscape to the east which is greatly exposed in this location; therefore, development would have a detrimental impact on the surrounding landscape given the intervisibility between the site and High Weald National Landscape. There are also views of the site from Gardner Street and Bagham Lane. The site is also elevated above surrounding land and properties with extensive and long- distance views towards the High Weald National Landscape. There is an existing access to Bagham Lane, which would need improvement/widening to support the intensification on the site. This is considered challenging as Bagham Lane is also classified as a PRoW (Herstmonceux 20a) in this location, is narrow and any improvements will require third-party land.

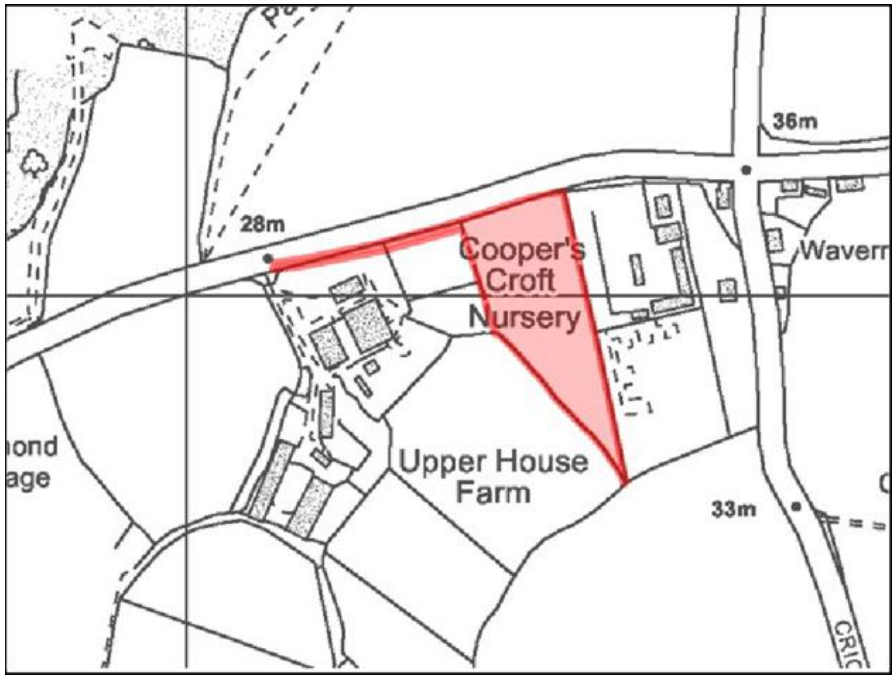
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 624/2090
Site Address: Land at Upperhouse Farm, New Road, Herstmonceux
Settlement: -
Parish: Herstmonceux
Site Area (ha) Gross: 0.82

The site comprises of grazing land to the southwest of Herstmonceux and to the south of the Hailsham Road (A271). The site is bounded by the A271. The site is in an isolated location, some distance from Herstmonceux and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development, in part due to the site's sloping topography and rural character due to its use as a pasture field with mature hedgerows on its southern boundary. Housing development is unsuitable in this rural location and would have a detrimental impact on the landscape character of the surrounding area.

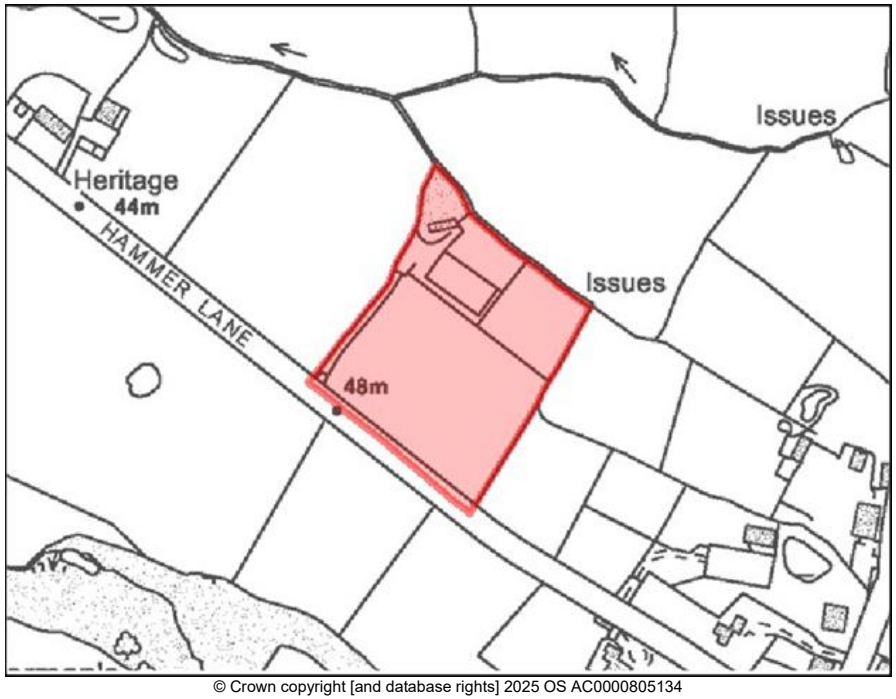
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 658/1630
Site Address: Land north of Hammer Lane, Cowbeech
Settlement: Cowbeech
Parish: Herstmonceux
Site Area (ha) Gross: 1.73

The site comprises a small number of paddocks and a holiday cottage located to the north of Hammer Lane and to the west of Cowbeech. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any nearby settlement, including Cowbeech. The site is located within the 2023 Landscape Sensitivity Assessment Character Area for Herstmonceux, which states this area to be highly sensitive to development. The site has an open and rural character due to the site being isolated. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside to the west of Cowbeech.

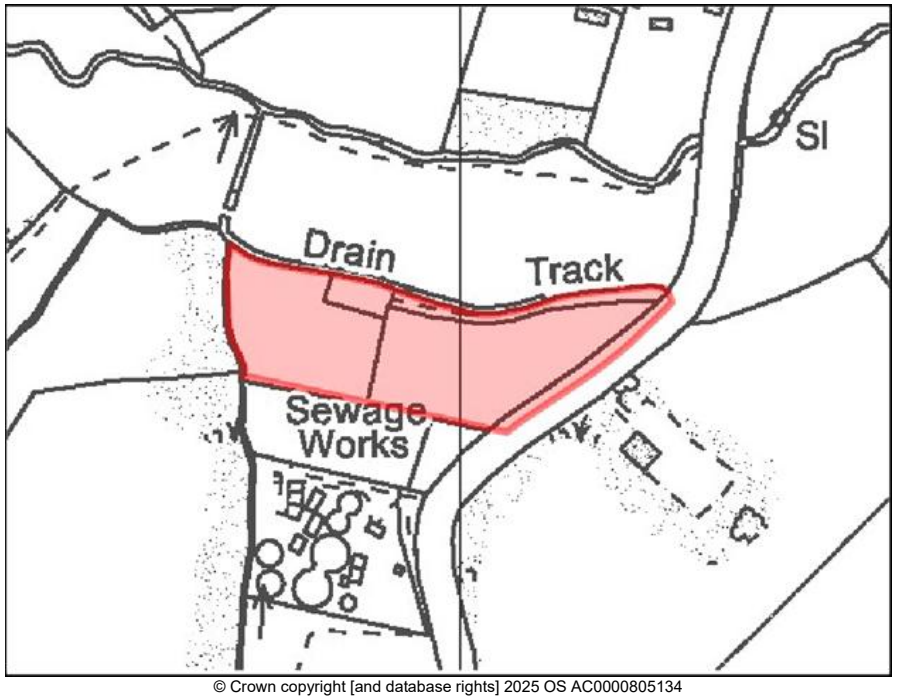
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 684/3390
Site Address: Land adjacent to the Sewerage Works, Victoria Road, Windmill Hill
Settlement: Windmill Hill
Parish: Herstmonceux
Site Area (ha) Gross: 0.84

The site comprises of a paddock to the northeast of Windmill Hill and west of Victoria Road that is located within the High Weald National Landscape. Overall, the site is situated in an isolated location and is therefore remote from local services, facilities and public transport. The northwestern portion of the site is located within Flood Zone 3, which precludes residential development in this location also and ancient woodland bounds the southwestern corner of the site. The site is adjacent to sewage works to the south of the site and could potentially be subject to odour impacts.

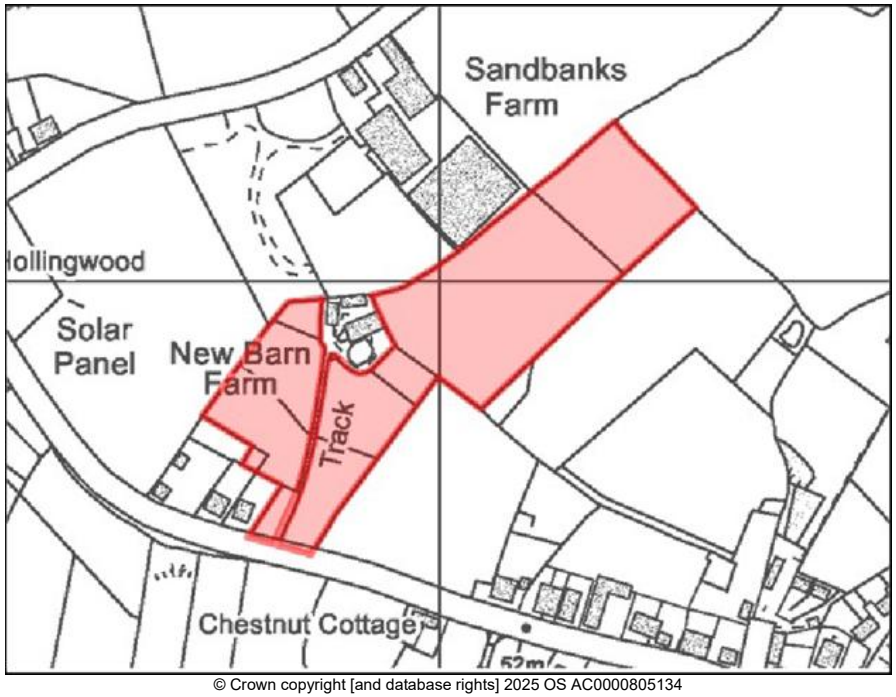
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 858/2090
Site Address: New Barn Farm, Stunts Green, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 2.5

The site comprises of equestrian land to the west of Herstmonceux and to the north of West End (road). The site is detached from Herstmonceux and is therefore remote from local services, facilities and public transport. The site is wholly located within the High Weald National Landscape, and development would have an unjustified impact on the character and appearance of the attractive high-quality landscape that surrounds Herstmonceux to the northwest. Housing development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside and would not be a logical extension to Herstmonceux.

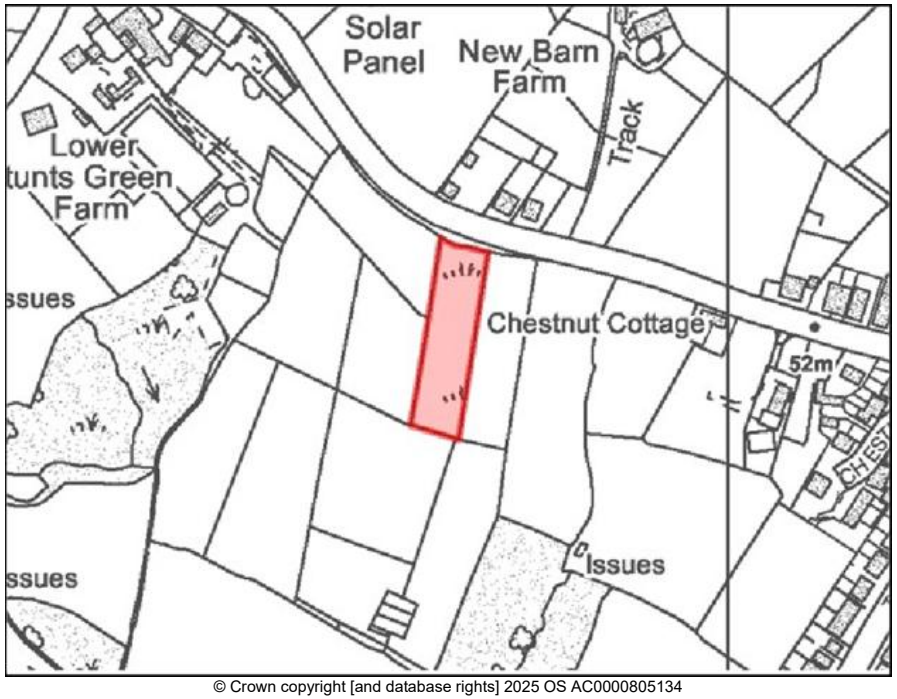
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 879/2090
Site Address: Land at Stunts Green, south of West End Road, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 0.34

The site comprises of an overgrown field to the west of Herstmonceux and to the south of West End. The site is detached from Herstmonceux and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development because the site is separated from the settlement edge of Herstmonceux and if development was brought forward, it would extend off the ridgeline, which would have an unjustified impact on the character and appearance of the high-quality countryside that surrounds Herstmonceux. Development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside and would appear as an isolated form of development.

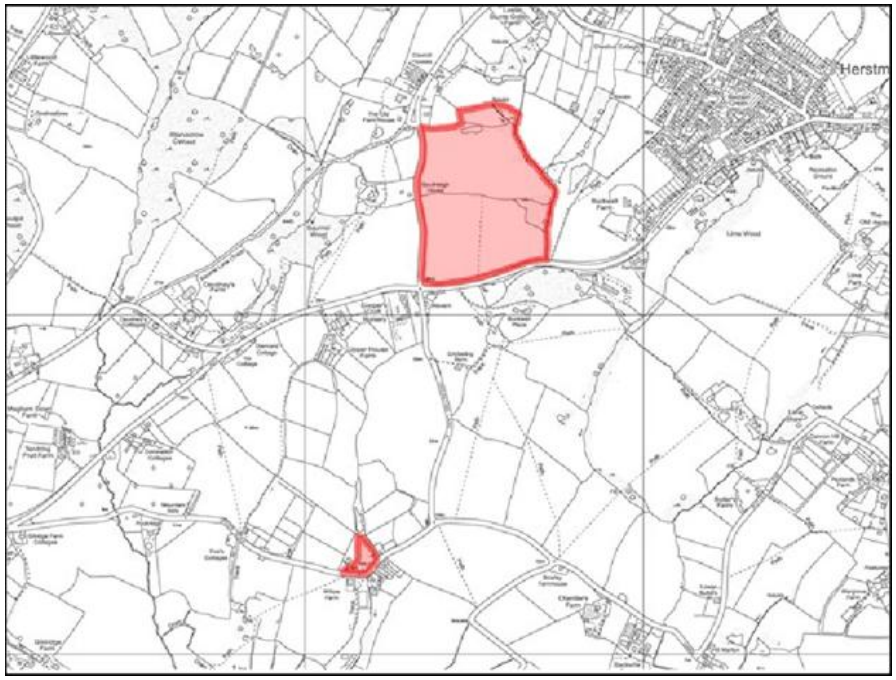
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1086/2090
Site Address: Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux
Settlement: Herstmonceux
Parish: Herstmonceux
Site Area (ha) Gross: 16.87

The site comprises of agricultural land, grazing land and some small parcels of woodland to the southwest of Herstmonceux. The site is located to the north of the Hailsham Road (A271) and to the east of Cricketing Lane. The sites submission also includes a separate parcel of land that contains ancient woodland, located some distance from the main site, to the north of Under Road. Two Grade II listed buildings lie in close proximity to the northwestern boundary (Ginger Green Farmhouse) and southwestern boundary (Monk's Rest) respectively. The site is detached from Herstmonceux and is therefore isolated from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development as the site is strongly sloping and therefore, parts of the site are highly visible within the wider landscape. It is also separated from the existing settlement of Herstmonceux and would extend off a ridgeline, therefore having a poor relationship with the village. There are a small number of parcels of ancient woodland in the eastern portion of the site also. Development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Hooe

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
924/1630	Land at Tanyard Farm, Top Road, Hooe	Hooe	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

None

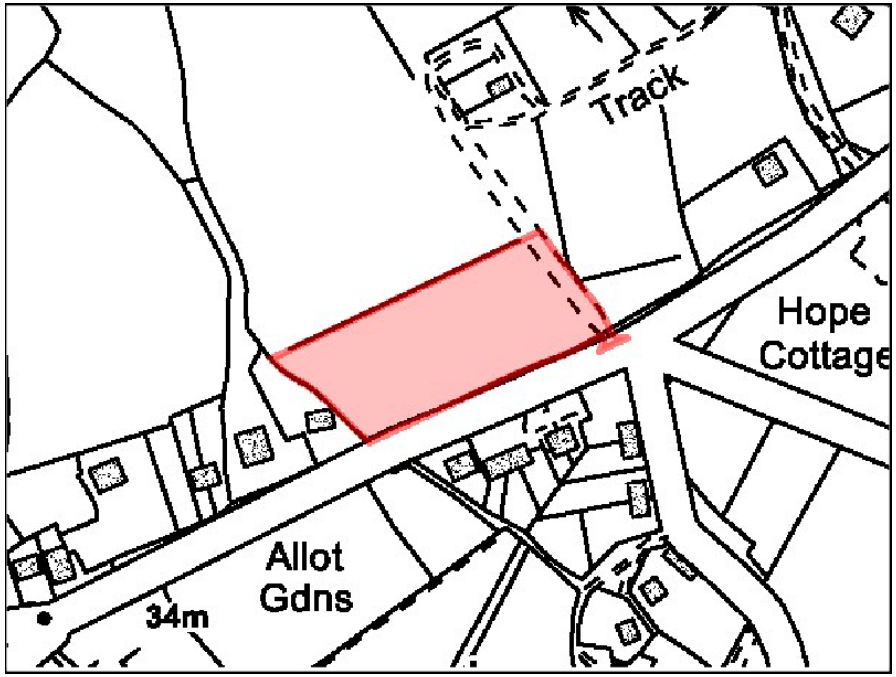
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

None

Sites wholly or mainly within an area of absolute constraint

None

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 924/1630
Site Address: Land at Tanyard Farm, Top Road, Hooe
Settlement: Hooe
Parish: Hooe
Site Area (ha) Gross: 0.63

The site is comprised of agricultural land at the eastern edge of Hooe, to the north of Top Road (B2095). The site, whilst contiguous with Hooe, is located in an isolated location for housing development, given that there are no significant services in Hooe. There are no safe and convenient pedestrian links or cycle routes to other settlements, meaning that the only option to access services is by private motor vehicle. As such, housing development in this location is considered unsuitable. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to higher sensitivity to development due to the site being located in a pastoral field bound by mature hedgerows, with long views over the surrounding landscape, including the High Weald National Landscape to the north/northwest. The site is also rural in character and contributes to the separation of Hooe Common and Russell's Green. Housing development in this location would also have a detrimental impact on the semi-rural character and appearance of the wider area. An outline planning application (reference WD/2016/2359/O) was dismissed at appeal in 2017 for the construction of 7 dwellings as the development was considered unsustainable due to its isolated rural location and lack of services in the local vicinity.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Horam

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
024/3030	The Old Nursery, North Street, Horam	Horam	Not deliverable or developable
075/3030	Land adjacent to Marle Green Cottages, Horebeech Lane, Horam	Horam	Not deliverable or developable
117/3030	Manor Farm Bungalow Site, Discovery Way, Horam	Horam	Too small for assessment
123/3030	Land adjoining Coxlow House, A267, Horam	Horam	Not deliverable or developable
196/3320	Foords Farm, Foords Lane, Vines Cross	Vines Cross	Not deliverable or developable
239/3320	Land adjacent to The Brewers Arms, Netllesworth Lane, Vines Cross	Vines Cross	Not deliverable or developable
244/3150	Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green	Maynards Green	Not deliverable or developable
302/3030	The Old Surgery, Vines Cross Road, Horam	Horam	Too small for assessment
351/3150	Land at South Lodge, B2203 Maynards Green	Maynards Green	Not deliverable or developable
449/3030	Land south side of Horebeech Lane, Horam	Horam	Site with extant planning permission
499/3030	Land at Horam Manor Estate, A267, Horam	Horam	Not deliverable or developable
555/3030	Woods Place, West Street Lane, Horam	Horam	Not deliverable or developable
598/3030	Land at Flintstones, Manor Road, Horam	Horam	Too small for assessment
612/3030	Hazel House, The Avenue, Horam	Horam	Too small for assessment
614/3030	Land at The Old Brickyard, Chiddingly Road, Horam	Horam	Not deliverable or developable
627/3030	Land at Furnace Lane, Horam	Horam	Not deliverable or developable
661/3030	Land at Linda House, Little London Road, Horam	Horam	Not deliverable or developable
670/3030	Land at Diamonds Field, Vine Cross Road, Horam	Horam	Not deliverable or developable
686/3030	Land at Spiers Farm, Little London Road, Horam	Horam	Not deliverable or developable
758/3030	Land at Sharps Corner, Little London Road, Horam	Horam	Not deliverable or developable
763/3150	Land north of West Street Lane, Maynards Green	Maynards Green	Not deliverable or developable
769/3030	Land at Hollinwood, Little London Road, Horam	Horam	Too small for assessment
801/3030	Glenside/ Homelands, Lower High Street, Horam	Horam	Too small for assessment
824/3030	Land at Orchard House, The Avenue, Horam	Horam	Too small for assessment
830/3030	Land at Cauldavon, Horebeech Lane, Horam	Horam	Site with extant planning permission
832/3030	Land at Paines Farm, Vines Cross Road, Horam	Horam	Not deliverable or developable
838/3030	Glenrosa, Vines Cross Road, Horam	Horam	Too small for assessment

875/3030	Coxlow Farm, Horam Road, Horam	Horam	Developable
889/3030	Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, Horam	Horam	Site with extant planning permission
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	Horam	Site with extant planning permission
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	Horam	Developable
925/3030	Land at Dewbrook Farm, Vines Cross Road, Horam	Horam	Not deliverable or developable
933/3150	Land at Oast Lodge, Maynards Green Road, Maynards Green	Maynards Green	Not deliverable or developable
960/3030	Clearview Farm, Chiddingly Road, Horam	Horam	Developable
1054/3030	Oakhurst House/Studio, A267, Horam	Horam	Not deliverable or developable
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	Site with extant planning permission
1058/3030	Thorpe Gardens, Little London Road, Horam	Horam	Not deliverable or developable
1059/3030	Land adjacent Burlow Cottage, A267, Horam	Horam	Not deliverable or developable
1060/3030	Land at Laundry Lane, Horam	Horam	Not deliverable or developable
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	Horam	Deliverable
1063/3030	Marle Green Farm, Horebeech Lane, Horam	Horam	Not deliverable or developable
1064/3030	Two Oaks, Chiddingly Road, Horam	Horam	Site with extant planning permission
1120/3030	Highlands Farm, A267, Horam	Horam	Not deliverable or developable
1171/3030	Land east of Horam Road, Horam	Horam	Not deliverable or developable
1172/3030	Land at Chestnuts Farm, Horebeech Lane, Horam	Horam	Not deliverable or developable
1173/3030	Land at Burlow, A267, Horam	Horam	Not deliverable or developable
1193/3030	Land east of Chiddingly Road, Horam	Horam	Site with extant planning permission
1203/3030	Land south of Horam, A267, Horam	Horam	Not deliverable or developable
1248/3030	Windrush, Marle Green, Horam	Horam	Not deliverable or developable
1249/3030	Land lying to the South of Horebeech Lane, Horam	Horam	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
117/3030	Manor Farm Bungalow Site, Discovery Way, Horam	Horam	0.35	The site is too small to achieve the minimum number of dwellings for the assessment.
302/3030	The Old Surgery, Vines Cross Road, Horam	Horam	0.2	The site is too small to achieve the minimum number of dwellings for the assessment.
598/3030	Land at Flintstones, Manor Road, Horam	Horam	0.15	The site is too small to achieve the minimum number of dwellings for the assessment.
612/3030	Hazel House, The Avenue, Horam	Horam	0.27	The site is too small to achieve the minimum number of dwellings for the assessment.
769/3030	Land at Hollinwood, Little London Road, Horam	Horam	0.18	The site is too small to achieve the minimum number of dwellings for the assessment.
801/3030	Glenside/ Homelands, Lower High Street, Horam	Horam	0.25	The site is too small to achieve the minimum number of dwellings for the assessment.
824/3030	Land at Orchard House, The Avenue, Horam	Horam	0.05	The site is too small to achieve the minimum number of dwellings for the assessment.
838/3030	Glenrosa, Vines Cross Road, Horam	Horam	0.11	The site is too small to achieve the minimum number of dwellings for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

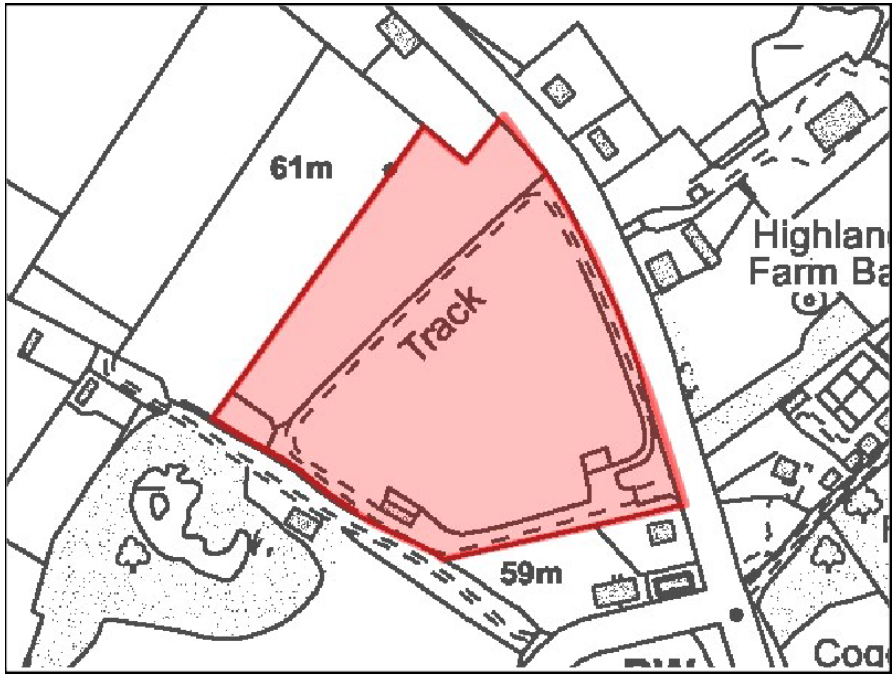
Site reference	Address	Settlement	Planning Permission Details
449/3030	Land south side of Horebeech Lane, Horam	Horam	This site was granted outline planning permission for 38 (net) dwellings on appeal under planning reference WD/2021/2356/MAO. The site was also granted reserved matters pursuant to the outline under planning reference WD/2023/1585/MRM, which has not yet started and will run until January 2026
830/3030	Land at Cauldavon, Horebeech Lane, Horam	Horam	The site, excluding the existing residential dwelling, was refused outline planning permission for 46 (net) dwellings under planning reference WD/2022/1694/MAO, but was subsequently allowed at appeal. Reversed matters are due by April 2026

Site reference	Address	Settlement	Planning Permission Details
889/3030	Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, Horam	Horam	WD/2022/1694/MAO - 46 (net) dwellings (allowed at appeal, with reversed matters due by April 2026).
911/3030	Horeham Flat Farm, Chiddingly Road, Horam	Horam	WD/2022/1899/MAJ - 41 (net) dwellings (with SHELAA site 1057/3030)
1057/3030	Phase 2, Horeham Flat Farm, Chiddingly Road, Horam	Horam	WD/2022/1899/MAJ - 41 (net) dwellings (with SHELAA site 911/3030)
1064/3030	Two Oaks, Chiddingly Road, Horam	Horam	WD/2020/0950/MAO - 24 (net) dwellings. A reserved matters application WD/2025/2289/MRM was submitted in October 2025.
1193/3030	Land east of Chiddingly Road, Horam	Horam	WD/2020/2667/MAO - 22 (net) dwellings. WD/2024/2818/MRM - reduced housing provision to 18 (net) dwellings.

Sites wholly or mainly within an area of absolute constraint

None

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 024/3030
Site Address: The Old Nursery, North Street, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 2.29

The site comprises of a single field used previously as a nursery located to the west of the A267, between Hailsham and Horam. There are isolated sporadic residential properties to the north, east and south with agricultural land to the west in the wider landscape. The site is situated in an isolated location, remote from local services/facilities and disconnected from the urban boundary of Horam, with no footpaths to the village along the A267. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development, due to the mature field boundaries and woodland that results in an enclose character for the majority of the site. Therefore, development would be out of keeping with and would have an unacceptable impact on the character and appearance of the landscape. There is no potential to create a suitable vehicular access onto the A267 due to the road alignment, speed of the road and reduced visibility.

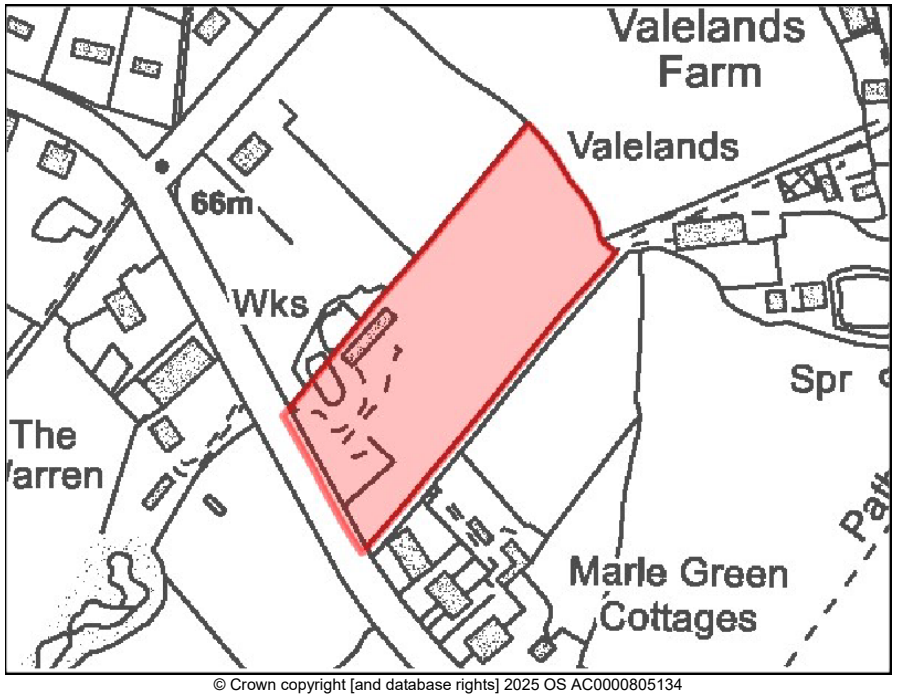
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 075/3030
Site Address: Land adjacent to Marle Green Cottages, Horebeech Lane, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 1.09

This site lies to the north of Marle Green (road), to the east of Horam, besides Marle Green Cottages. The southern part of this site was granted planning permission for 2 (net) dwellings under planning reference WD/2019/2184/FA and have now been built. The northern portion of the site is currently undeveloped agricultural land. The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity to residential development and highly sensitive for commercial/industrial development. Given the rural nature of Marle Green and the linear form of development in this location, it is not considered that backland development in this location is appropriate given the rural character of the area. Due to the configuration of the two dwellings constructed on site, the site can no longer achieve a suitable vehicular access from Marle Green and is therefore considered unsuitable for further residential development.

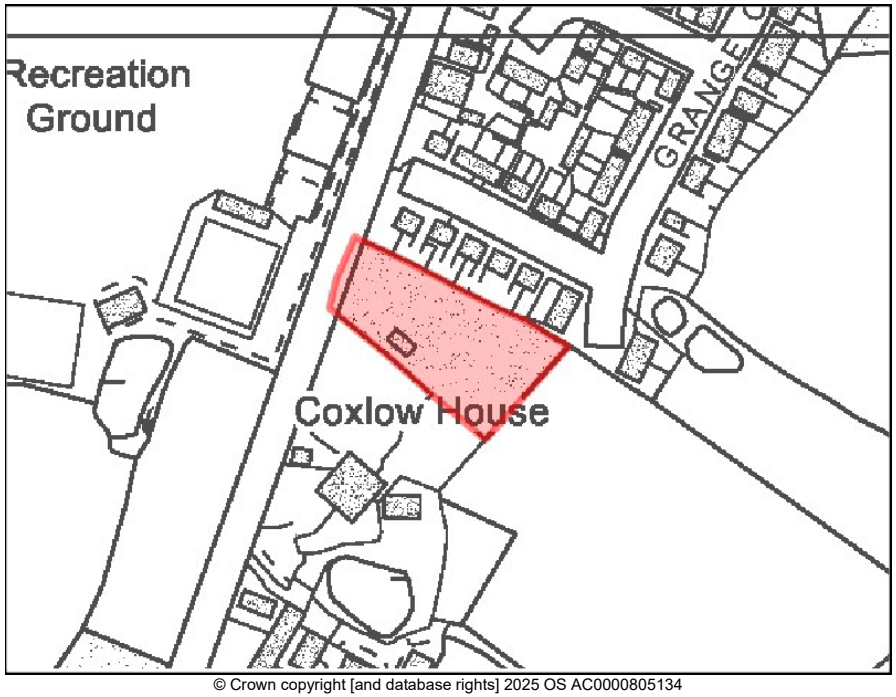
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 123/3030
Site Address: Land adjoining Coxlow House, A267, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 0.41

The site comprises a small piece of agricultural land largely covered by semi-mature trees to the south of Horam and to the east of the A267. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development. The site is well contained within the landscape and development would have a limited impact on the wider landscape, although any scheme should be carefully designed to minimise the impact of development on the residential amenity of adjacent dwellings along Grange Close to the north. A transport assessment will be required to establish whether a suitable vehicular access can be achieved for the site. Access is currently considered unsuitable for the site in isolation, and the site does not benefit from sufficient connectivity to the village and bus stops and nor would these improvements be delivered for the scale of development as set out, if developed in isolation. The noise generated from the adjacent A267 will require mitigation as part of the design and layout of any scheme. This site may come forward as part of a comprehensive development with neighbouring SHELAA sites, which form land at Coxlow Farm to the east, and the land could be used as a main vehicular access point to the wider land beyond (including adjoining land at SHELAA reference 875/3030). Therefore, the site's development would need to form part of a comprehensive development with neighbouring SHELAA site, land at Coxlow Farm (reference 875/3030) to the east as insufficient details have been submitted to show this can be achieved in isolation.

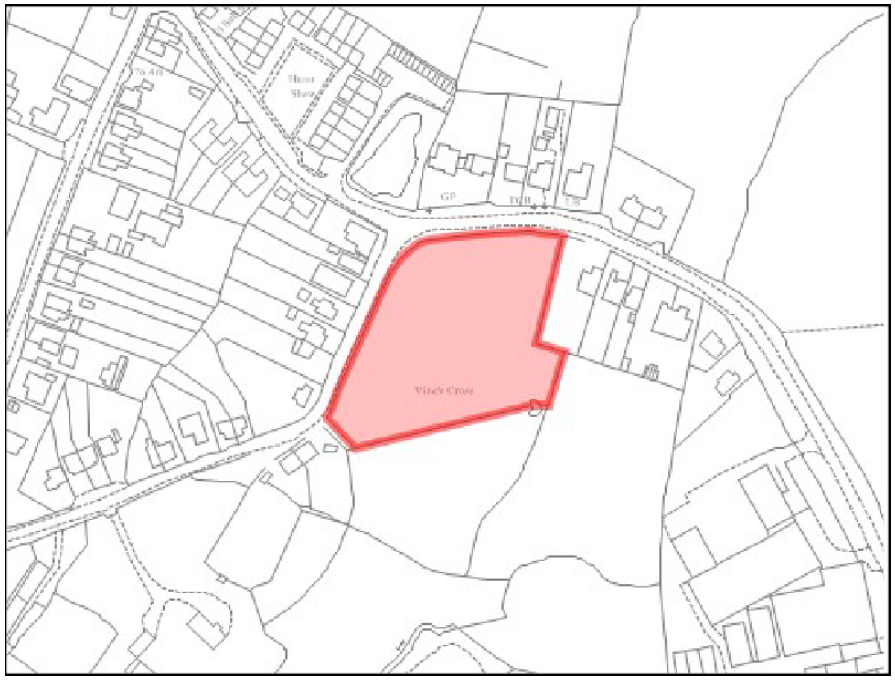
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 196/3320
Site Address: Foords Farm, Foords Lane, Vines Cross
Settlement: Vines Cross
Parish: Horam
Site Area (ha) Gross: 0.67

The site comprises a small field in equestrian use located to the east of Vines Cross and to the south of Foords Lane. The village of Vines Cross has limited amenities, services and access to public transport and is therefore considered remote in sustainability terms. The site is situated within the High Weald National Landscape and the Landscape Sensitivity Assessment 2023 states the site is moderately sensitive to residential development due to the enclosed character of the site with existing hedgerows and tree belts (particularly to the south) and existing housing in Vines Cross restricting any long-distance views. Nonetheless, the strong hedgerows and mature trees on the southern boundary and its rural character increases sensitivity somewhat. The site was refused full planning permission for 15 (net) dwellings under planning reference WD/2022/0257/MAJ. This was due to its unsustainable location and the scheme representing a substantial and unacceptable change of character to the landscape at edge of the village. Vines Cross is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

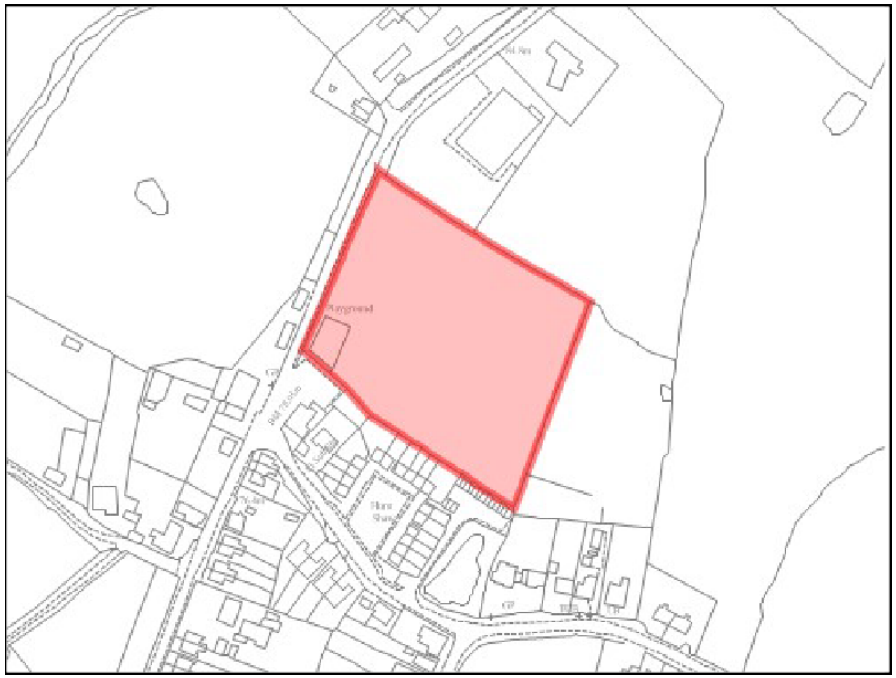
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 239/3320
Site Address: Land adjacent to The Brewers Arms, Netllesworth Lane, Vines Cross
Settlement: Vines Cross
Parish: Horam
Site Area (ha) Gross: 1.38

The site comprises of The Brewers Arms Public House, the associated car park and large green field located at the northern edge of Vines Cross. The site has an existing vehicular access from the C406 (Nettleworths Lane); however, this road is very narrow and provides no scope to improve pedestrian linkages to the centre of the hamlet, which is in any case, remote in terms of nearby services, amenities and public transport. The site lies wholly within the High Weald National Landscape and has a relatively sloping topography (from north to south) and is prominent within the wider landscape. The development of this site would have an unjustified impact on the character and appearance of the landscape surrounding the settlement. Vines Cross is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

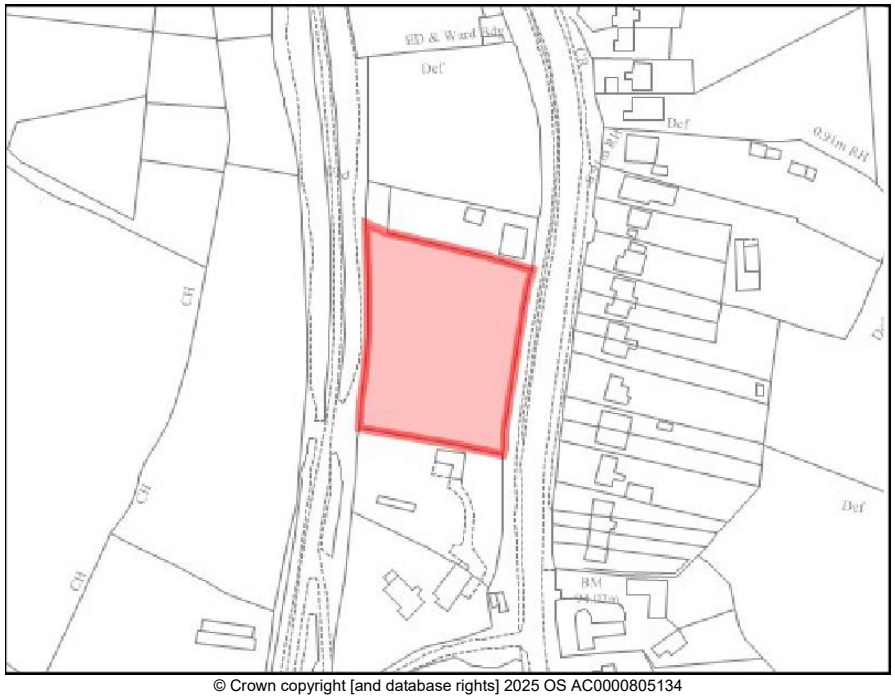
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 244/3150
Site Address: Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green
Settlement: Maynards Green
Parish: Horam
Site Area (ha) Gross: 0.36

The site comprises of agricultural land located between the Cuckoo Trail to the west (which is a public right of way) and the B2203 to the east. The site is well related to the linear development in Maynards Green, both north and south of the site and development should not have an adverse impact on the character and appearance of the wider High Weald National Landscape. The 2026 Landscape and Visual Appraisal conisders the site to have moderate sensitivity to small-scale residential development, a moderate expression of the core components of charcter of the National Landscape and that development would have a likely moderate impact on them. The Apprasial concludes that moderate harm from development would result, due to the reduction of the green gap west of the B2203 and effects on the experience of the Cuckoo Trail, however, these impacts could be effectively mitigated through site layout and buffers. Any development should be located in the east of the site along the B2203, to retain the linear settlement pattern of Maynard's Green. A number of mature hedgerows are present on site, particularly along the eastern boundary. A new vehicular access would need to be created to serve any development as there is currently only a field gate, but this would appear to be possible directly onto the B2203, where good visibility exists. However, Maynards Green is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, rersidential development in this location is not considered to be suitable on sustainability grounds.

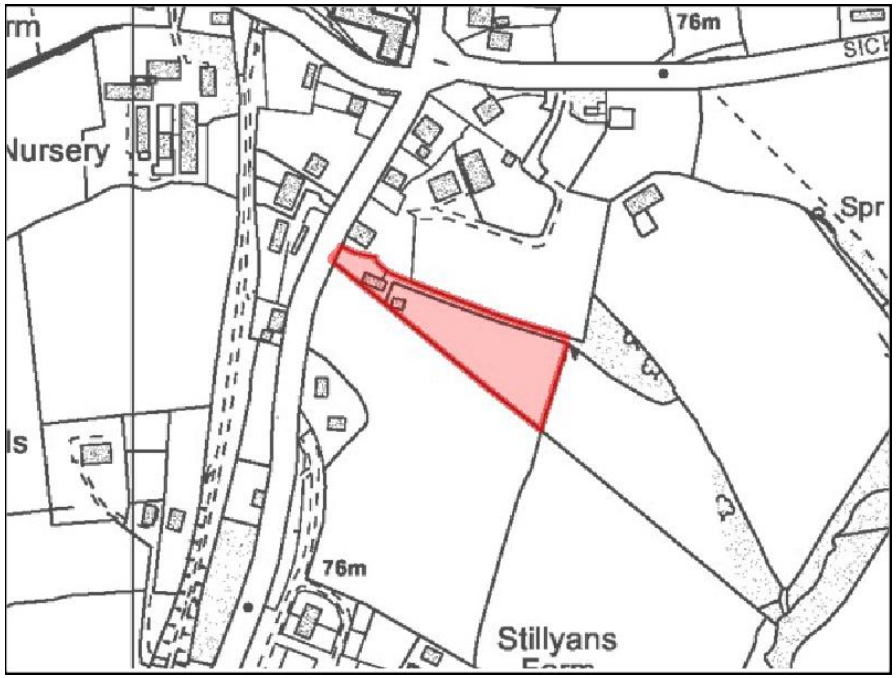
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 351/3150
Site Address: Land at South Lodge, B2203 Maynards Green
Settlement: Maynards Green
Parish: Horam
Site Area (ha) Gross: 0.49

The site comprises of a residential dwelling and garden located to the east of the B2203 near to the centre of Maynards Green. The site is situated within the High Weald National Landscape and is located within the Wider LCA 6E assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. The site, if development were to come forward, would have to be backland development that would be out of character with the existing development that fronts onto the B2203 and would not conform with the development pattern of Maynards Green. The northern boundary of the site is formed of mature trees that are protected by a group Tree Protection Order (TPO). It is therefore considered that new housing development in this location would have a detrimental impact upon the character and appearance of the high-quality landscape that surrounds Maynards Green to the south and would be an illogical expansion of the settlement. Maynards Green is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

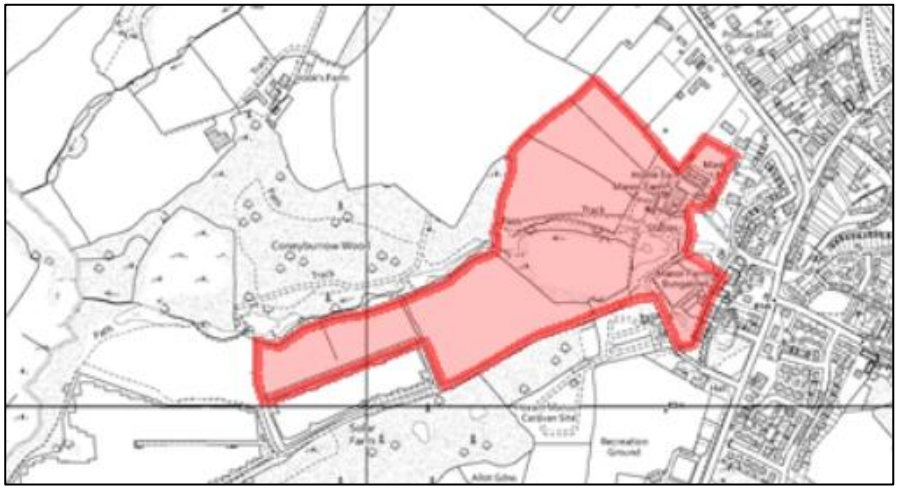
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 499/3030
Site Address: Land at Horam Manor Estate, A267, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 15.48

The site lies close to the centre of Horam, set back from the A267 that lies to the north and east, behind an area of modern light industrial units, which have recently been demolished and replaced with a new housing scheme that aligns with the A267 to the east. The site comprises a historic farmstead and associated farm buildings, temporary buildings, a sand school, tracks, yards, some commercial premises and agricultural fields. The 2023 Landscape Sensitivity Assessment states that a small eastern part of the site is moderately sensitive to new residential development, with the remaining majority of the site being moderately to highly sensitive to residential development. The surrounding area has a strongly distinctive sense of place, encompassing ancient woodland, mature native field trees and stream corridors; coupled with high overall landscape value. The site has poor screening on the northern boundary, resulting in far reaching views available over the wider landscape including the wider High Weald National Landscape. A Grade II listed building, Manor Farmhouse, lies to the east of the site and would be fully exposed to any new development, which increases sensitivity. Development on the site is likely to be visible from Hook's Farmhouse, a grade II building, which although is some distance away to the west benefits from an open setting onto the surrounding countryside. The Heritage Impact Assessment 2026 conisders that as rural land in the near distance, the site makes a minor contribution to the wider landscape setting of Hooks Farmhouse and that the semi-rural setting has already been degraded due to twentieth and twenty-first century residential development. However, the site makes a strong contribution to the setting of Horam Manor Farmhouse and Stables (Grade II listed) as it would have always sat within a rural landscape and continues to sit within a semi-rural setting. The HIA concludes that development on the site would have a considerable impact on the immediate setting of Horam Manor Farmhouse amd could erode the wider landscape setting of Hook's Farmhouse, although the considerable distance between the site and this asset mean that any impact would be minor. The introduction and retention of a border of trees along the site's eastern and western edges would help retain the rural and agricultural feel of the assets within their historic environment and harm could be further mitigated through reusing the barns around the farmhouse, planting, design and appropriate landscaping. Trees and hedgerows, including ancient woodland, surround and cross the site which would reduce the developable area and likely increase sensititivty.The site host two ponds to the east and west between ancient woodland parcels. A new vehicular access to the site would be required and would need to be accessed through the estate road to the Merrydown development to the east of the site that may not be suitable for residential uses proposed. Notwithstanding the above, if the site was to be developed for residential purposes, the loss of employment land would need to be considered against the policies of the Wealden Local Plan. It is considered that the demolition of this existing, historic farmstead and its uses would be detrimental to the rural character of the area (including ancient woodland), as well as impacting the setting of the adjacent listed building. Overall, development would have an unjustified impact on the rural character and appearance of the landscape, and would represent an encroachment into the open countryside that would contrast significantly with the existing settlement pattern in this location.

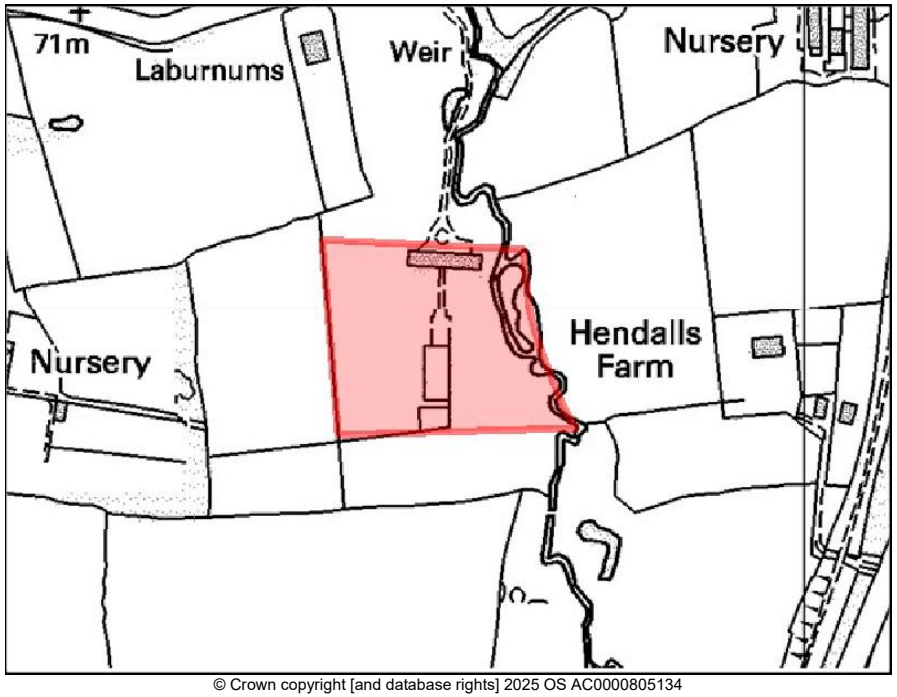
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 555/3030
Site Address: Woods Place, West Street Lane, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 1.47

The site comprises of a residential dwelling and garden in the countryside to the north of Horam and to the west of the B2203. The eastern boundary of the site is within Flood Risk Zone 3, which precludes residential development on this part of the site. The site is situated in an isolated location, remote from public transport, local services and facilities as well as being visually and functionally separated from Horam. The site is wholly within the High Weald National Landscape and therefore housing development would be out of keeping with and have a detrimental impact upon the character and appearance of the high-quality landscape which surrounds the north of Horam. As submitted, the site also has no suitable vehicular access, as the approach to the existing dwelling from West Street Lane is a narrow, single lane, rural road with no pedestrian connectivity to Horam.

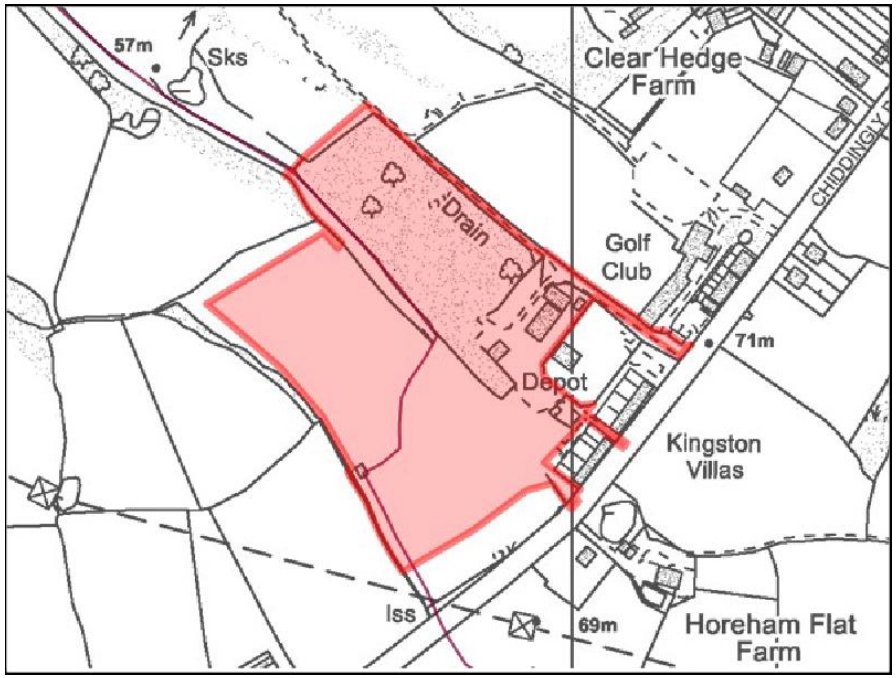
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 2 3 L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 614/3030
Site Address: Land at The Old Brickyard, Chiddingly Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 4.69

The site comprises a number of fields containing trees and scrub to the southwest of Horam and to the west of Chiddingly Road. The central part of the eastern field comprises of mixed-use light industrial units and associated hardstanding, whilst the southwestern part of the site comprises a small number of buildings associated with equestrian uses and fields. Ancient woodland bounds the sites northwestern boundary. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. The frontage of the site adjoining Chiddingly Road comprises of a strong tree belt, which marks the end of the built form along Chiddingly Road, some of which are subject to a Tree Preservation Order. The site benefits from existing vehicular accesses to the site for employment uses, however, a transport assessment would be required to determine their ability to serve further development. The development of the western fields of the site would have a significant visual impact, given the lack of screening and panoramic views over the wider landscape to the north and this confirmed in the 2023 Landscape Sensitivity Assessment. The majority of the eastern portion of the site (behind the existing depot) is heavily covered by existing trees and vegetation, the removal of which would have an unjustified impact on the wider landscape and potentially ecology on site. Given the sensitive landscape and ecological constraints to the site, it is considered unsuitable for development. The eastern part of the site (as well as the frontage along Chiddingly Road) was refused outline planning permission for 65 dwellings under planning reference WD/2017/1727/MAO for a number of issues raised above in terms of ecology, ancient woodland and highways. These issues are noteworthy given the location and constraints on site and make residential development unsuitable. Employment development is considered unsuitable as the suitability of the existing access' needs to be assessed, and a transport assessment is required to determine the existing access' ability to serve further development. In addition, the removal of the existing trees and vegetation, at eastern portion of the site (behind the existing depot), which is also designated Priority Habitat Woodland, would have an unjustified impact on the wider landscape and potentially the ecology on site. Given the sensitivity of the landscape and ecological constraints to the site, an intensification of employment uses on site may not be considered acceptable.

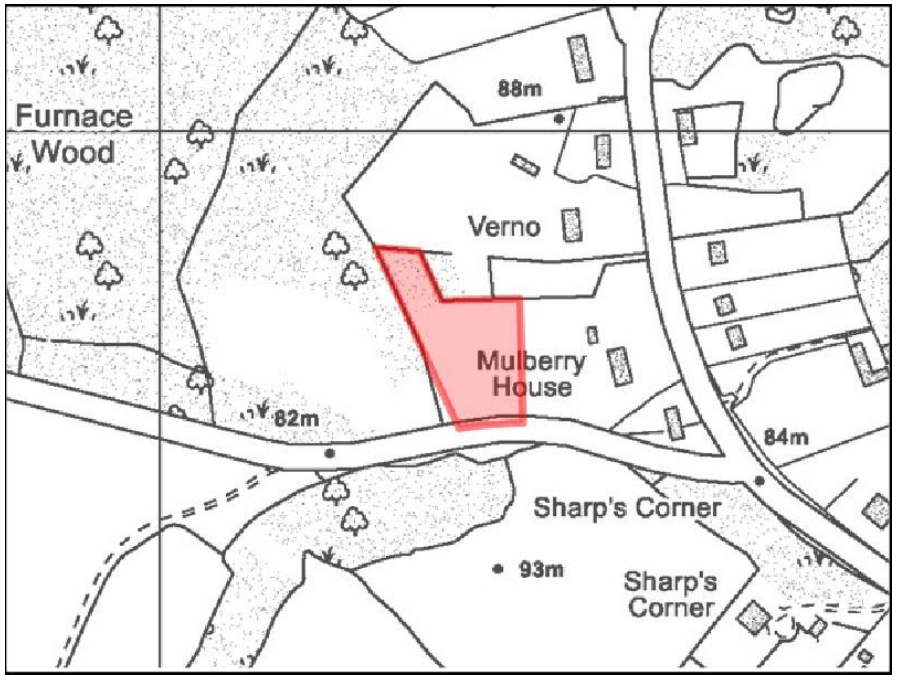
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 627/3030
Site Address: Land at Furnace Lane, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 0.52

The site comprises of vacant shrub land to the northwest of Horam and to the north of Furnace Lane. Ancient woodland bounds the site's western boundary and continues into the northwestern portion of the site. This site is situated in an isolated location, remote from public transport, local services and amenities as well as being visually and functionally separated from Horam to the southeast. The site is partially within the High Weald National Landscape and is located in a relatively open area that is adjacent to open countryside. The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development. It is considered that development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape, which surrounds the north of Horam.

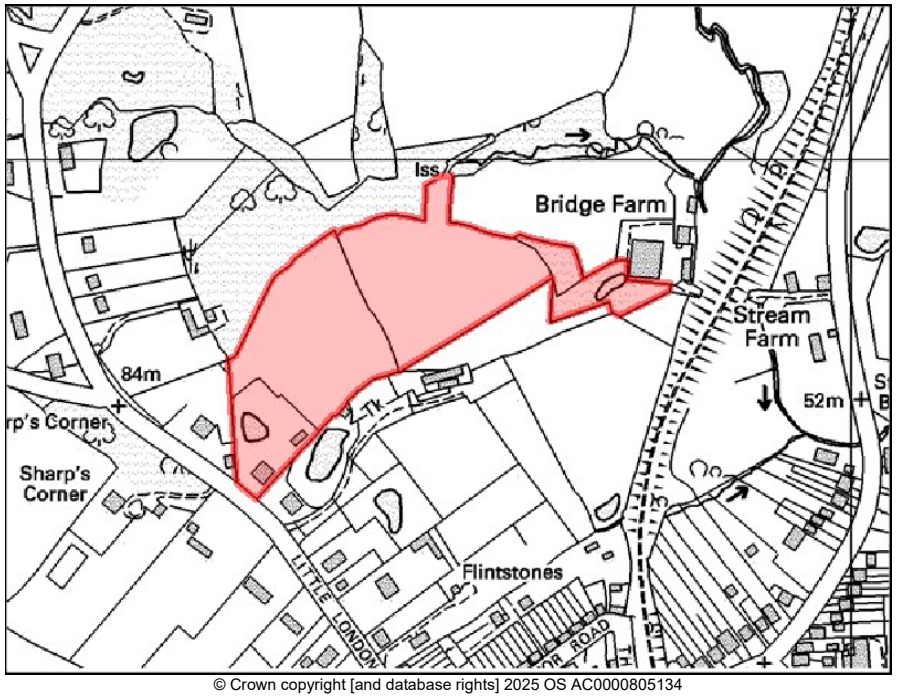
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	P

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 661/3030
Site Address: Land at Linda House, Little London Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 3.77

The site lies close to existing residential development along the A267 and comprises of two residential properties, a large pond with mature specimen trees and two small fields of grassland, which are bounded by thick shaws/hedgerows. A small amount of ancient woodland (Bridge Farm Shaw) covers the far eastern end of the site and also bounds the northern boundary. The site is almost wholly within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal considers the site to have a moderate to high sensitivity to small scale residential development due to the site containing many of the characteristics and components of character of the High Weald National Landscape, as well as being detached from the existing settlement edge of Horam. The site is an assart on an incised stream valley, containing, and enclosed by, ancient and priority habitat woodland and shaws. However, the site does not contain any historic features, and is adjacent to ribbon development along Little London Road extending from the undefined settlement edge, reducing its sensitivity somewhat. Although the south of the site, closest to Little London Road, is outside of the High Weald National Landscape, development in the south of the site would have an impact on the adjacent National Landscape. The 2026 appraisal considers the site to have a strong expression of the components of character of the National Landscape due to the sloping landform; the presence of a pond; the inclusion of and enclosure by Bridge Farm Shaw ancient woodland; the internal shaw field boundary; grazed pastures; the irregular assart field pattern; and forming part of a landscape with dark skies. It judges that development would have a high impact on the landscape and visual qualities/features that define the National Landscape. The western part of the site was refused planning permission for 34 (net) dwellings under planning reference WD/2021/2458/MAJ at appeal in August 2023 owing to the impact on the High Weald National Landscape that would result in the loss of open land on site and cause significant harm to the designated area. The site is considered unsuitable on landscape grounds.

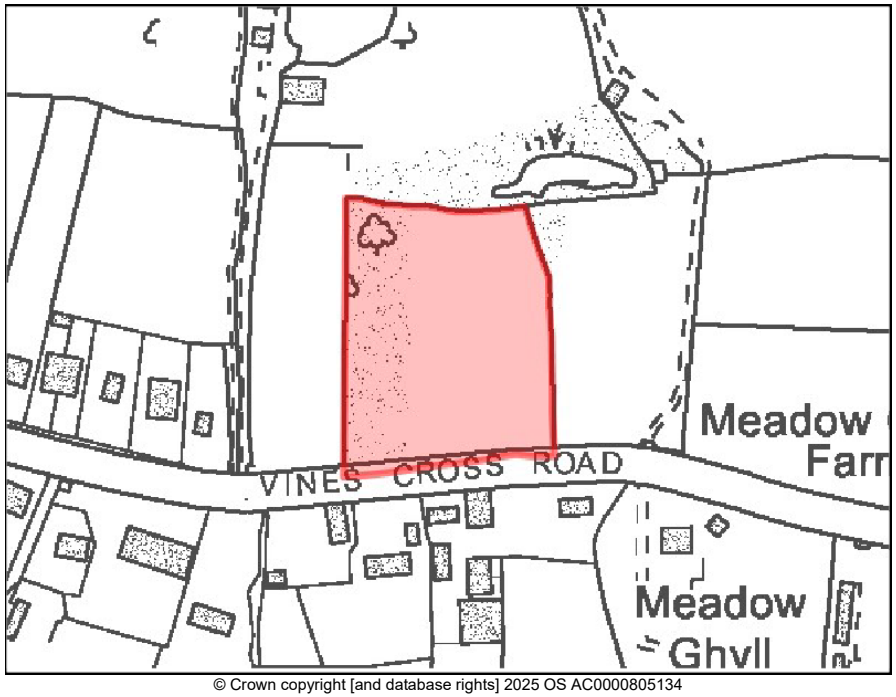
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 670/3030
Site Address: Land at Diamonds Field, Vine Cross Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 0.98

The site comprises of greenfield land to the east of Horam and to the north of Vines Cross Road. This site is situated in an isolated location, remote from public transport, services and amenities, and the site is functionally and visually separated from either Horam or Vines Cross. The site is wholly within the High Weald National Landscape designation and is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development. It is considered that development would have an unjustified impact on the rural character and appearance of the landscape to the northeast of Horam, owing to the extensive mature vegetation on site, including mature hedgerows and listed buildings opposite the site that would be impacted by development. There are no pedestrian links available to Horam, nor sufficient width of highway to provide the potential to locate them. There is also limited capacity on surrounding narrow country lanes to accommodate traffic generated by new housing development in this location.

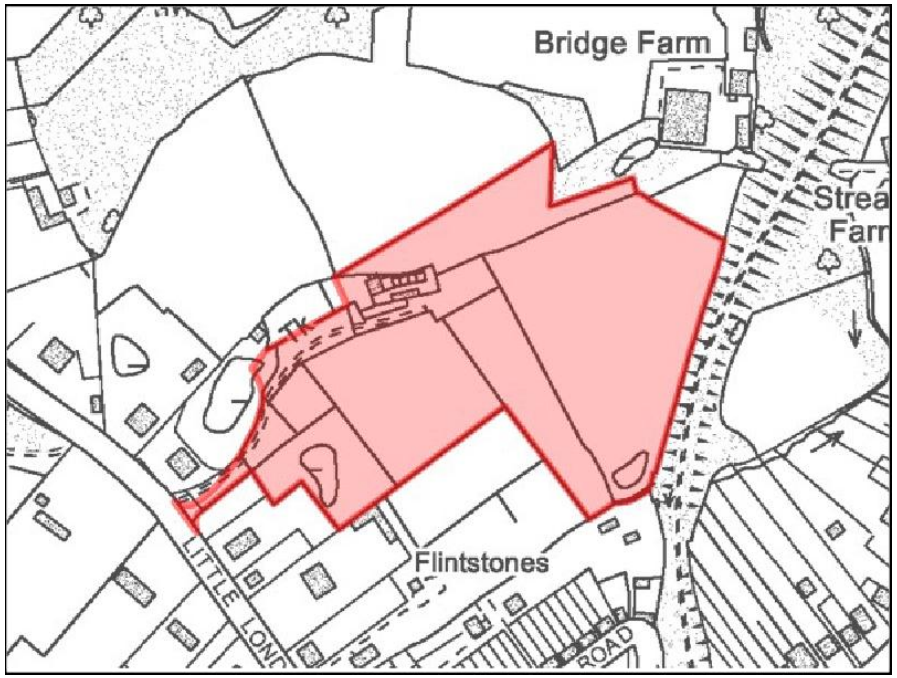
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 686/3030
Site Address: Land at Spiers Farm, Little London Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 4.08

The site is located to the north of Horam, set back behind existing residential properties and accessed via Little London Road to the southwest. The site comprises of a pond and a number of small fields, with one field lying adjacent to the woodland-lined Cuckoo Trail on the site's eastern boundary with both fields bounded by thick shaws/hedgerows. Ancient woodland bounds the site's northern boundary. There are some field barns/buildings within the site, which are currently used for equestrian grazing. The site is largely within the High Weald National Landscape and is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development. Development would have an unjustified impact on the rural character and appearance of the landscape due to the site's openness particularly to the east of the site and its topography that is sloping. The existing vehicular access is also unlikely to be suitable to serve residential development.

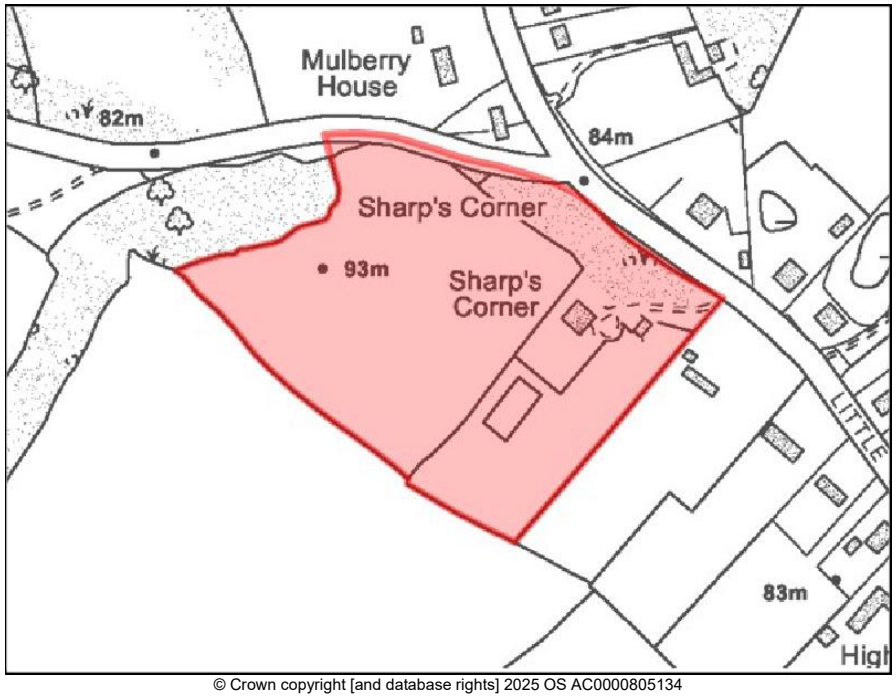
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 758/3030
Site Address: Land at Sharps Corner, Little London Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 4.39

The site comprises of a residential dwelling, garden and agricultural field located in open countryside to the north of Horam, adjacent to Furnace Lane and the A267 (Little London Road). Existing residential properties lie along the A267 adjacent to the site's southeastern boundary. Ancient woodland bounds the site's northwestern boundary. A public right of way crosses through the middle of the site in a north to south direction. The site's current vehicular access is from the A267; however, this would not be suitable to serve an increase in residential development on the site. It is unlikely that a suitable access could be achieved to the site, given the presence of the ancient woodland which severs the site from the A267. Although the site is not in the High Weald National Landscape, the area has been classified as being moderate to highly sensitive within the 2023 Landscape Sensitivity Assessment. The surrounding area has a strongly distinctive sense of place, encompassing ancient woodland, mature native field trees and stream corridors; coupled with high overall landscape value. The site has poor screening on the southern boundary, resulting in far reaching views available over the wider landscape including the wider High Weald National Landscape. Therefore, development would have an unjustified impact on the rural character and appearance of the landscape.

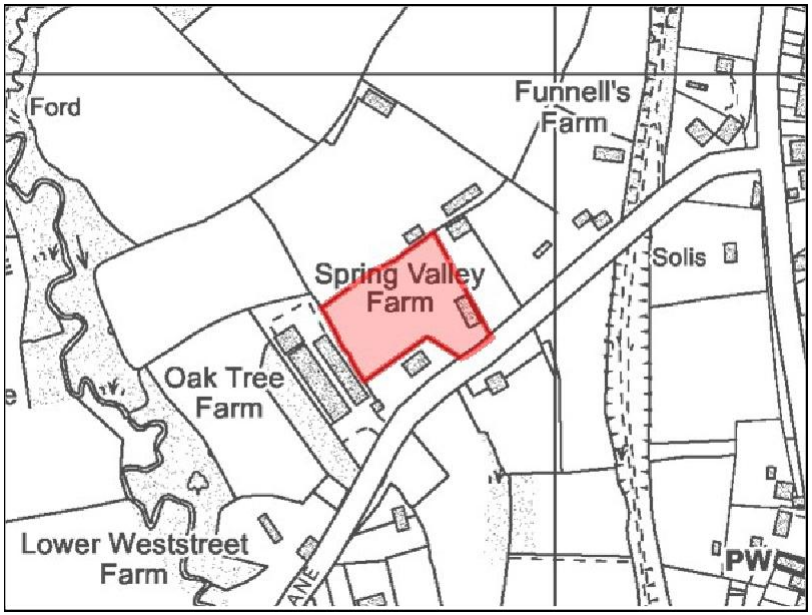
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 763/3150
Site Address: Land north of West Street Lane, Maynards Green
Settlement: Maynards Green
Parish: Horam
Site Area (ha) Gross: 0.59

The site comprises of grazing land located to the north of West Street Lane and to the northwest of Maynards Green. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Maynards Green. The site as submitted cannot achieve a satisfactory pedestrian linkage along West Street Lane to the limited services and facilities in Maynards Green. The site lies wholly within the High Weald National Landscape and is located within the Wider LCA 6E assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. The site is on steep slope and would be prominent within the landscape, albeit that existing mature hedgerows do enclose the site from the highway. Nonetheless, housing development would be unsuitable and out of keeping with the rural character and appearance of the landscape to the northwest of Maynards Green. Maynards Green is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

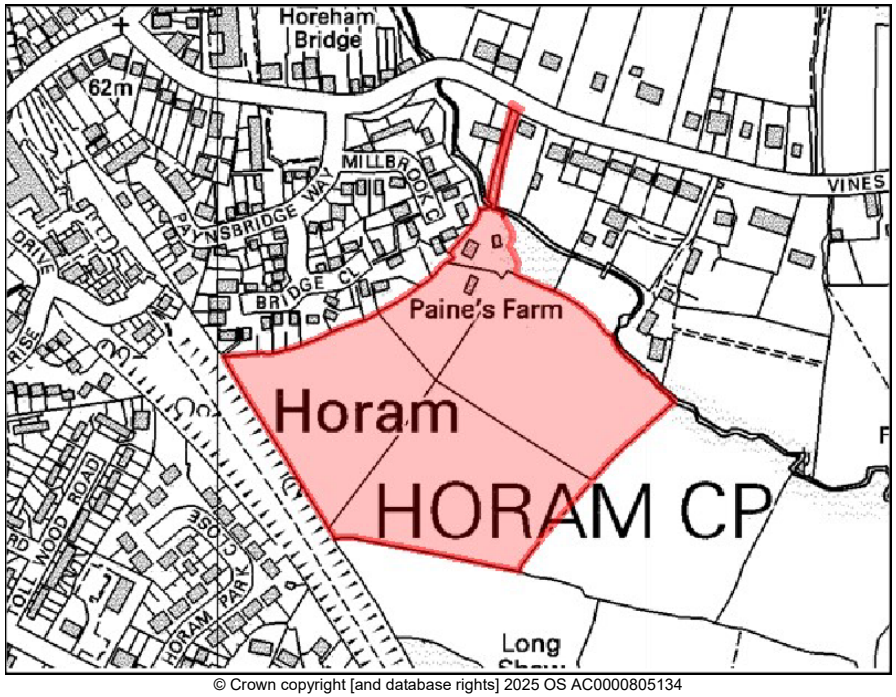
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability:
Employment Suitability:
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 832/3030
Site Address: Land at Paines Farm, Vines Cross Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 5.23

The site comprises of a residential dwelling, grazing land and agricultural buildings located to the east of Horam. The site is bounded by existing development to the north, the Cuckoo Trail to the west and the new residential development that is now completed (WD/2017/2651/MRM) to the south. There is a small stream that runs through the northern part of the site (through the existing access road), resulting in this portion of the site including the existing access being partially covered by Flood Risk Zones 2 and 3 and affected by pluvial flood risk, which precludes residential development in this location. Additionally, the current vehicular access from Vines Cross Road is not considered suitable as this is a narrow farm track which is incapable of being widened to provide a vehicular suitable access point. An alternative access would need to be identified using third party land. The site is severely constrained by its topography, as the two southern fields raise significantly southwards leading to a ridge. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development due to the prominent slope. The ridge provides long distance views which extend northwards across the High Weald National Landscape and therefore development would have an unjustified impact on the surrounding landscape.

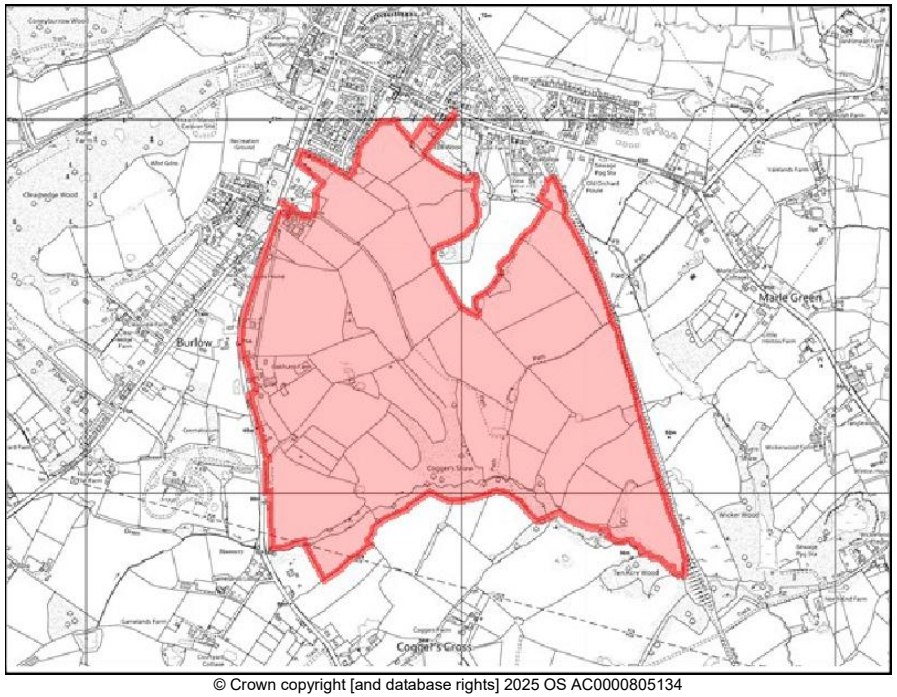
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 875/3030
Site Address: Coxlow Farm, Horam Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 86.36

This is an extensive site located to the south of Horam. The site is made up of farm buildings, woodland, grazing fields and a farmhouse. A significant area of ancient woodland is located on the western, southern and eastern boundaries of the site with a small proportion within the site. A suitable ancient woodland buffer would therefore be required as part of any development. A public right of way crosses through the southern portion of the site from north to south. The area provides good proximity to the centre of Horam as well as potential additional points of access and is considered to be suitable for residential development of a significant scale alongside adjoining SHELAA site 1172/3030. A transport assessment for any new vehicular access points to the site would need to be undertaken to establish that the local highway network can cope with new residential development of this scale. This may include a solution to the junction with the A267 and Chiddingly Road that would include a small roundabout and potential reduction in the speed limit in this location. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development overall. A further assessment of landscape impact of any detailed scheme will be required in due course. Development at the site would need to include landscape mitigation to visually contain the site, particularly towards its eastern boundary. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site. The public right of way that crosses through the southern portion of the site and leads to the Cuckoo Trail would need to be retained and enhanced to ensure pedestrian/cycle connectivity to Horam's centre and beyond. The focus of development should be located within the northern, northwestern and central parts of the site, which are less sensitive and relate better to the existing settlement and expansion along the A267. Further investigation should be undertaken to establish what remediation works may be required to resolve potential contamination issues arising from Coxlow Farm given its previous use. The site is located opposite the Wealden Crematorium to the west. The site could therefore bring a significant amount of residential development closer to the crematorium than was planned for when it was designed. Smoke, gases or fumes emitted from its chimney, have the potential to cause an adverse impact to future resident's air quality, especially when combined with other sources of pollutants. This could result in an adverse impact on residential amenity, requiring a site-specific Air Quality Assessment to be undertaken. The site is neighbouring the Horam Brickworks which is a safeguarded mineral site which would affect the developable area. A comprehensive development would need to incorporate new infrastructure facilities to enable the development and include other uses, such as employment, playing pitches and a primary school.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

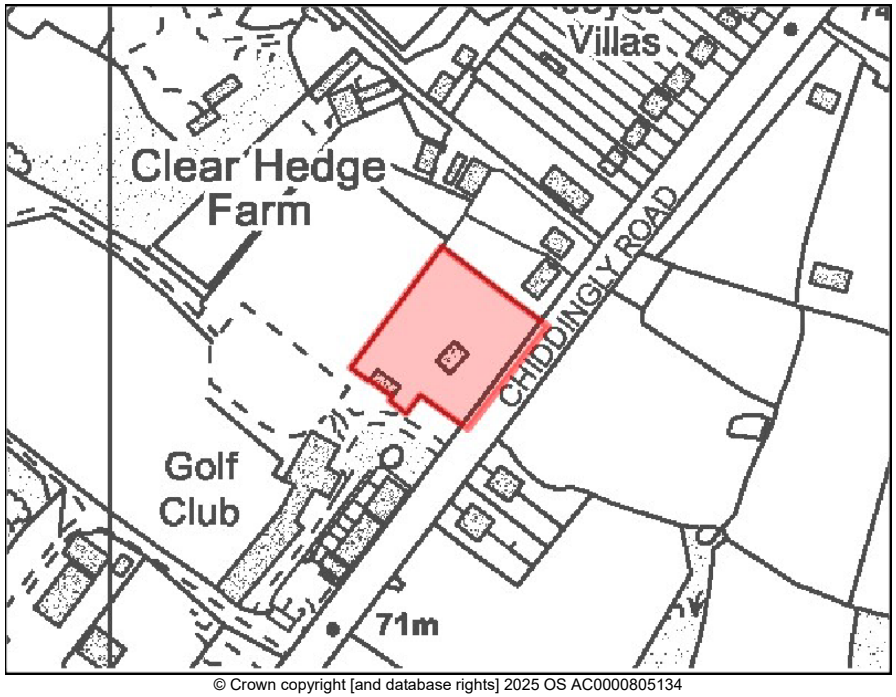
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	Partly	1 L M H	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 300	**Year 11+:** 450	**Total Capacity:** 750



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 920/3030
Site Address: Land at Great Easterfields, Chiddingly Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 0.35

The site comprises of a single residential dwelling and large garden located to the southwest of Horam and to the west of Chiddingly Road. The site is within good walking distance of Horam village centre and its associated facilities and services. The site behind the existing dwelling has been granted planning permission for 5 (net) dwellings under planning reference WD/2020/1746/O with access via the golf club and it is therefore appropriate to deliver new residential development in this location, subject to a new vehicular access from the Chiddingly Road being agreed. The existing value of the residential property and garden may be a barrier to development, however. The site is well screened in the wider landscape by existing hedgerows on site and these should be retained as part of any development. The site was refused full planning permission for 8 (net) dwellings under planning reference WD/2022/2705/F and the planning appeal was dismissed. The site was refused due to the compact design of the scheme; therefore, it is considered that a scheme with a smaller number of units would be supported in this location and the capacity has been adjusted accordingly.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

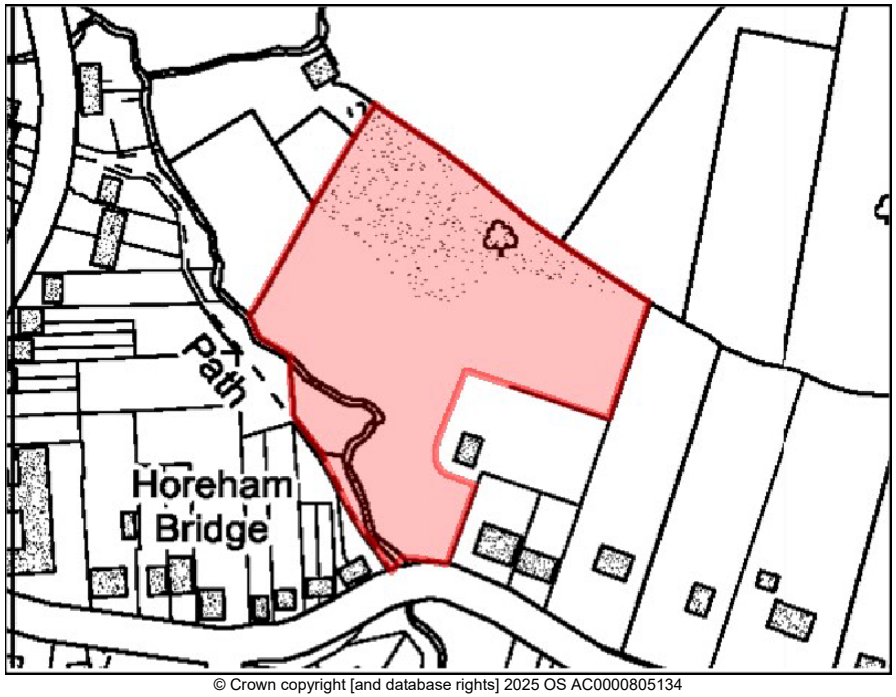
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 8	Year 11+:

Total Capacity: 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 925/3030
Site Address: Land at Dewbrook Farm, Vines Cross Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 1.71

The site comprises a small number of fields located to the east of Horam and to the north of Vines Cross Road. Approximately one third of the site, including the access, is located within Flood Risk Zones 2 and 3 and affected by pluvial flood risk, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. The site is covered by a large number of mature trees and there is an extensive group Tree Protection Order (TPO) within the site. The site is visible to the north from the High Weald National Landscape being on a relatively prominent slope and housing development would be out of keeping with the general rural character and appearance of the countryside. Owing to both the TPO and Flood Risk Zones 2 and 3 position at the front of the site (at Vines Cross Road), an alternative access would need to be identified using third party land. The part of the site to the west of the watercourse has been designated at a local green space with the Horam Neighbourhood Plan (LGS 28).

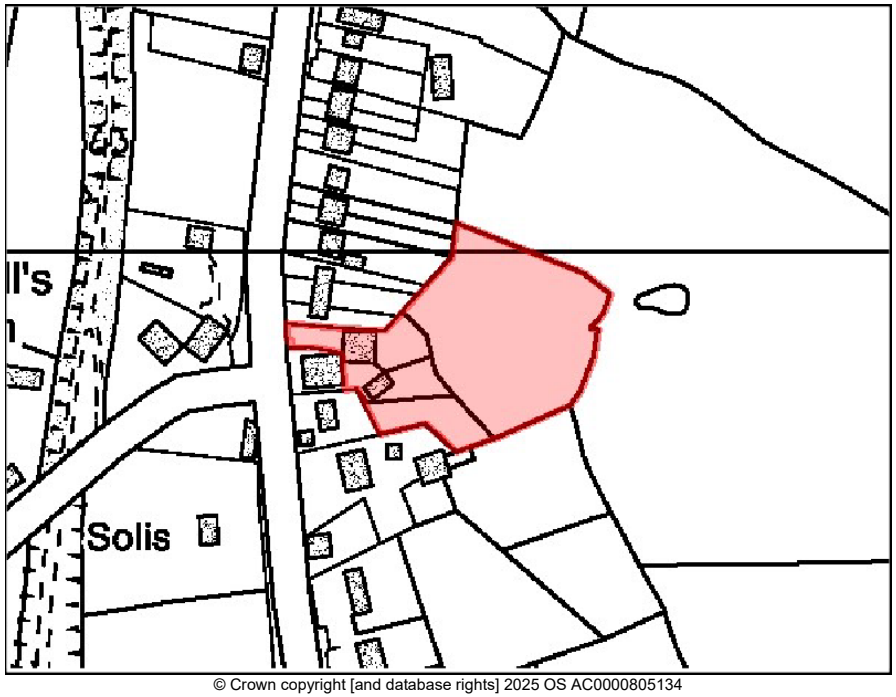
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 2 3 L M H	No	No	Partly	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 933/3150
Site Address: Land at Oast Lodge, Maynards Green Road, Maynards Green
Settlement: Maynards Green
Parish: Horam
Site Area (ha) Gross: 0.72

The site comprises of a single residential dwelling, garden and ancillary land located in Maynard's Green and adjacent to the B2203. Two Grade II listed buildings (Funnell's Farmhouse and West Street Farmhouse) lie in close proximity to the western boundary. The 2026 Landscape and Visual Appraisal considers the site to have a moderate to high sensitivity to development, a moderate expression of the core components of character of the National Landscape and that development would likely have a moderate impact on them, subject to mitigation. The Appriasl concludes that moderate harm from development would result, as there would be a loss of pasture and some erosion of the linear ridge settlement form. Any development would need to be located in the western part of the site to maintain the ridgeline settlement form and prevent encroachment down the slope. However, there would still be inevitable adverse impacts on the grazed pastures which would be lost, and an alteration of the settlement pattern of mostly single row dwellings along the B2203. Landscape buffering would be required to strengthen the eastern boundary of the site. However, Maynards Green is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

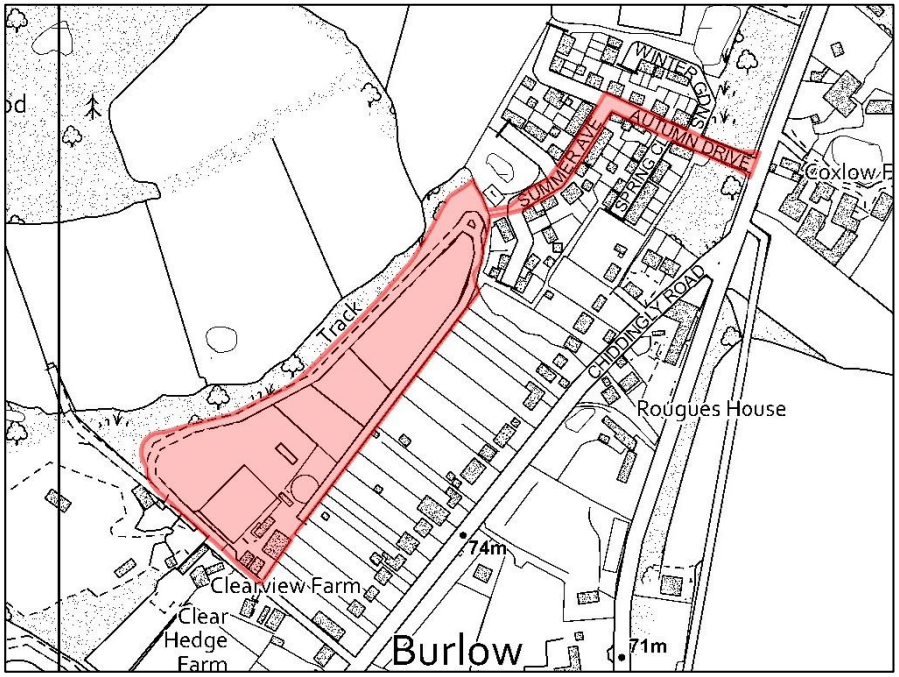
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 960/3030
Site Address: Clearview Farm, Chiddingly Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 2.52

The site is located on the southwestern fringe of Horam and comprises existing equestrian facilities and a number of small fields/paddocks. The site is located behind linear residential properties along the Chiddingly Road to the east. The site is bounded to the northeast by newly completed residential development, which gained full planning permission for 58 dwellings under planning reference WD/2017/2952/MAJ. Ancient woodland bounds the site to the west. Access has been secured via Summer Avenue to the north of the site, rather than via a narrow access track onto Chiddingly Road. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. The site is well contained within the existing landscape and benefits from extensive landscape buffering on the majority of its boundaries, with ancient woodland to the west, which should be retained and enhanced as part of any development. The site's southern and sections of the eastern boundaries require improved landscape screening to protect the residential amenity of existing dwellings. The site was refused planning permission for 64 (net) dwellings under planning reference WD/2021/0334/MAJ in part due to the vehicular access constraints from Chiddingly Road and not providing sufficient protection to the ancient woodland that sits adjacent to the site, and subsequently for 51 (net) dwellings under planning reference WD/2022/1781/MAJ, in part due to surface water drainage scheme and impact on ancient woodland and the vehicular access constraint. The scheme was also dismissed at appeal in August 2023. A reduced scheme (compared to the previous planning applications) is considered appropriate in this location, subject to resolving the vehicular access constraint.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	No

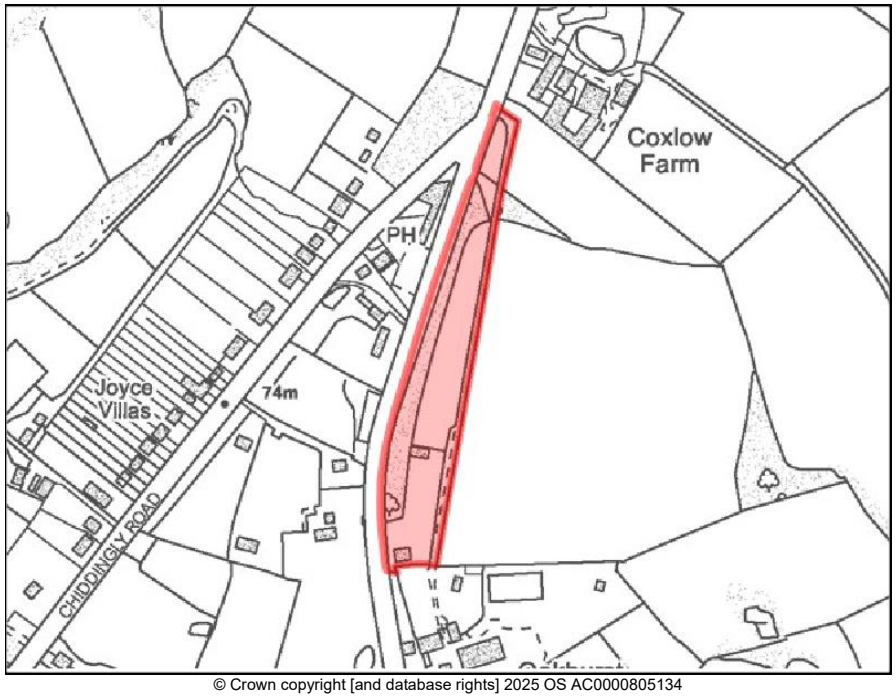
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 35	Year 11+:

Total Capacity: 35



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1054/3030
Site Address: Oakhurst House/Studio, A267, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 1.42

This is a narrow site comprising of an existing residential dwelling and garden, small studio/office space and amenity land on the southern outskirts of Horam aligned with and to the east of the A267. The development of this site as a single entity for residential development would not be suitable, given its narrow form and the requirement to provide a new vehicular access (the existing access is unmade and serves limited commercial and residential development), which would be difficult to achieve given the bend of the A267 in this location and the junction with the A267 and Chiddingly Road to the north of the site. However, if a Local Plan proposes large scale development of this area with SHELAA Site 875/3030 with associated infrastructure (including access), services and facilities then the site may be suitable for development. The 2023 Landscape Sensitivity Assessment states that the site's landscape is of moderately sensitivity to residential development, due to the presence of the A267 along the site's western boundary and its enclosure to the west due to mature hedgerows here. The site's location adjacent the A267 reduces tranquillity and decreases sensitivity. The site is well enclosed by existing vegetation, which should be retained and enhanced as part of any large-scale development, particularly the tree line on the site's western boundary with the A267.

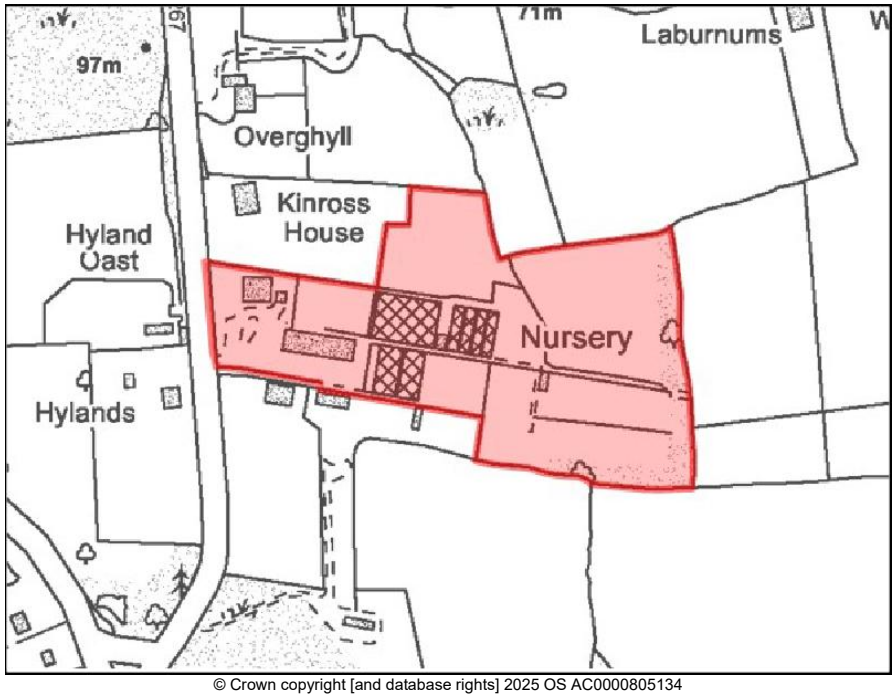
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1058/3030
Site Address: Thorpe Gardens, Little London Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 3.24

The site comprises an existing residential dwelling and horticultural nursery (with some retail use) to the northwest of Horam and to the east of the A267. A dwelling, Hylands, is Grade II listed and is located to the west of the site. The site is situated in an isolated location, remote from public transport and services and amenities, and is visually and functionally separated from Horam. The site has no pedestrian connectivity with Horam, and this is not possible in this location given the distance from the settlement and the current road alignment. In addition, the site lies wholly within the High Weald National Landscape, and new development would have an unjustified impact on the character and appearance of the surrounding landscape, particularly to the east of the site that is within the open countryside.

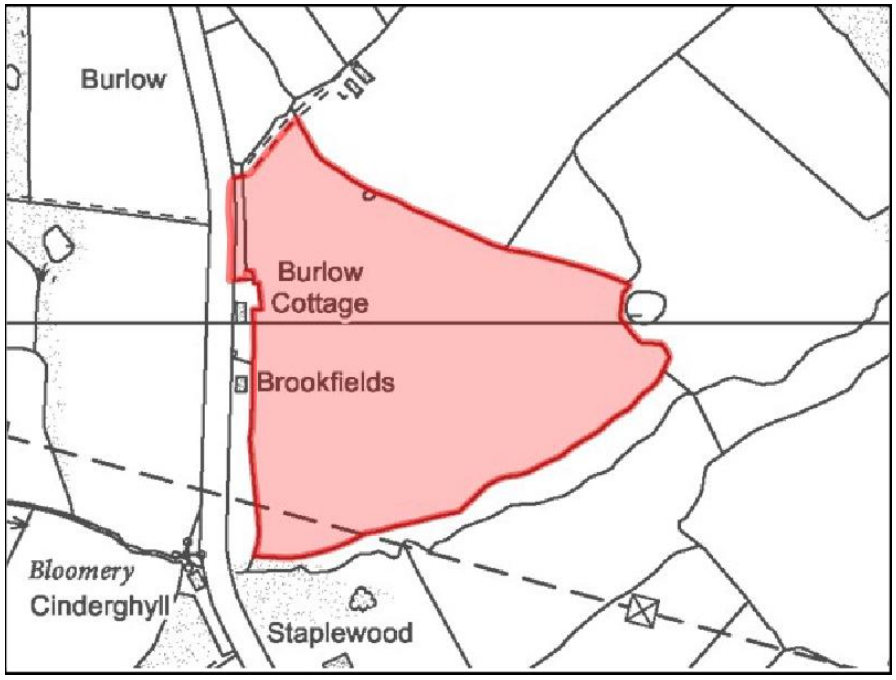
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1059/3030
Site Address: Land adjacent Burlow Cottage, A267, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 4.17

The site comprises a large field to the south of Horam and to the east of the A267 opposite the crematorium. The site is crossed by a large pylon line in the southwest corner, which may slightly reduce the site's developable area. The site is also bounded by a small parcel of ancient woodland to the south. To the west of the site is a handful of residential dwellings aligned with the A267 along a narrow strip of land at its western boundary, as well as mature tree screening in places. The northwestern corner of the site sits opposite the vehicular access to the crematorium. The development of this site as a single entity for residential/employment development would not be suitable, given its isolation and visual separation from the settlement of Horam and the services, public transport it provides. However, if the Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development; albeit, the A267 to west of the site decreases tranquillity and sensitivity. The site is well enclosed by existing hedgerows and trees belts, which would require retention and enhancement as part of any scheme, particularly along the southern boundary. If employment development was to be brought forward in this location as part of a new comprehensive development scheme, then a new access would be required, as well as a transport assessment confirming that a solution is possible with the A267. The residential amenities of dwellings on the western boundary of the site would also require protection and buffering.

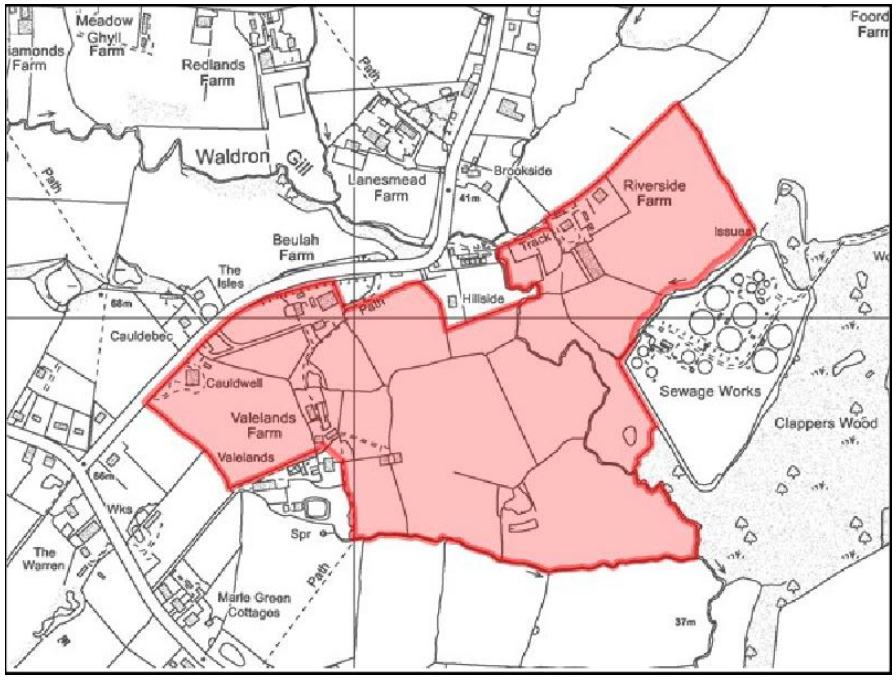
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1060/3030
Site Address: Land at Laundry Lane, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 22.27

This is an extensive site comprising of a number of farm buildings, residential dwellings and agricultural fields located to the east of Horam and south of Laundry Lane. A large eastern portion of the site is covered by Flood Risk Zones 2 and 3, which would preclude residential development in this location. Ancient woodland bounds the site's southeastern boundary. There are two public rights of way which pass north to south through the eastern and western portions of the site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to highly sensitive to residential development. The site's topography is gently sloping in the south and becomes more steeply sloped in the northeast part of the site, providing views across the High Weald National Landscape to the north of the site, which increases the landscape sensitivity of the area. Development in this location and of scale is considered unsuitable in this location and out of keeping with the general rural character and appearance of the countryside. The site is bounded by a sewage treatment works to the east, which would require odour mitigation measures as part of the design of any scheme. The site has several existing vehicular accesses to Laundry Lane; however, these are not suitable for the quantum of development envisioned. A new vehicular access would be required, and this would prove difficult in terms of providing visibility splays given the significant bend on Laundry Lane where the site connects with the highway.

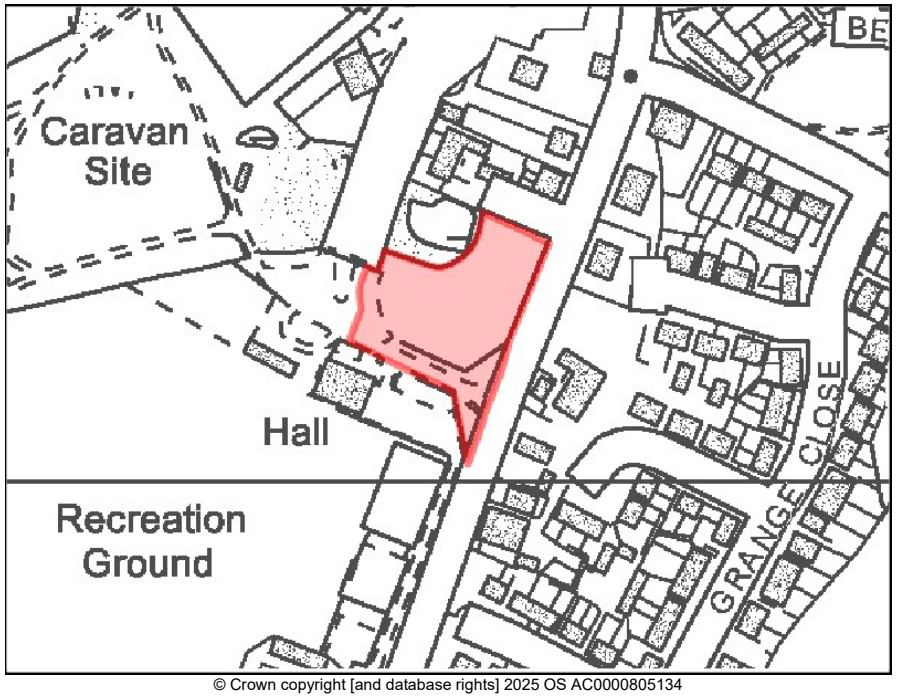
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1062/3030
Site Address: Land adjoining Discovery Way and Village Hall, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 0.42

The site comprises a small parcel of vacant land west of Little London Road (A267), close to Horam village centre. Although identified for habitat creation in the Horam Neighbourhood Plan, it occupies a highly sustainable location with good access to local services and facilities. The site is bounded by the former Merrydown Cider Factory redevelopment, now completed with 59 dwellings and 10 employment units. There is an existing pond on the site's northwestern boundary surrounded by a number of mature trees and both these features should be retained and enhanced as part of any proposed development. Further investigation will also be required to establish whether the noise generated from the employment units to the west requires mitigation as part of the schemes design. Given the presence of the pond and large levels of mature vegetation, further ecological investigation will also be required. The site is well screened on its boundaries, except the western boundary, which will require improved landscape buffering to separate residential development from the existing employment units. The site appears to be of low sensitivity to small-scale residential development due to its proximity to the A267 and surrounding land uses, including residential development and its development would be seen as a natural extension. Therefore, small-scale residential development is likely to be acceptable, subject to design/layout, the creation of suitable access, retention and enhancement of biodiversity features as well as necessary Biodiversity Net Gain, and the provision of appropriate landscape and noise buffering. Onreview of the available evidence, in particular the site size and density of neighbouring site, the site could accommodate further capacity above and beyond the 5 units identified in the previous iteration of the SHELAA, subject to creation of small scale units in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

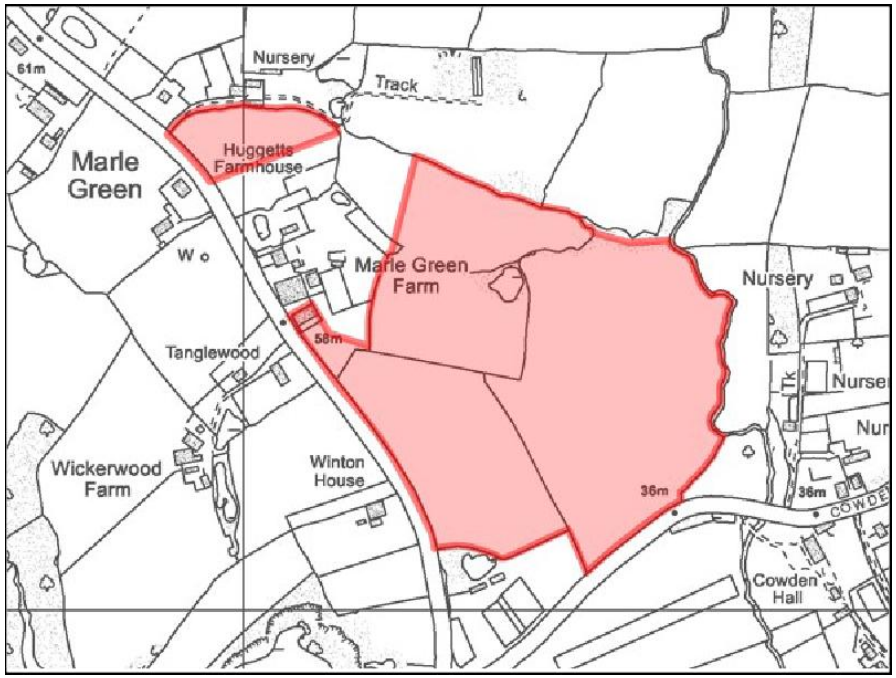
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: Yes	
Employment Suitability: Yes	
Availability: Yes	
Achievability: Yes	

Conclusion

Deliverable

DELIVERY	Year 1-5: 8	Year 6-10:	Year 11+:	Total Capacity: 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1063/3030
Site Address: Marle Green Farm, Horebeech Lane, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 11.02

The site comprises of a number of agricultural fields located to the southeast of Horam in Marle Green and is split into two separate parcels of land, both of which front onto Marle Green (road). Three Grade II listed buildings lie in close proximity to the site, therefore new housing development could have a detrimental impact on their setting, particularly Marle Green Farmhouse. A small amount of the eastern portion of the site lies within Flood Risk Zones 2 and 3 and at risk of pluvial flooding, which precludes residential development in this location. Ancient woodland extends into the centre of the site from the northeastern boundary. The site is situated in an isolated location and is therefore remote from local services, facilities and public transport in Horam. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderate to highly sensitive to development in part due to its undulating landform, the rural land uses, Marle Green Farm Shaw ancient woodland in the north and northeast and intact historic field pattern. Therefore, development on this scale would be unsuitable in this location and generally out of keeping with the rural character and appearance of the countryside in this location. Given the significant separation between the site and the urban boundary of Horam, this site is not considered as a logical extension to the settlement and along with sustainability and landscape reasons, is considered unsuitable for development.

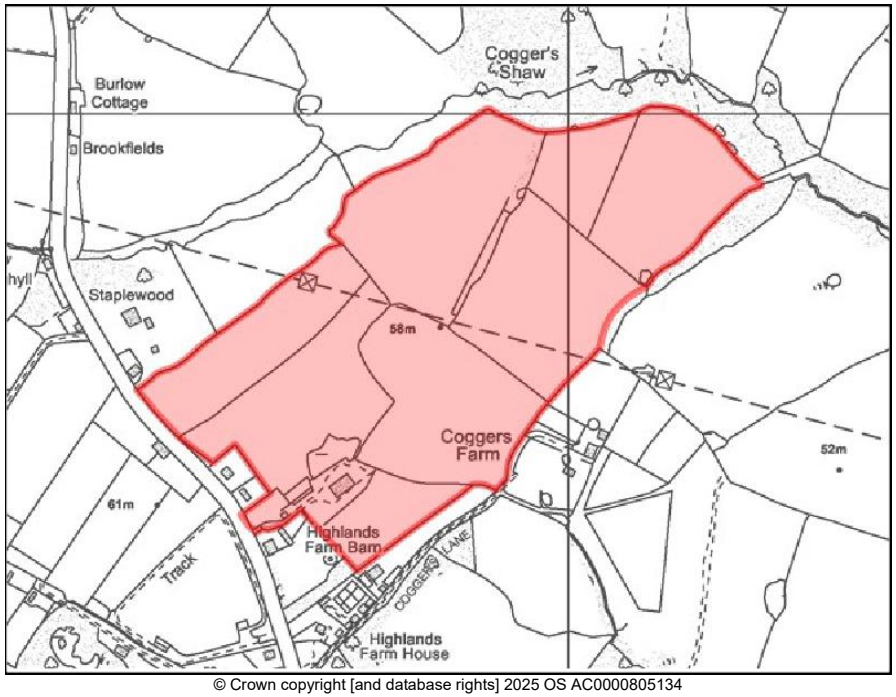
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1120/3030
Site Address: Highlands Farm, A267, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 15.31

This is an extensive site comprising of existing farm buildings and a number of large fields separated by belts of trees and hedgerows located in countryside to the south of Horam and to the east of the A267. A pylon line runs east to west through the centre of the site, with a large pylon present just inside the site's western boundary. A public right of way runs through the eastern portion of the site. Ancient woodland bounds the sites to the north and northeast. The site is situated in an isolated location and is therefore remote from public transport, services and facilities, given the distance from Horam. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development due to the fieldscape being relatively complex, ancient and other mature woodland within/adjacent to its boundaries and the occasional open views looking across the wider pastoral landscape. Therefore, development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside. The existing vehicular access to the site would be unsuitable given its agricultural usage and it may be difficult to create one with the land as submitted due to the speed of the highway in this location and visibility splays.

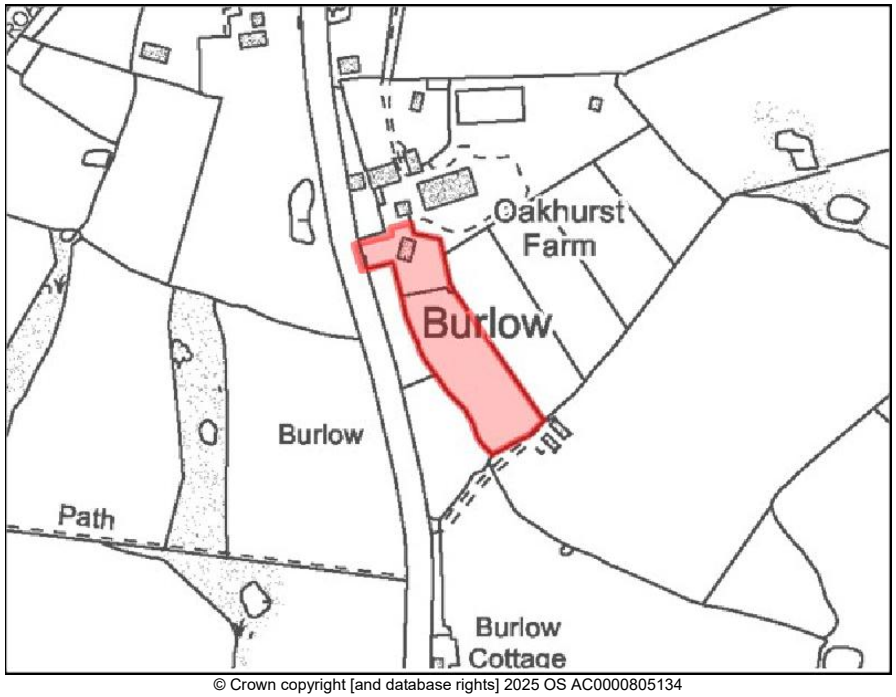
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1171/3030
Site Address: Land east of Horam Road, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 0.54

The site comprises of a residential dwelling and garden located to the south of Horam and to the east of the A267 and is a narrow site. The development of this site as a single entity for residential development would not be suitable given its isolation and visual separation from the settlement of Horam and the services, public transport it provides, as well as the lack of opportunities to provide a vehicular access to the A267 in this location. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. The site is well screened on its western boundary to the A267, and this would need to be both retained and enhanced if a comprehensive development was to come forward.

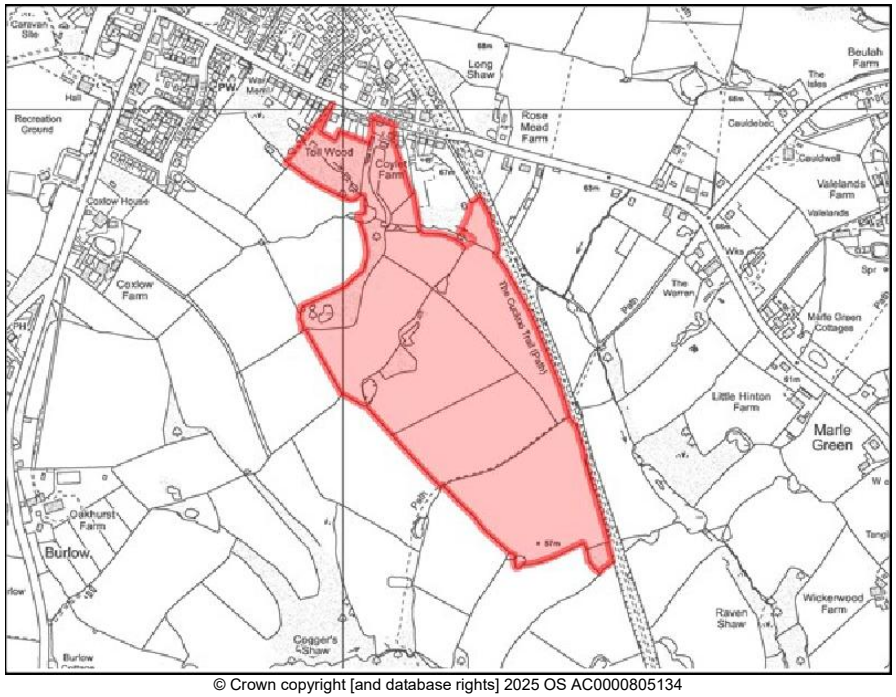
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1172/3030
Site Address: Land at Chestnuts Farm, Horebeech Lane, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 20.79

The site comprises of farm buildings, woodland and agricultural land located to the southeast of the centre of Horam and south of Horebeech Lane. The site benefits from close proximity to the centre of Horam and its associated services, facilities and public transport. However, the development of this site as a single entity for residential development would not be suitable, given that any opportunities for a vehicular/pedestrian access to the site would be onto Horebeech Lane and would require the removal/damage of ancient woodland contrary to the NPPF. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure (including access), services and facilities then the site may be suitable for development. A public right of way crosses through the southern portion of the site from east to west, connecting to the Cuckoo Trail on the site's eastern boundary and would need to be retained and enhanced if comprehensive development was to come forward. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development. Therefore, if development were to come forward, the site would need to provide landscape mitigation to visually contain the site on the eastern boundary specifically. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels.

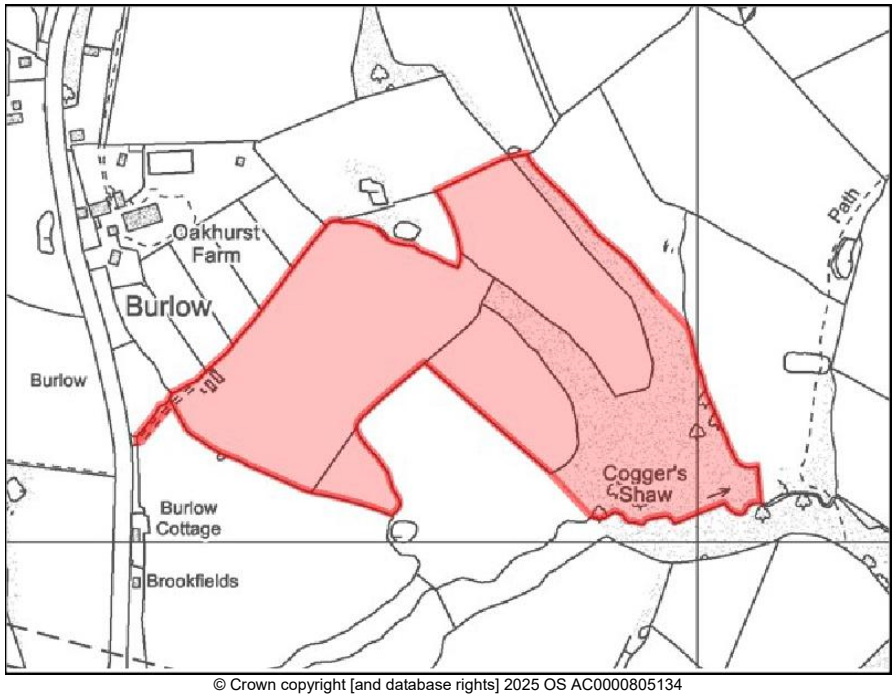
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1173/3030
Site Address: Land at Burlow, A267, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 9.67

The site comprises of farm buildings and agricultural land located to the south of Horam and east of the A267. The development of this site as a single entity for residential development would not be suitable as the site does not have sufficient frontage onto the A267 to create a suitable vehicular/pedestrian access to the site. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. Ancient woodland (Coggers Shaw) covers a large section of the eastern portion of the site. Development at the site would need to provide landscape mitigation to visually contain the site on the southern boundary specifically. This would need to include the protection and enhancement of existing hedgerows and mature trees as well as the strengthening of existing landscape features to improve green infrastructure connectivity throughout the site, including buffers for ancient woodland parcels.

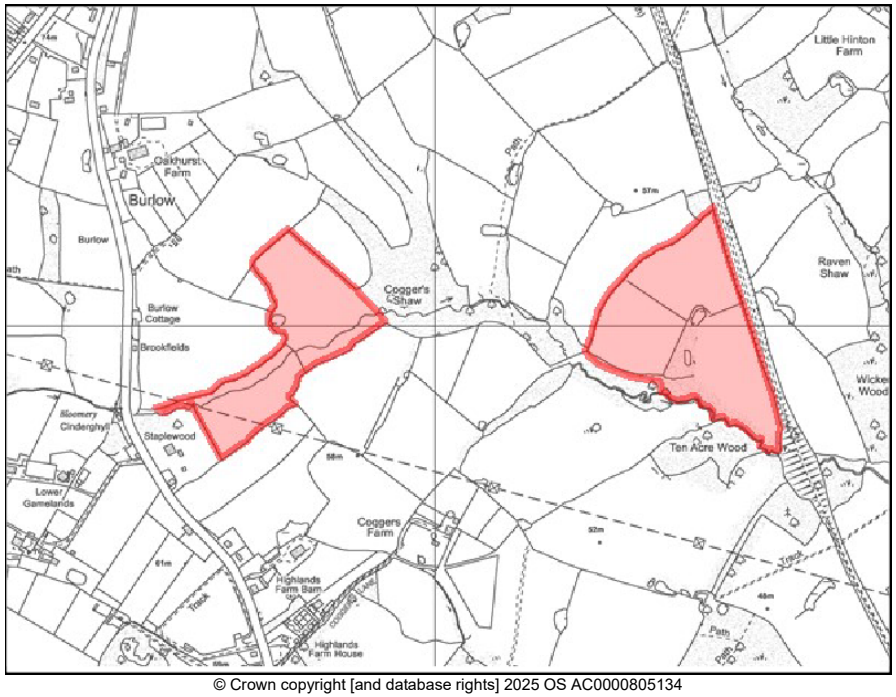
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1203/3030
Site Address: Land south of Horam, A267, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 11.3

The site is comprised of two separate parcels of agricultural land located to the southeast of Horam and to the east of the A267. The development of this site as a single entity for residential development would not be suitable as the site does not have sufficient frontage onto a highway to create a suitable vehicular/pedestrian access to the site. However, if a Local Plan proposes large scale development of this area (in combination with SHELAA Site 875/3030) with associated infrastructure, services and facilities then the site may be suitable for development. The site is located within the Horam assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate sensitivity for residential development and highly sensitive for commercial/industrial development. The western part of the site, adjacent to the A267, is formed of two agricultural fields and a significant number of trees are located within the centre of this part of the site. This part of the site is bounded on its eastern and western boundaries by ancient woodland and a pond is located within the western part of the site. The eastern part of the site, adjacent the Cuckoo Trail is formed of three agricultural fields and ancient woodland associated with Cogger's Shaw and Ten Acre Wood. Two ponds are located within the ancient woodland present within this part of the site. This site is not suitable for extensive development given the ecological and landscape sensitivities associated with the site. However, the site may be suitable to serve as green infrastructure provision or biodiversity net gain improvements associated with the potential development of SHELAA site 875/3030.

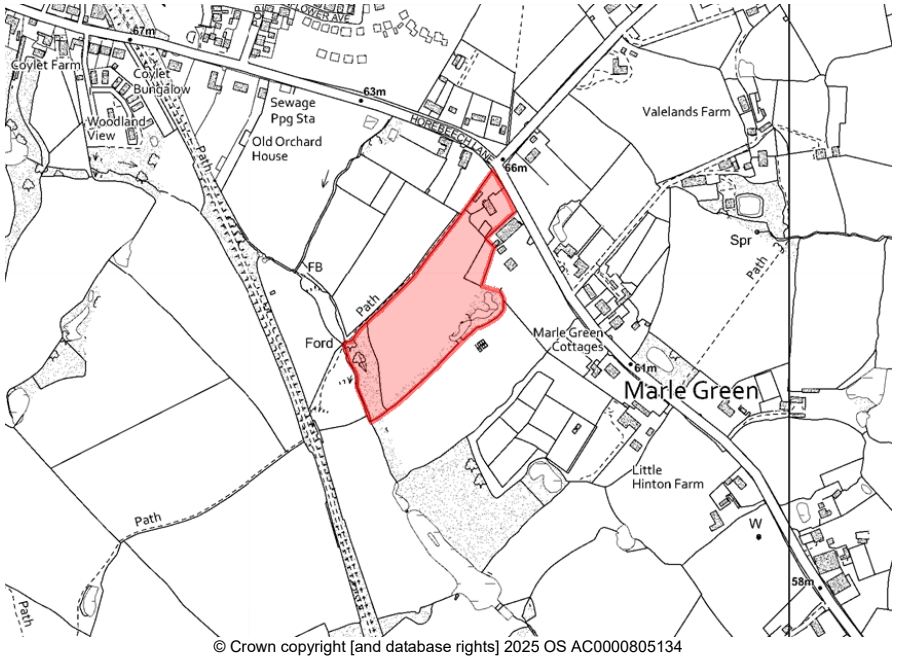
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1248/3030
Site Address: Windrush, Marle Green, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 2.7

The site comprises of a dwellinghouse, stables and stores alongside large gardens and fields. The site is located to the south east of Horam and accessed via Horebeech Lane. Although the site is close to the Horam settlement, it is situated in an isolated location, remote from local services/facilities and disconnected from the urban boundary of Horam, with no footpaths to the village along the A267. Ancient woodland runs along the southern boundaries of the sites which would preclude development at this location and require the provision of an appropriate buffer and therefore impact the developable area for the site. Marginal areas along the south east boundary of the site are affected by surface water flooding. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Development at this location would be out of keeping with and would have an unacceptable impact on the character and appearance of the landscape . The site benefits from existing access onto Marle Green, although it is likely to need significant upgrade to allow intensification of use. Acceptable standard may be challenging to achieve due to the width of the road, which would not allow the creation of pedestrian access to link to the village centre. Overall, this site is considered unsuitable for the provision of residential and employment development.

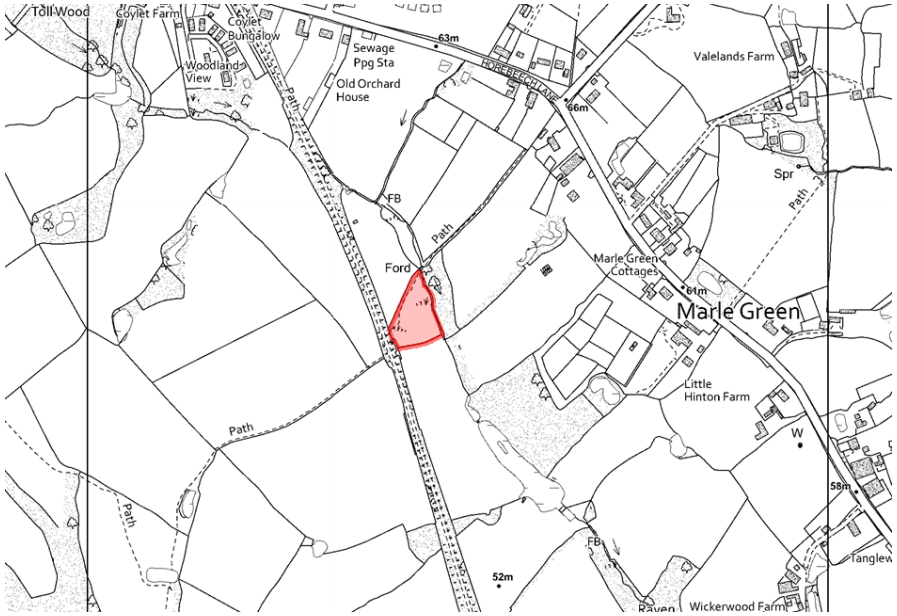
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1249/3030
Site Address: Land lying to the South of Horebeech Lane, Horam
Settlement: Horam
Parish: Horam
Site Area (ha) Gross: 0.4

The site comprises of field to the south east of Horam. The site is severed from the neighbouring site 1248/3030 by a surface water flowpath as well as ancient woodland which may impact on developability. The site is mainly wooded and/or overgrown although it is not afforded formal designation. The site is situated in an isolated location, remote from local services/facilities and disconnected from the urban boundary of Horam, with no footpaths to the village along the A267. Connection via the Cuckoo Trail immediately adjacent to the site may however be possible, although no evidence has been provided in this respect. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Development at this location would be out of keeping with and would have an unacceptable impact on the character and appearance of the landscape. Access to the highway is reliant on the neighbouring SHELAA site 1248/3030 which benefits from existing access onto Marle Green, although it is likely to need significant upgrade to allow intensification of use. Acceptable standard may be challenging to achieve due to the width of the road, which would not allow the creation of pedestrian access to link to the village centre. Overall, this site is considered unsuitable for the provision of residential and employment development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable

Isfield

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
057/3040	Land at Horsted Lane, Isfield	Isfield	Not deliverable or developable
087/3040	Land west of Culpepper Close, Station Road, Isfield	Isfield	Site with extant planning permission
104/3040	Honey Pot Nursery, Lewes Road, Isfield	Isfield	Not deliverable or developable
185/3040	Land at the Halfway House, A26, Isfield	Isfield	Not deliverable or developable
314/3040	Land north of Boathouse Farm, Station Road, Isfield	Isfield	Not deliverable or developable
355/3040	Boathouse Farm, Station Road, Isfield	Isfield	Not deliverable or developable
404/3040	Field adjoining 1 Old Mill Cottage, Station Road, Isfield	Isfield	Not deliverable or developable
406/3040	Land to the rear of Netherbury, Station Road, Isfield	Isfield	Not deliverable or developable
407/3040	Land rear of Homelea, Station Road, Isfield	Isfield	Not deliverable or developable
408/3040	Land rear of Robins Post, Station Road, Isfield	Isfield	Not deliverable or developable
413/3040	Holly Gap Farm, Station Road, Isfield	Isfield	Developable
414/3040	Court Mead, Station Road, Isfield	Isfield	Absolute constraint (Flooding)
420/3040	Elms Farm, Station Road, Isfield	Isfield	Not deliverable or developable
422/3040	Recreation, White Bridge Lane, Isfield	Isfield	Not deliverable or developable
423/3040	Hop Field, Station Road, Isfield	Isfield	Not deliverable or developable
424/3040	The Pit, Buckham Hill, Isfield	Isfield	Not deliverable or developable
425/3040	Upper Limes, Buckham Hill, Isfield	Isfield	Not deliverable or developable
426/3040	Rocks Cottages, Station Road, Isfield	Isfield	Not deliverable or developable
503/3040	Land adjacent to The Mill House, Buckham Hill, Isfield	Isfield	Not deliverable or developable
648/3040	Land at Oaks Farm, Horstead Lane, Isfield	Isfield	Not deliverable or developable
777/3040	Land adjacent to The Faulkners, Station Road, Isfield	Isfield	Not deliverable or developable
1105/3040	Brook Lodge Farm, Rose Hill, Isfield	Isfield	Not deliverable or developable
1118/3040	September Farm, Rose Hill, Isfield	Isfield	Not deliverable or developable
1119/3040	Brook Lodge, Rose Hill, Isfield	Isfield	Not deliverable or developable
1123/3040	Rowebuck stud, Station road, Isfield	Isfield	Not deliverable or developable
1133/3040	Land at Boathouse Farm, Station Road, Isfield	Isfield	Not deliverable or developable
1138/3040	Top Barn, Station Road, Isfield	Isfield	Not deliverable or developable
1140/3040	Land at Boathouse Farm, Station Road, Isfield	Isfield	Not deliverable or developable
1143/3040	Land to rear of Sandpit Cottage, Station Road, Isfield	Isfield	Developable
1205/1410	Land at Beeches Place Farm, Beeches Farm Road, Uckfield	Uckfield	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

None

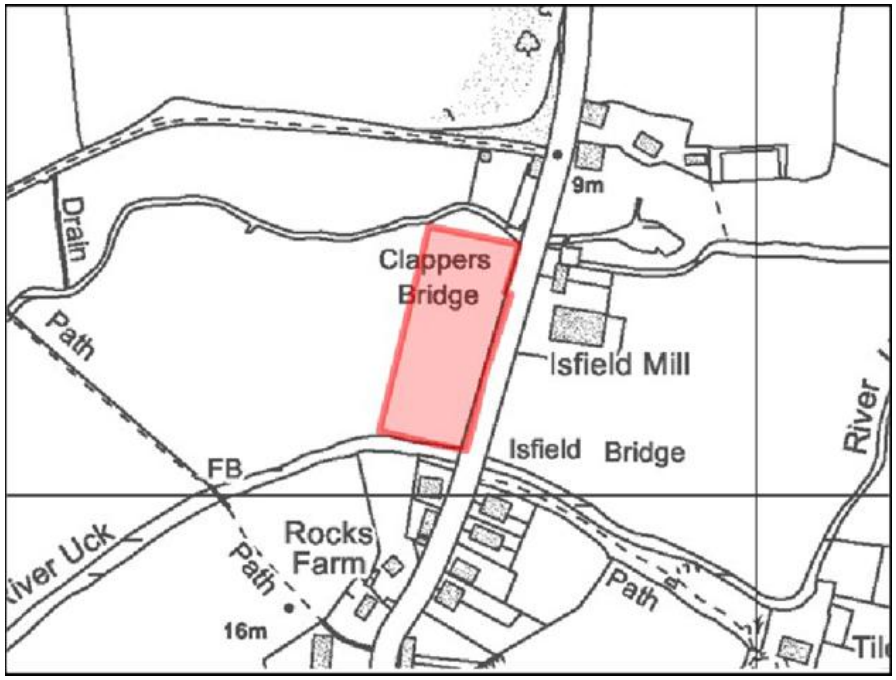
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
087/3040	Land west of Culpepper Close, Station Road, Isfield	Isfield	WD/2023/1594/F – Permission for 2 dwellings and under construction

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
414/3040	Court Mead, Station Road, Isfield	Isfield	The site is wholly within Flood Zone 3.

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 414/3040
Site Address: Court Mead, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.72

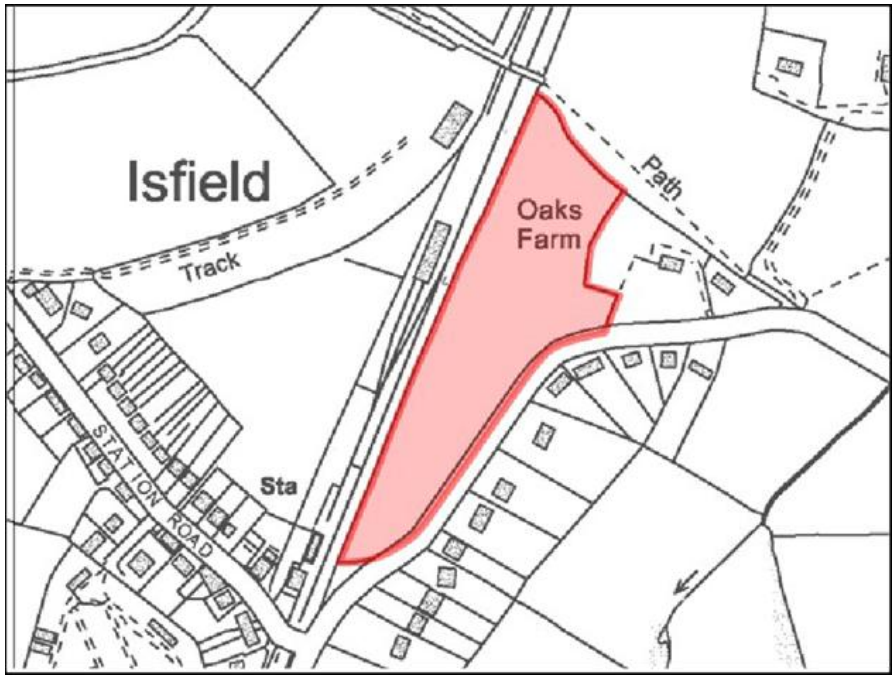
The site is comprised of an agricultural field to the north of Isfield and to the west of Station Road. The site is situated in a relatively isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The site is located wholly within Flood Risk Zone 3, which precludes residential development in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 057/3040
Site Address: Land at Horsted Lane, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 2.31

This site is comprised of agricultural land located to the east of the existing railway line and to the west of Horsted Lane in Isfield. The site is situated in a semi-rural location within Isfield, which is considered a 'sustainable settlement' according to the settlement hierarchy. The site lies outside any identified proposed boundary, however, the proposed settlement boundary for Isfield lies to the southwest of the site. Development on this relatively narrow site would have an adverse effect on the setting of the village at the approach from the east. However, the 2023 Landscape Sensitivity Assessment states that the site's landscape is low to moderately sensitive to development, albeit that there are valued natural features on the site that includes mature hedgerows and trees. The site's proximity to residential development on Horsted Lane and views of infrastructure associated with the Lavender Line lower sensitivity. Residential development is considered unsuitable as the site is severed from the main built form of the village of Isfield to the southwest by the railway line, which would be the route for reinstating Uckfield/Lewes Link. The boundary of the village is marked by the strong linear feature of the existing railway and associated buildings, and housing development in this location would be out of keeping with the general rural character of the countryside. In addition, there is no existing access and no evidence that safe access for vehicles can be provided on site due to the alignment (bend) of Horsted Lane. Furthermore, the site cannot achieve suitable pedestrian connectivity with the main built form of Isfield, therefore, the development of the site would result in a reliance on the private motor vehicle.

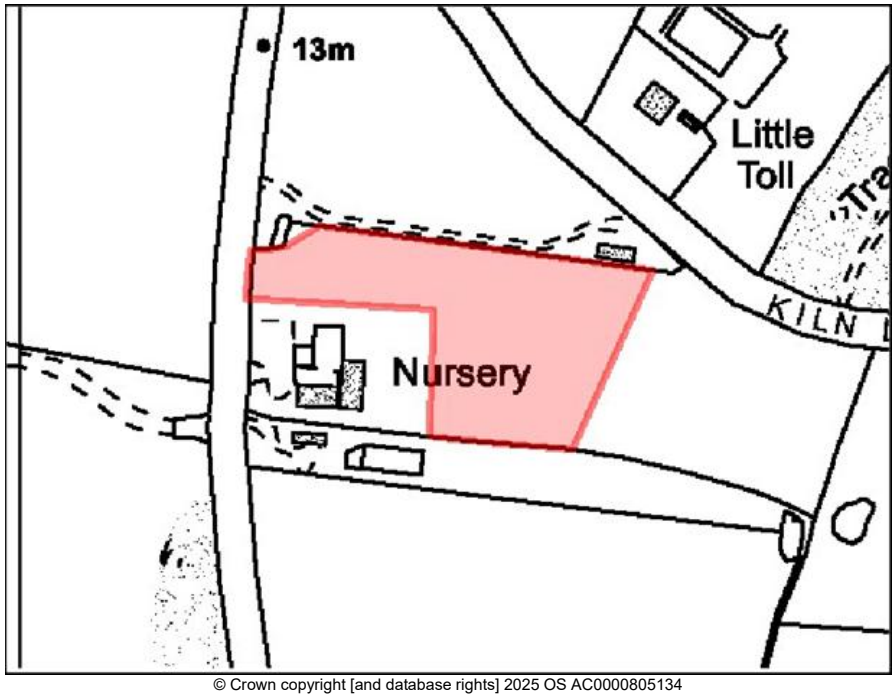
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 104/3040
Site Address: Honey Pot Nursery, Lewes Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.88

The site comprises of agricultural land located to the south of Isfield and to the east of Isfield Road. This site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Priority habitat deciduous woodland lies to the north of the site, and there are mature trees within the site. The historic field pattern is largely intact, and the site has a rural tranquil character, all of which increase sensitivity. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 185/3040
Site Address: Land at the Halfway House, A26, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 1.18

The site comprises of a public house, garden, car park and adjoining open greenfield land located to the southeast of Isfield and to the west of the A26. This site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development. The site has an open character, and the historic field pattern is largely intact, only disrupted by the building of the adjacent pub. The site also lies adjacent to the ancient woodland and SSSI, which increases sensitivity to development. Therefore, housing development would be unsustainable in this location, and out of keeping with the generally rural character and appearance of the countryside. The site is located adjacent to a busy main road and would provide an unattractive environment for new housing development. The public house is a Grade II listed building and the impact of new housing development in this location is likely to harm this designated heritage asset as there are considered to be limited options to mitigate any impact.

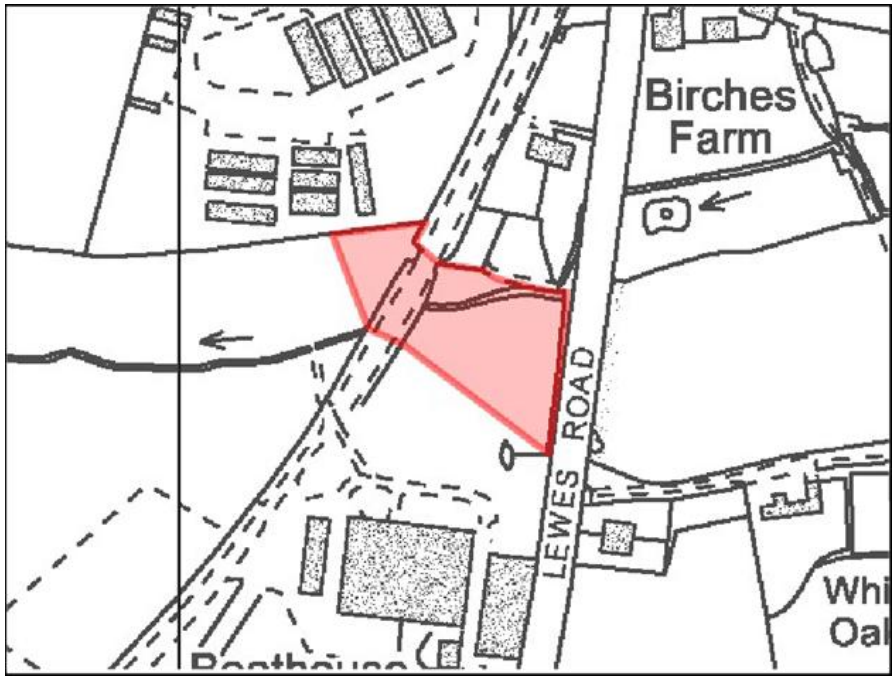
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 314/3040
Site Address: Land north of Boathouse Farm, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.49

The site comprises of an agricultural field located to the south of Isfield and to the west of Lewes Road. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from Isfield. Approximately half of the site is within Flood Risk Zone 3 (the western portion), which would preclude residential development on this part of the site. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, in part due to the land being in pasture use, mature landscape features including trees and hedgerows, which increases sensitivity. Therefore, housing development would be unsuitable in this location and would be out of keeping with the rural character and appearance of the countryside and detrimental to the wider landscape. The eastern portion of this site was refused full planning permission for two dwellings under planning reference WD/2020/0486/F and was also dismissed at planning appeal.

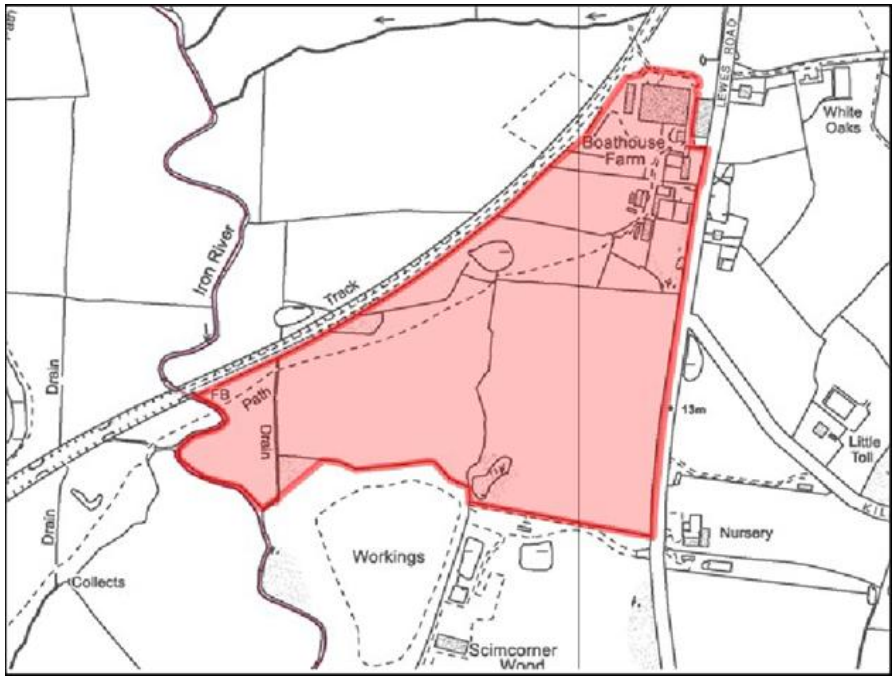
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 355/3040
Site Address: Boathouse Farm, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 15.45

The site comprises of a residential dwelling, farm buildings and agricultural land to the west of Lewes Road and to the south of Isfield. The dwelling on site, Boathouse Farmhouse, is Grade II listed and therefore housing development may be detrimental to its setting. A public right of way runs through the centre of the site from east to west. The western portion of the site is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. The site is likely to be of high ecological value given the presence of ponds, hedgerows and trees within the site's boundaries. A small parcel of ancient woodland is located within the southern part of the site. This large rural site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to residential development, in part due to the ancient woodland, setting of the adjacent listed building and the intact historic regular piecemeal field pattern. Housing development would be unsuitable in this location, and out of keeping with the rural character and appearance of the countryside.

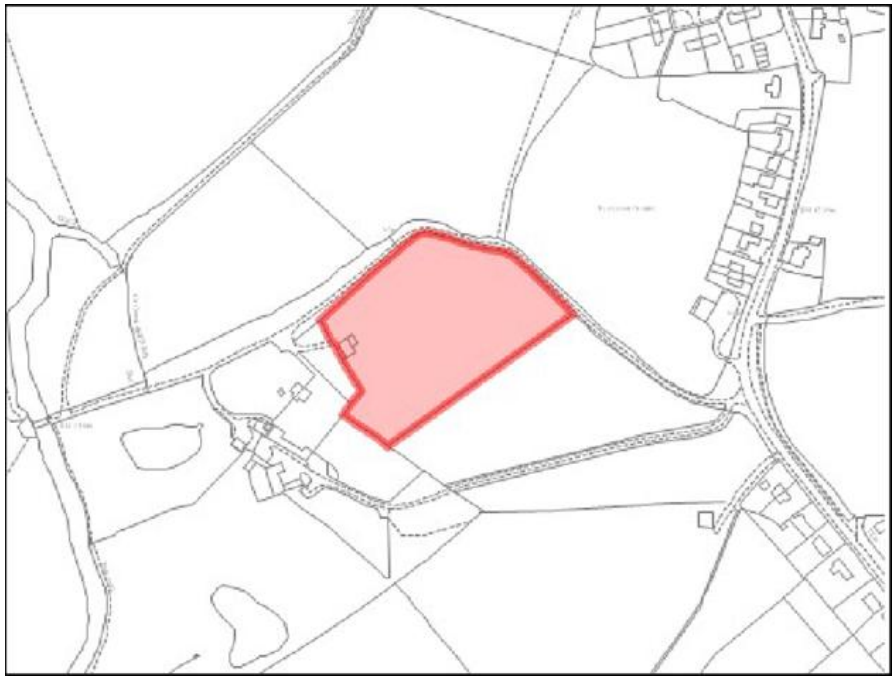
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 404/3040
Site Address: Field adjoining 1 Old Mill Cottage, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 1.37

The site forms part of an open field to the southwest of Isfield Cricket Club and to west of Station Road. The site is located at the western edge of Isfield. The southern portion of the site lies within Flood Risk Zones 2 and 3, which precludes residential development in this location. The site is situated in a rural location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield and does not provide a means for vehicular access. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to residential development. The site's rural character, use for grazing, historic regular piecemeal enclosure field pattern, and mature hedgerows increase sensitivity. Development would also be required to take into consideration biodiversity enhancements, particularly due a BOA covering approximately half of the site. Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. The site will be unable to achieve a suitable vehicular access to serve the quantum of development envisioned on the site. The access track to the site is a public right of way which cannot be widened due to third party land ownership.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 406/3040
Site Address: Land to the rear of Netherbury, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.6

The site is comprised of agricultural land located behind linear residential development that fronts onto Station Road in the centre of Isfield. The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve development. The southwestern portion of the site is covered partially by Flood Risk Zone 2 and 3, which precludes residential development in this location.

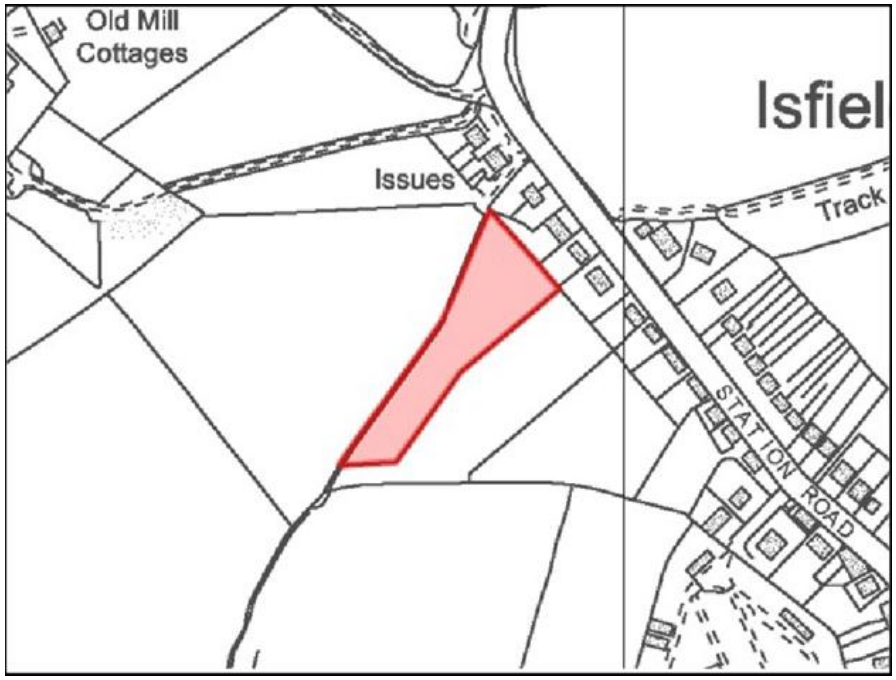
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 407/3040
Site Address: Land rear of Homelea, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.58

The site is comprised of agricultural land located behind linear residential development that fronts onto Station Road in the centre of Isfield. The southern portion of the site is largely covered by Flood Risk Zone 2, with a small parcel of the southern boundary covered by Flood Risk Zone 3, which precludes residential development in this area. The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve housing development.

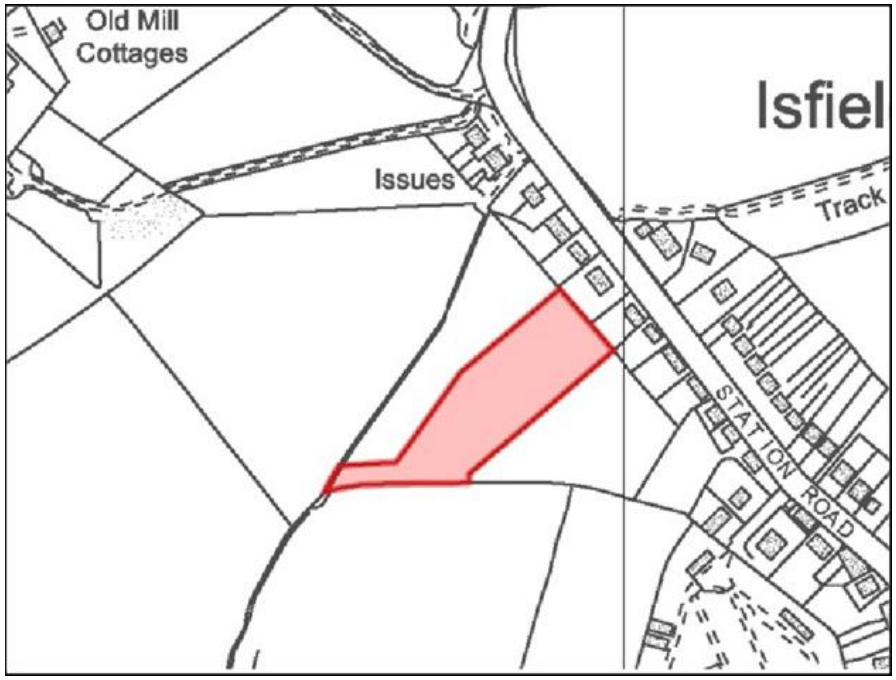
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 408/3040
Site Address: Land rear of Robins Post, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.72

The site is comprised of agricultural land located behind linear residential development that fronts onto Station Road in the centre of Isfield. The southern and western portion of the site is largely covered by Flood Risk Zone 2, with a small element of Flood Risk Zone 3 along the southern boundary, which precludes residential development in this area. The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve housing development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 413/3040
Site Address: Holly Gap Farm, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 8.49

This is a large site comprising of agricultural fields and a farm shop to the north of Isfield and to the east of Station Road. The site is located at the eastern edge of Isfield, which is considered a 'sustainable settlement' for development, containing the services, amenities and public transport options required to support development. The development of this site for housing would be required to consider provision of an upgraded vehicular access from Station Road to west and improvements to pedestrian footpaths along Station Road. The site would also be required to take into consideration the impact of development upon the Grade II Listed Building to the northwest and the PRoW network that surrounds the site. The Heritage Impact Assessment 2026 considers that as semi-rural land in the near distance, the site contributes to the wider landscape character of the Listed Building, as it has always sat within a rural setting. Development on the site is likely to impact on the wider semi-rural landscape setting of the Listed Building, potentially being visible in views of and from it to the east and south east. This impact could be of a minor to moderate nature due to the existing semi-rural character of the asset's setting. Potential harm could be minimised to some degree by positioning development away from the assets' immediate context, i.e. away from the north-westernmost corner of the site. The introduction and retention of a border of trees along the site's northern and western edges could help retain the rural and agricultural feel of the Listed Building within its historic environment.The development of the eastern parts of the site for housing would have a detrimental impact upon the wider landscape, particularly as this site part of the site is elevated and provides far reaching views towards the High Weald National Landscape and South Downs National Park. The development of the western part of the site would have a lesser impact and be better related to the existing built form of the settlement. Frontage development could be accommodated to the part of the site adjacent to Station Road, subject to suitable screening to the northeast and a suitable vehicular access being established. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development in part due to the prominence of part of the site in the landscape. If development were to come forward, it should be located along the Station Road to conform with the linear settlement pattern and a number of mature trees present within the site's boundaries should be enhanced as part of any scheme. Additional screening would be required along Station Road, in order to protect the residential amenity of existing dwellings.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	Year 11+:	**Total Capacity:** 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 420/3040
Site Address: Elms Farm, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 1.81

The site is located at the northwestern edge of Isfield. This site comprises of agricultural land, located close to the centre of the village to the south of Station Road. A public right of way crosses the site north to south along the site's eastern boundary. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to residential development in part due to the site's rural character, use for grazing, historic regular piecemeal enclosure field pattern and mature hedgerows. The development of this site would not be suitable due to an unacceptable impact on the rural character and appearance of the countryside to the south. A residential dwelling and barn to the northwest of the site are Grade II listed buildings. The Heritage Impact Assessment 2026 considers that as rural open land close to existing heritage assets, the site makes a strong and positive contribution to the rural setting of the listed buildings. This however has already been reduced throughout the twentieth century due to nearby residential development. Development on the site could erode the largely rural / semi-rural setting of the listed buildings and the rural views south from The Parish Church of St Margaret (Grade I listed). Retaining an area of open space in the north-western corner of the site could help retain the impression of the original borders of the historic village of Isfield, preserving the semi-rural setting of the surrounding assets. This however would be dependent on the form and scale of any proposals that come forward. Harm could be minimised to some degree by keeping development closer to Station Road. The introduction and retention of a border of trees along the borders of the northern half of the site could help retain the rural and agricultural feel of the assets within their historic environment. The site is currently accessed from an existing drive marked as 'The Oast House' which would not be appropriate for intensification. The development of this site for housing would be required to consider provision of a vehicular access from Station Road, which may prove difficult in this location.

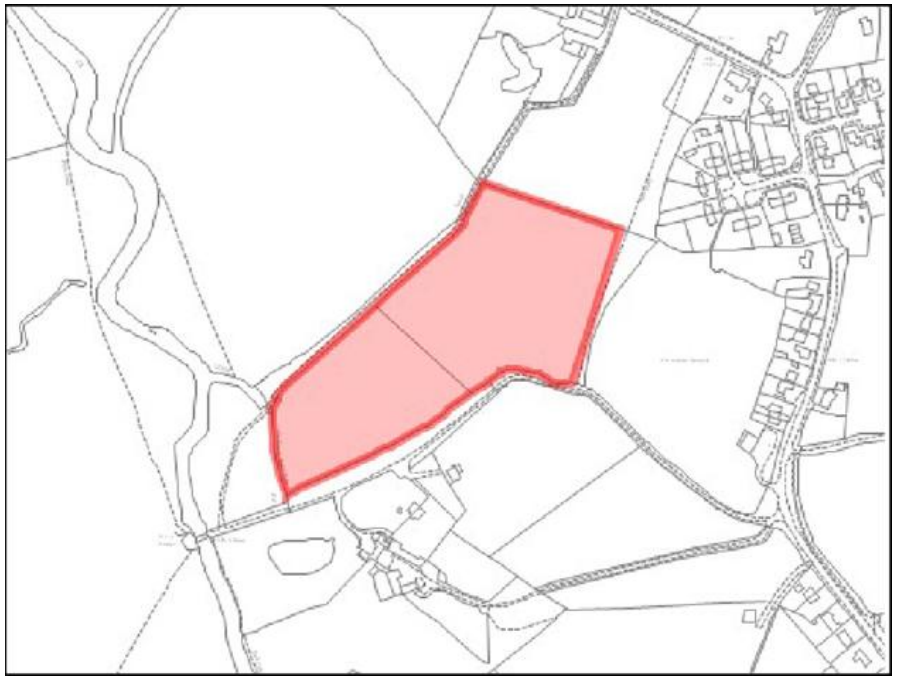
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 422/3040
Site Address: Recreation, White Bridge Lane, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 3.41

The site is comprised of agricultural land situated in a rural location and is currently visually and functionally separated from Isfield. The site is situated within an area of attractive landscape and a substantial part of the southern portion of the site is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development in part due to the site's rural character, use for grazing, historic regular piecemeal enclosure field pattern and mature hedgerows. Development on the site i would not form a sustainable extension to the village and would conflict with the character and appearance of the countryside, as well as not relating well to the existing settlement edge of Isfield. The site as submitted does not have an adequate site frontage to allow the creation of a suitable vehicular access to serve housing development, and its location in proximity to three Grade II Listed Buildings located near the site and the archaeological notification area which partially covers the site creates further constraints to development.

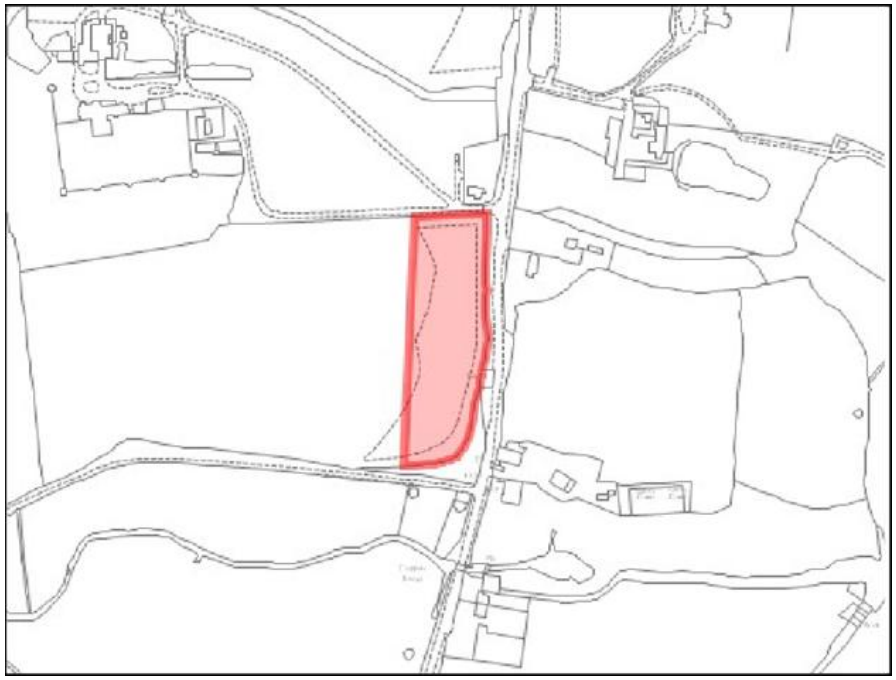
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 423/3040
Site Address: Hop Field, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.79

The site is comprised of agricultural land situated in an isolated location along Station Road, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development as the site is covered by mature trees that add to the character of this rural lane and approach to Isfield. Development would be unsustainable in this location, and out of keeping with the generally rural character and appearance of the countryside. The development would also have a detrimental impact on the listed Scheduled Ancient Monument on the eastern side of the site.

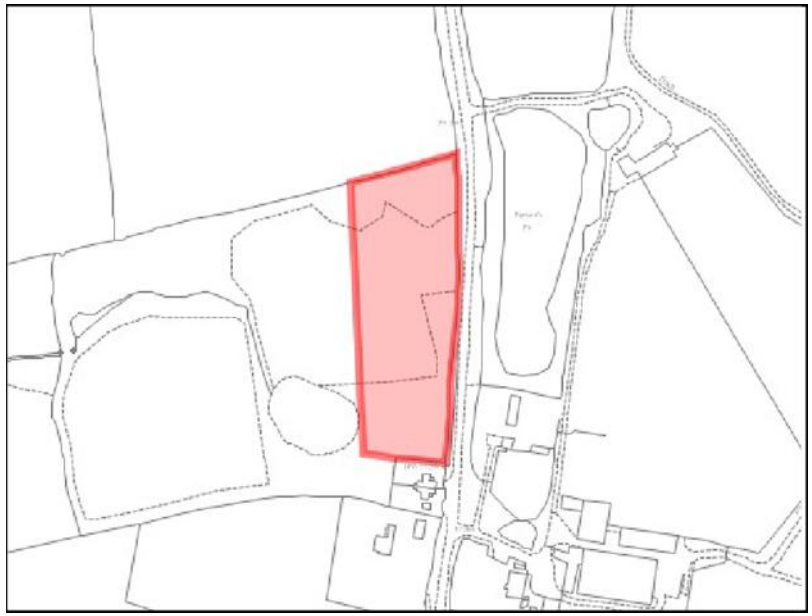
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 424/3040
Site Address: The Pit, Buckham Hill, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 1.04

The site is comprised of a field that contains a large number of mature trees to the north of Isfield and to the west of Station Road. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderate to highly sensitive to residential development due to its rural and tranquil nature, mature trees and strong hedgerow boundary to Station Road. Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside. Development would have a detrimental impact on the landscape given its elevated position and openness.

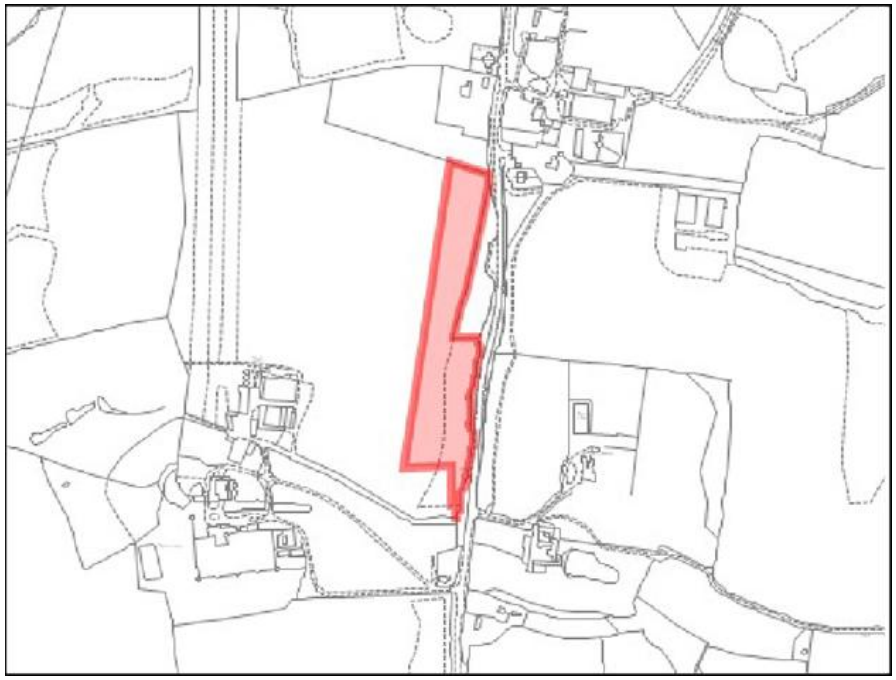
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 425/3040
Site Address: Upper Limes, Buckham Hill, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 1.82

The site is comprised of agricultural land and woodland located to the north of Isfield and west of Station Road. The site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderate to highly sensitive to residential development due to its rural and tranquil nature, as well as containing priority deciduous woodland in the west of the site. Ancient woodland bounds the site on the northeastern boundary and the whole site is extensively covered by existing mature trees. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. Due to the very steep bank up from Buckham Hill, the site is only accessible via the access track to Isfield Place Farm.

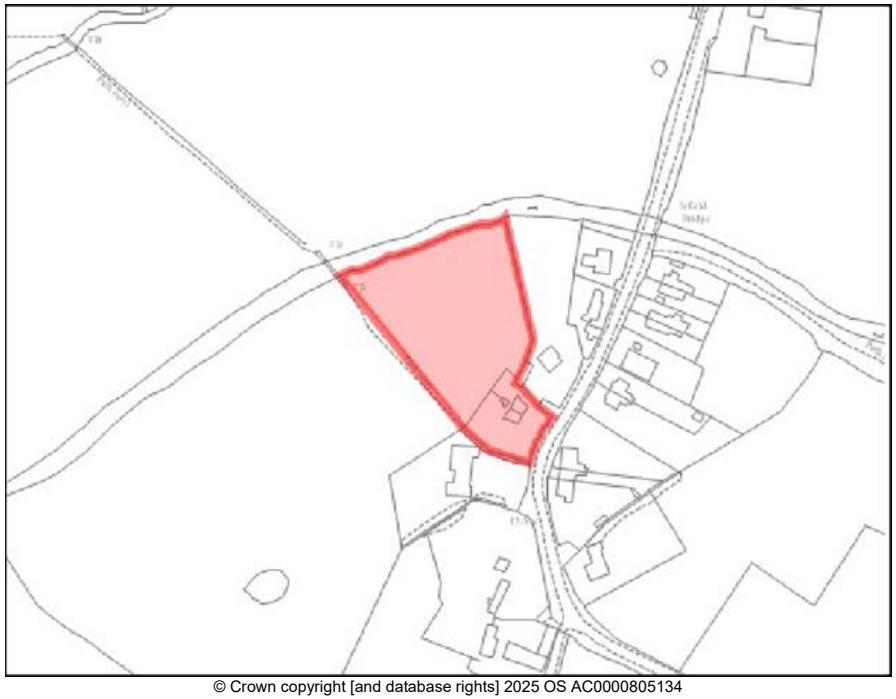
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 426/3040
Site Address: Rocks Cottages, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.64

The site is comprised of a residential dwelling, garden and agricultural land located to the north of Isfield and west of Station Road. The northern boundary of the site lies within Flood Risk Zones 2 and 3, which precludes residential development in this part of the site. A dwelling, named Rocks Farm, is a Grade II listed building and is located to the east of the site and therefore development on this site could have a detrimental impact on its setting. A public right of way runs along the site's southern boundary. The site is situated in a rural location, remote from public transport, local services and amenities and is visually and functionally separated from the centre of Isfield. Poor visibility on Station Road (particularly to the north) means that it is unlikely to be possible to create a satisfactory vehicular access. The site at the rear, is higher than road level, and is visible in longer views, including to the High Weald National Landscape and South Downs National Park. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderate to highly sensitive to development, in part due to its openness and intervisibility with the Grade I listed St Margaret's Church. Development would have an adverse impact on the wider landscape and on properties along Station Road, due to the site's topography.

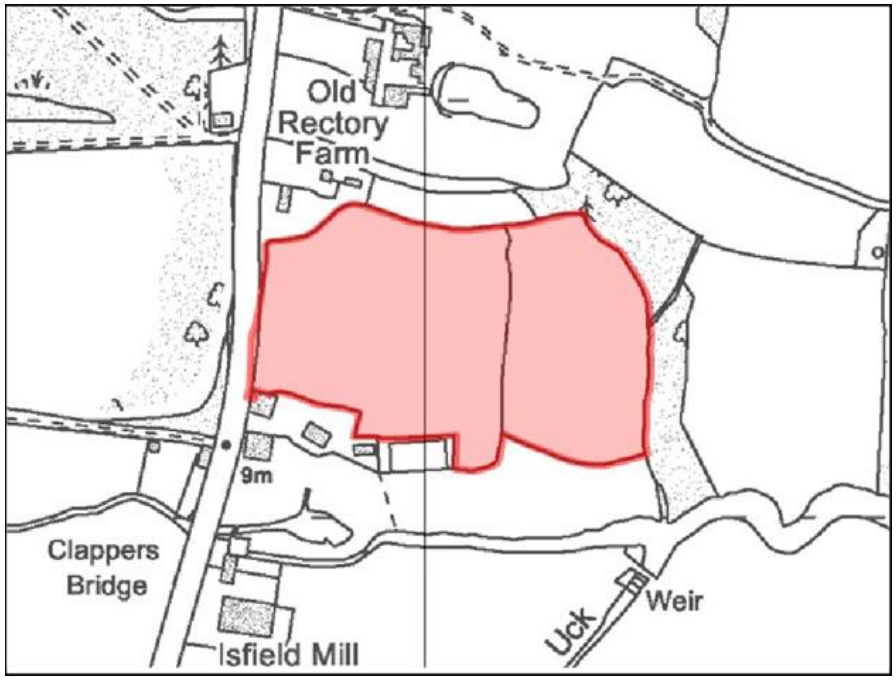
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 503/3040
Site Address: Land adjacent to The Mill House, Buckham Hill, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 3.06

The site is comprised of agricultural land located to the north of Isfield and east of Station Road. Four Grade II listed buildings are located to the west/southwest of the site and therefore development is likely to have a detrimental impact on their setting given their proximity. Flood Risk Zones 2 and 3 extends slightly into the site along the southern boundary, which precludes residential development in this part of the site. The site is situated in an isolated location, remote from local services and facilities, and being visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderate to highly sensitive to residential development as the site lies adjacent to priority habitat deciduous woodland to the north, east and south and provides the setting to the aforementioned listed building and Scheduled Monument. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside.

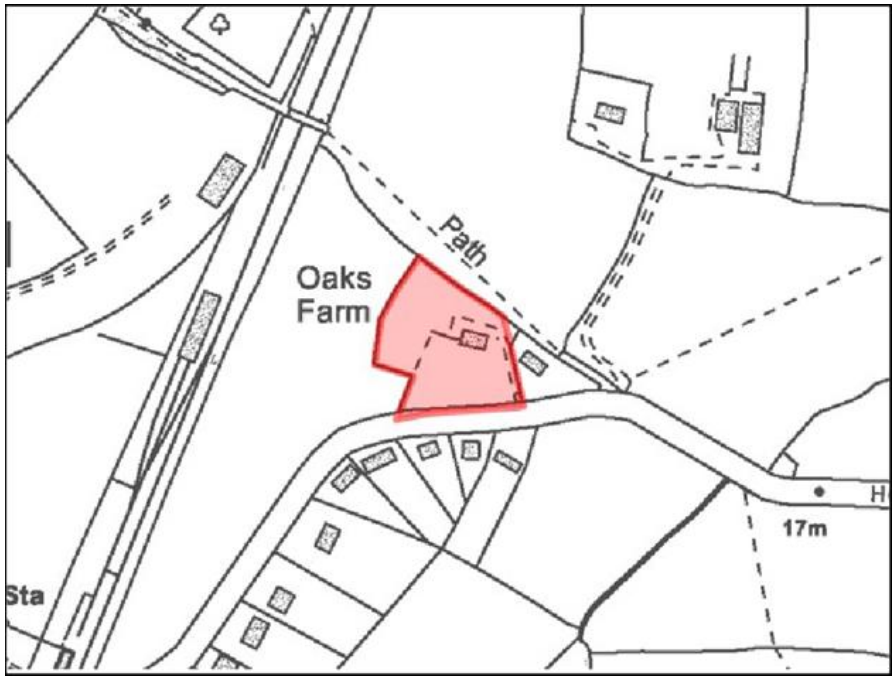
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 648/3040
Site Address: Land at Oaks Farm, Horstead Lane, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.57

The site is comprised of a residential dwelling and garden located to the northeast of Isfield and north of Horsted Lane. A public right of way runs along the site's northern boundary. The 2023 Landscape Sensitivity Assessment states that the site's landscape is low to moderately sensitive to residential development, in part due to the site's semi-enclosed character, existing development on site, proximity to residential development on Horsted Lane and views of infrastructure associated with the Lavender Line. Nonetheless, development on this site would have an adverse effect on the landscape setting of the village. The boundary of the village is marked by the strong linear feature of the existing railway line and associated buildings and new housing development here would be out of keeping with the general rural character of the countryside. The site is a significant distance from local facilities and amenities and there is no existing public footpath along Horsted Lane. The site (excluding the existing dwelling) was refused planning permission for 3 (net) dwellings under planning reference WD/2023/1644/O.

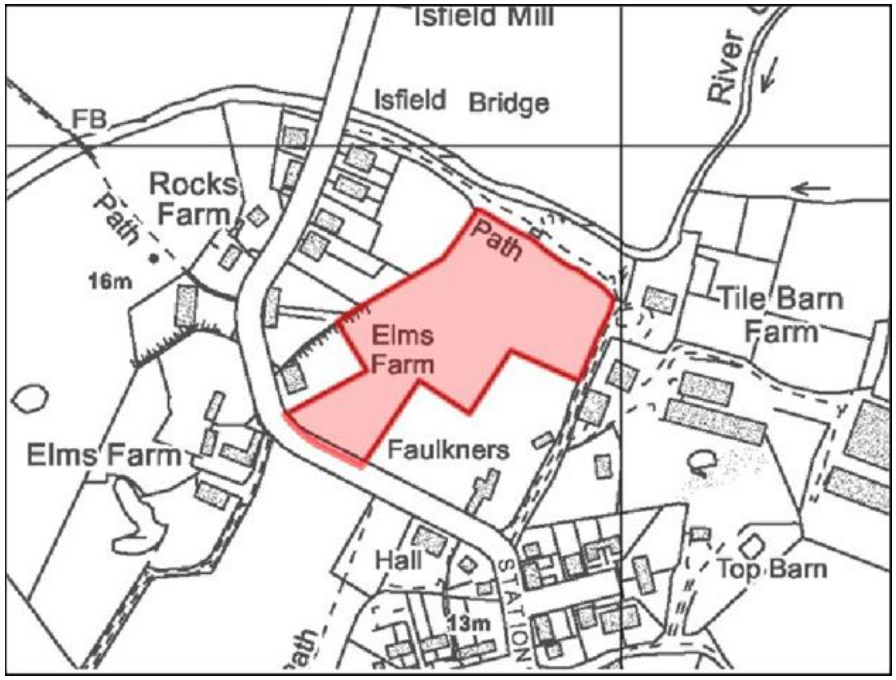
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 777/3040
Site Address: Land adjacent to The Faulkners, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 1.35

The site is located at the northwestern edge of Isfield, which is considered a 'sustainable settlement' for development, containing the services, amenities and public transport options required to support development. The site comprises of a paddock located near to the centre of Isfield and fronts onto Station Road. Approximately half of the site is within Flood Risk Zone 2, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, in part due to the mature hedgerow trees and hedgerow boundaries, which are key landscape features that increase sensitivity to the site.. The site also sits adjacent a number of listed buildings to the east and southwest and new residential development in this location may harm the setting of those listed buildings. In addition, the creation of a new vehicular access to the site along Station Road is likely to be difficult given visibility in this location and would also detract from the rural setting of the road with the necessary removal of hedgerow

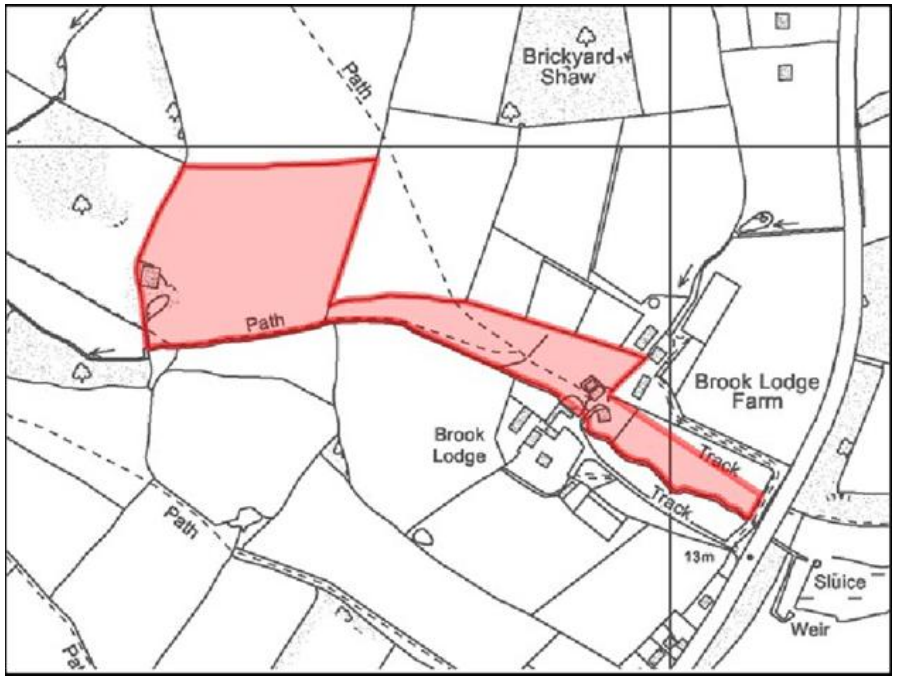
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1105/3040
Site Address: Brook Lodge Farm, Rose Hill, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 4.33

This is an irregular shaped site comprising a number of existing buildings and fields, to the east of Isfield with an existing vehicular access onto the A26 from an unmade track. The site is crossed by a number of public rights of way. The site is situated in an isolated location, remote from local services and facilities, and visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development, as the site contributes to the rural setting and approach to Isfield from the east, but the site is nonetheless separated from the village and has no functional or visual relationship with Isfield. Therefore, housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

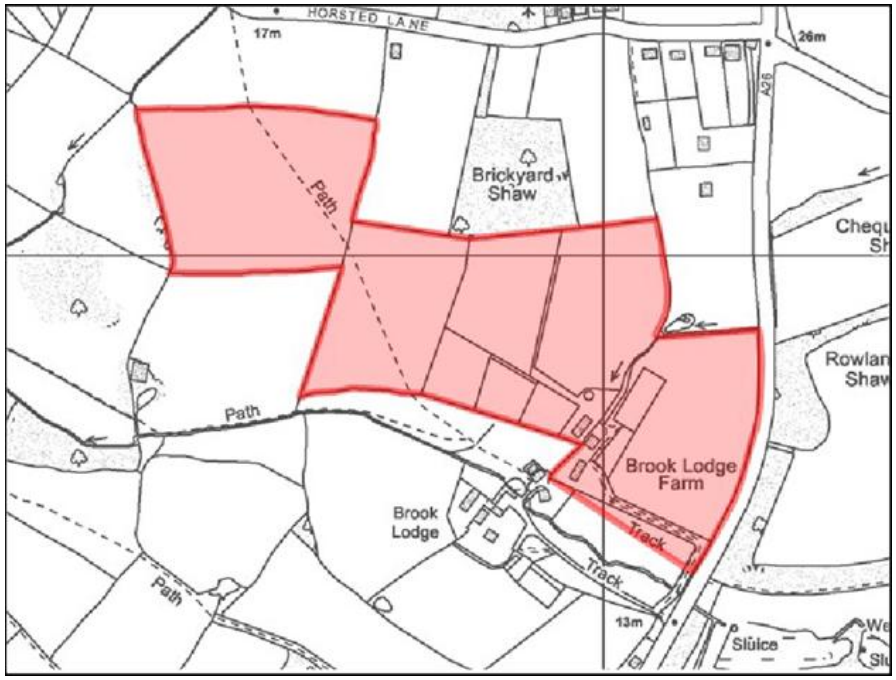
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1118/3040
Site Address: September Farm, Rose Hill, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 12.23

The site comprises of a residential dwelling, farm/livery buildings and a number of agricultural fields, to the east of Isfield with an existing vehicular access onto the A26 from an unmade track. A public right of way crosses the site from north to south. Ancient woodland sits adjacent to the site on the northern boundary. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development, as the site contributes to the rural setting and approach to Isfield from the east, but the site is nonetheless separated from the village and has no functional or visual relationship with Isfield. Therefore, housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

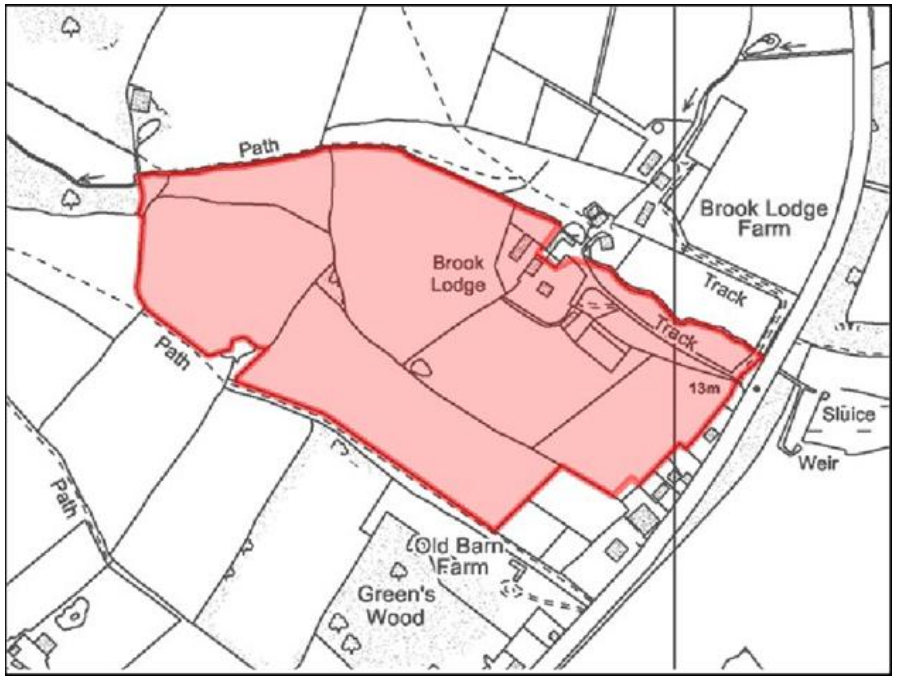
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1119/3040
Site Address: Brook Lodge, Rose Hill, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 10.3

This site is comprised of a small number of existing buildings and pastoral fields to the east of Isfield and west of the A26. The northeastern portion of the site is crossed by a public right of way. A small portion of the site's northwestern boundary is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. In addition, ancient woodland sits adjacent to the northwestern boundary. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from the village of Isfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development, as the site contributes to the rural setting and approach to Isfield from the east, but the site is nonetheless separated from the village and has no functional or visual relationship with Isfield. Therefore, housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

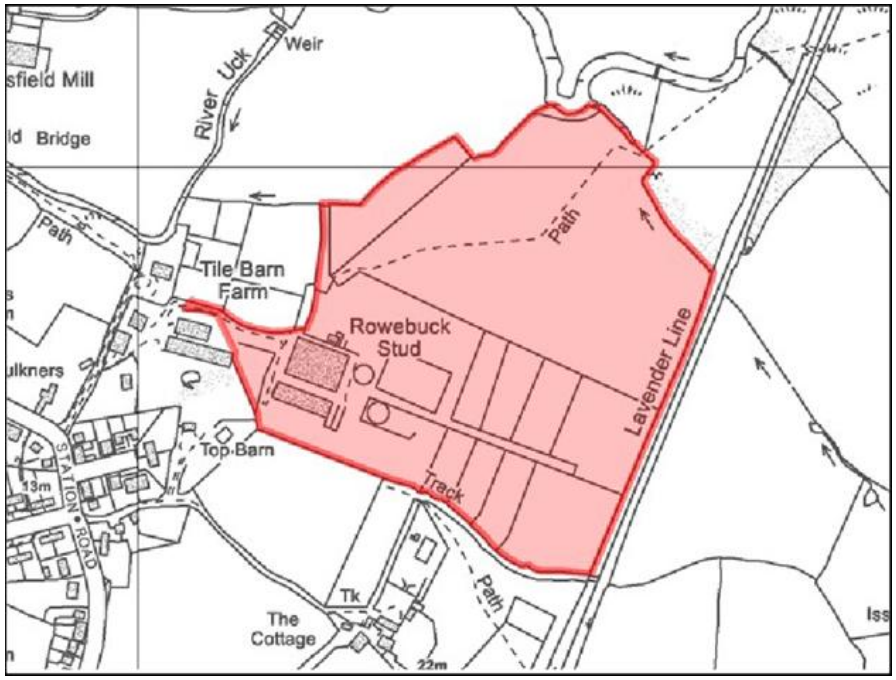
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1123/3040
Site Address: Rowebuck stud, Station road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 11.46

The site comprises of a residential dwelling, equestrian centre and pastural land located near the centre of Isfield and to the east of Station Road (aligned with Lavender rail line to the east). A public right of way runs along the sites western, northern and southern boundaries. The River Uck runs along the site's northern boundary and therefore a large section of the site's northern area is covered by Flood Risk Zones 2 and 3, which precludes residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development, with the mature trees and hedgerows being a key landscape feature that increases the sensitivity of the site, as well as the site's proximity to ancient woodland. The site also has clear views (including from the PRoW) across the site to the High Weald National Landscape and South Downs National Park. The development of the site would not be in keeping with the scale of the village and rural character of the area, including surrounding countryside. In addition, as submitted, there are no opportunities to provide a vehicular access.

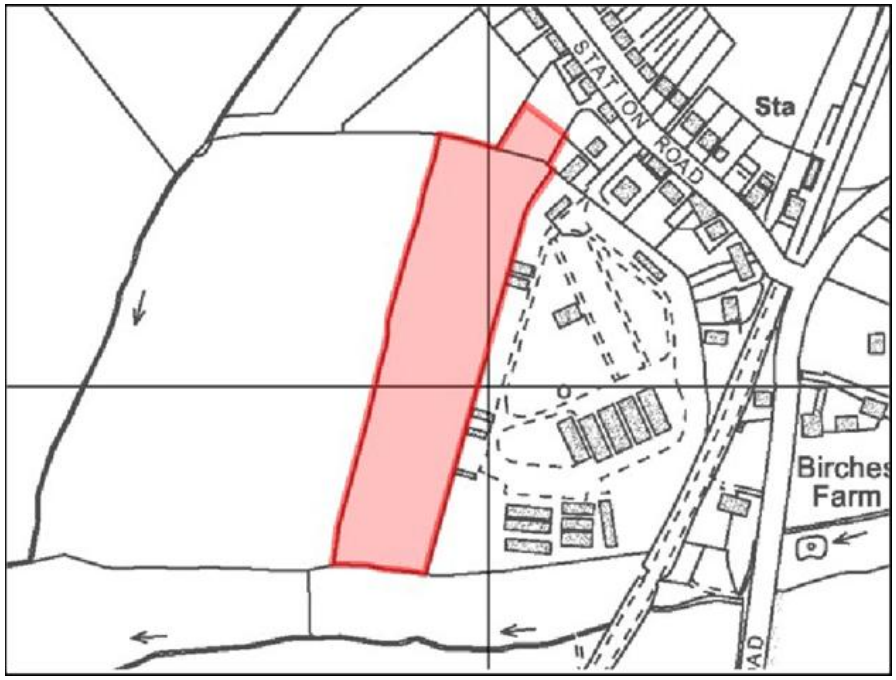
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1133/3040
Site Address: Land at Boathouse Farm, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 1.95

The site comprises part of a garden and pastural land near the centre of Isfield and to the south of Station Road. The site is bounded to the east by a new residential development of 39 dwellings, which was granted approval under planning reference WD/2015/2207/FA and has now been completed. The southern portion of the site is covered partially by Flood Risk Zones 2 and 3, which precludes residential development in this part of the site. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development in part due to the rural character of the site and its strong hedgerow boundaries. The site, as submitted, cannot be provided with a suitable vehicular access to serve residential development and would likely be reliant upon third party land to deliver the development, including the demolition of existing dwelling(s) along Station Road or Lavender Fields.

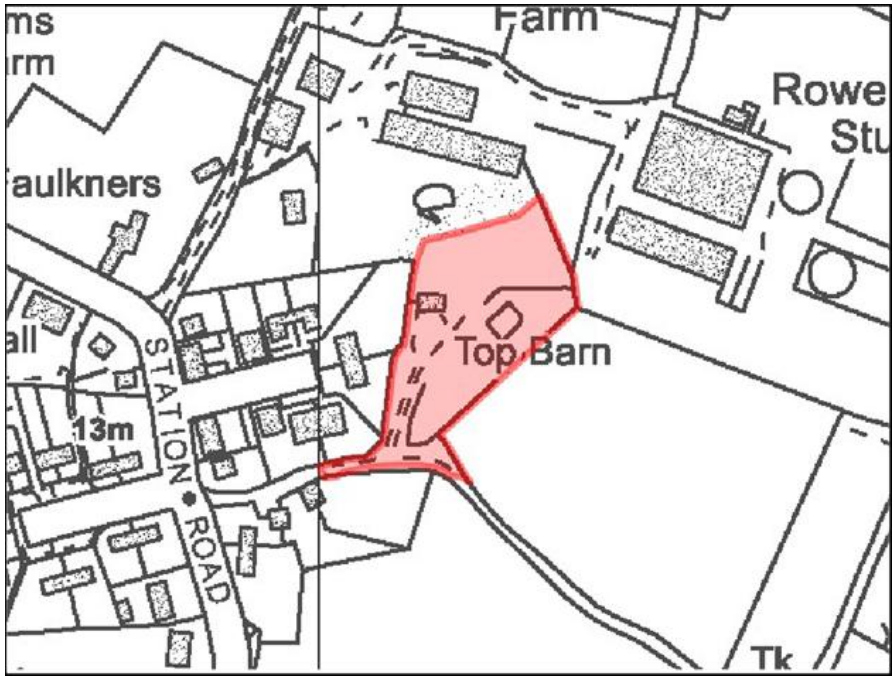
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1138/3040
Site Address: Top Barn, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.57

The site comprises a field and domestic garden accessed off an unmade track from Station Road (that is also a Public Right of Way) and is visually and functionally separated from the centre of Isfield. A public right of way runs along the site's southern and eastern boundaries. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to residential development as the site already contains small scale development and has a largely enclosed character. This site was subject to a planning appeal for the erection of 5 dwellings under planning reference WD/2019/2064/F, but this was dismissed at the appeal as it was found to cause 'significant' harm to setting of the village and character and appearance of the area. The site was also refused outline planning permission for 7 (net) dwellings under planning reference WD/2021/0872/O for similar reasons (amongst other technical issues).

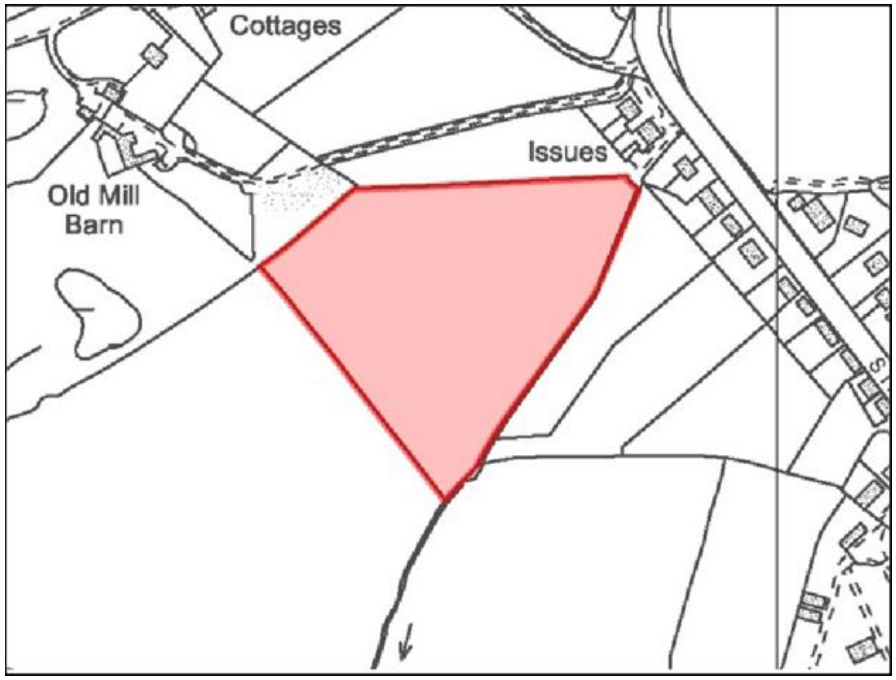
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1140/3040
Site Address: Land at Boathouse Farm, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 2.51

The site comprises of agricultural land near the centre of Isfield and behind Station Road. The site sits adjacent to land which has obtained planning permission (reserved matters) for 10 (net) dwellings under planning reference WD/2020/2058/MRM. Approximately half of the site is covered by Flood Risk 2 and 3, which precludes residential development in this part of the site and therefore significantly reduces the developable area. The 2023 Landscape Sensitivity Assessments states that the site is moderately sensitive to residential development due to the rural character of the site (pastoral land use) and strong hedgerow boundaries. If development was to come forward, due to the flood risk on site, the form of the development would not conform or be well related to the existing settlement pattern. Furthermore, the site requires further investigation to determine whether a suitable vehicular access can be achieved to the site via Culpepper Close, with no existing access onto Station Road

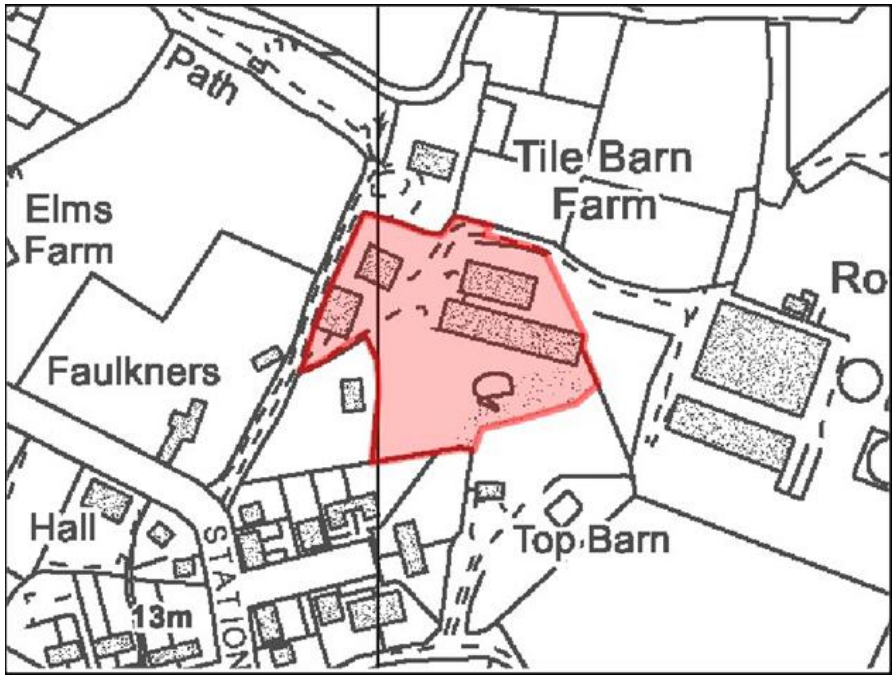
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1143/3040
Site Address: Land to rear of Sandpit Cottage, Station Road, Isfield
Settlement: Isfield
Parish: Isfield
Site Area (ha) Gross: 0.86

The site is comprised a small number of light industrial buildings and agricultural sheds accessed via an unmade track from Station Road in the village of Isfield. A public right of way runs along the site's western and northern boundaries. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development due to the site containing existing development (including existing light industrial buildings) and having a largely enclosed character. The scale of the existing buildings on site are significant and their replacement with residential dwellings could actually provide a benefit in terms of visual impact and would make the best use of brownfield land. Any development should seek to retain and protect existing vegetation to maintain and enhance their contribution to the wider green infrastructure network. In terms of highway impacts, there are existing businesses on site and although a transport assessment would be required, it is anticipated that this type of development would be suitable, albeit that the highway may require upgrading. The Local Highway Authority noted that the access can support the two-way flow of traffic. However, it would be beneficial if the footway to the south continued into the site for a short distance, if development was to proceed. Given the existing commercial uses on site, the potential loss of such employment uses would need to be assessed by the Council against development plan policy and as part of the Local Plan process.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

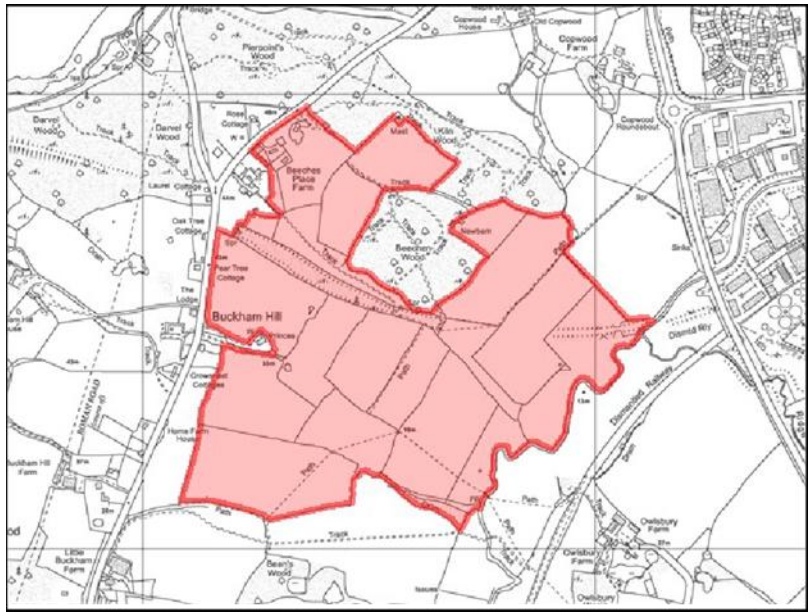
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	Year 11+:

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1205/1410
Site Address: Land at Beeches Place Farm, Beeches Farm Road, Uckfield
Settlement: Uckfield
Parish: Isfield
Site Area (ha) Gross: 53.1

The site is located at the western edge of Uckfield, which is considered a 'sustainable settlement' for development. The site comprises of an existing dwelling and associated outbuildings, camp site and agricultural fields located in the countryside to the west of Uckfield and to the east of Station Road. The site is bounded by ancient woodland on the northern and eastern boundaries. Development would have a detrimental impact upon the Grade II Listed, Beeches Farmhouse that bounds the sites western boundary. The site's eastern boundary lies within Flood Risk 2 and 3, which precludes residential development in this part of the site. The development of the site would have a moderate impact on landscape sensitivity and would also be required to take into consideration biodiversity enhancements, particularly due to the priority habitat deciduous woodland located within the site. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from Uckfield or Isfield to the south and therefore would not be in a suitable location for development. Development of the site would not be in keeping with the rural character of the area and surrounding countryside and would result in an isolated development divorced from any settlement.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Laughton

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
170/3060	Land at Church Lane, Laughton	Laughton	Too small for assessment
171/3060	Land between Long Barn and 1 Home Farm Cottage, Lewes Road, Laughton	Laughton	Too small for assessment
442/3060	Land to the south of Laughton Lodge Hospital Site, Common Lane, Laughton	-	Not deliverable or developable
498/3060	Land to the east of Common Lane, Laughton	-	Not deliverable or developable
636/3060	Land at Duke House, Laughton Lodge, Lewes Road, Laughton	-	Not deliverable or developable
810/3060	Chelwood, Pound Lane, Laughton	Laughton	Not deliverable or developable
840/3060	Stream Farm, Mill Lane, Laughton	-	Not deliverable or developable
1093/3060	Land at The Weald, Church Lane, Laughton	Laughton	Site with extant planning permission
1095/3060	Land to the north of The Roebuck Inn, Lewes Road, Laughton	Laughton	Site with extant planning permission
1189/1630	Land adjacent Shortgate Industrial Estate, The Broyle, Shortgate	Shortgate	Absolute constraint (Ancient Woodland)
1225/3060	Briars, Church Lane, Laughton	Laughton	Deliverable
1289/3060	Land on the West Side of a Road Leading from Laughton to Mark Cross, Church Lane	Laughton	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

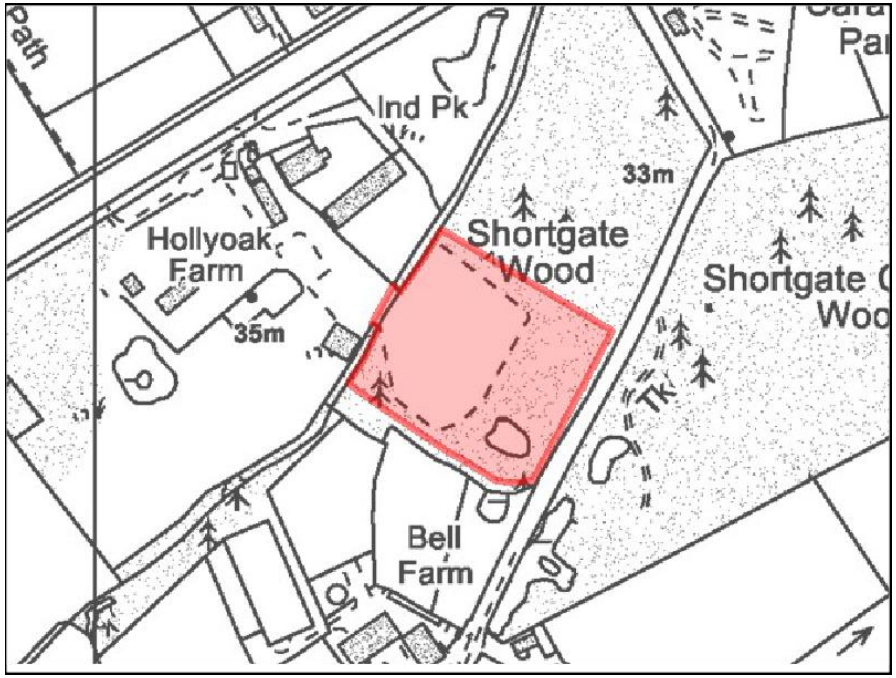
Site reference	Address	Settlement	Site size (ha)	Reason
170/3060	Land at Church Lane, Laughton	Laughton	0.22	Too small for assessment
171/3060	Land between Long Barn and 1 Home Farm Cottage, Lewes Road, Laughton	Laughton	0.06	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
1093/3060	Land at The Weald, Church Lane, Laughton	Laughton	WD/2022/3146/F – Permission for 4 dwellings
1095/3060	Land to the north of The Roebuck Inn, Lewes Road, Laughton	Laughton	WD/2024/0099/O – Permission for 7 dwellings

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
1189/1630	Land adjacent Shortgate Industrial Estate, The Broyle, Shortgate	Shortgate	Ancient Woodland



© Crown copyright [and database rights] 2025 OS AC0000805134

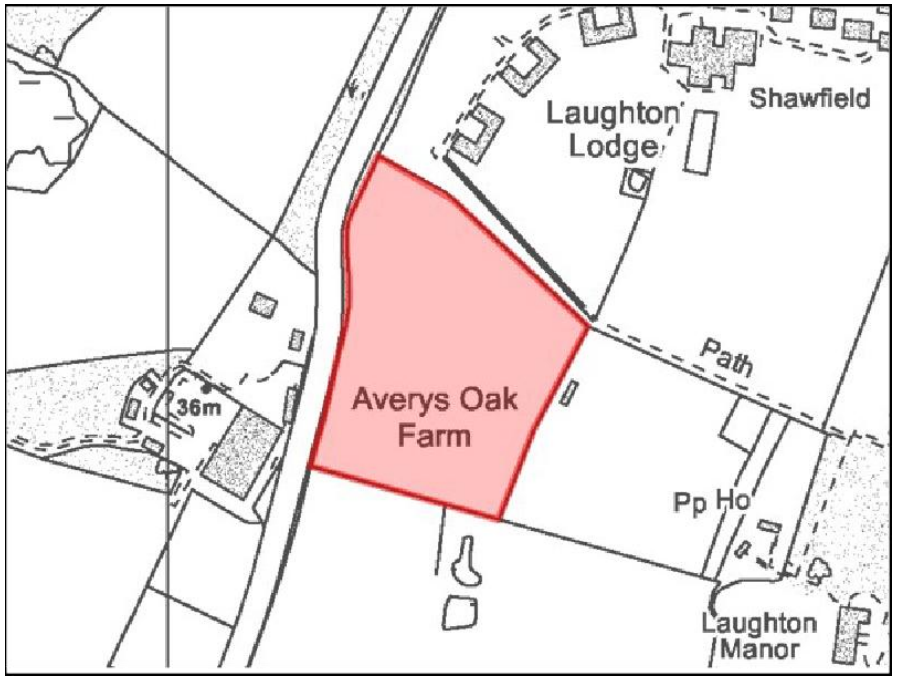
Site Reference: 1189/1630
Site Address: Land adjacent Shortgate Industrial Estate, The Broyle, Shortgate
Settlement: Shortgate
Parish: Laughton
Site Area (ha) Gross: 1.05

The site comprises of a storage area for materials and containers associated with an existing industrial estate that is located to the south of Shortgate and to the east of the B2192. A small pond is present within the southeast corner of the site. A public right of way runs north to south along the site's western boundary. The site is enclosed by ancient woodland on each of its boundaries, with ancient woodland also forming all of the sites overall area (albeit part of the site is now cleared of woodland), therefore precluding all development in this location. The ancient woodland that bounds the site is also subject to a group Tree Protection Order (TPO).

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Yes	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 442/3060
Site Address: Land to the south of Laughton Lodge Hospital Site, Common Lane, Laughton
Settlement: -
Parish: Laughton
Site Area (ha) Gross: 2.26

The site is comprised of an agricultural field to the west of Laughton and to the east of Common Lane. This is an isolated rural site, remote from public transport, local services and facilities, and is visually and functionally separated from nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to new residential development as the field pattern is derived from piece meal enclosure and assarts with mature field boundaries, which increase sensitivity. Housing development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside.

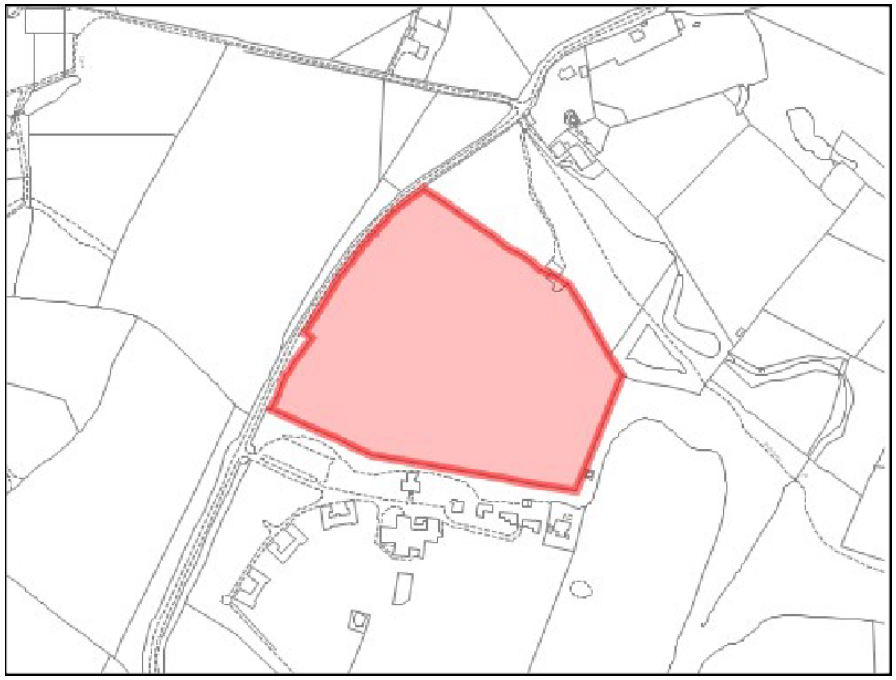
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 498/3060
Site Address: Land to the east of Common Lane, Laughton
Settlement: -
Parish: Laughton
Site Area (ha) Gross: 5.38

The site is comprised of an agricultural field to the northwest of Laughton and to the east of Common Lane. This is a large isolated rural site, remote from local services and facilities, and is visually and functionally separated from nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to new residential development as the field pattern is derived from piecemeal enclosure and assarts with mature field boundaries, which increase sensitivity. Ancient woodland also bounds the site on the eastern boundary. Housing development would be unsuitable in this location, and out of keeping with the rural character and appearance of the countryside.

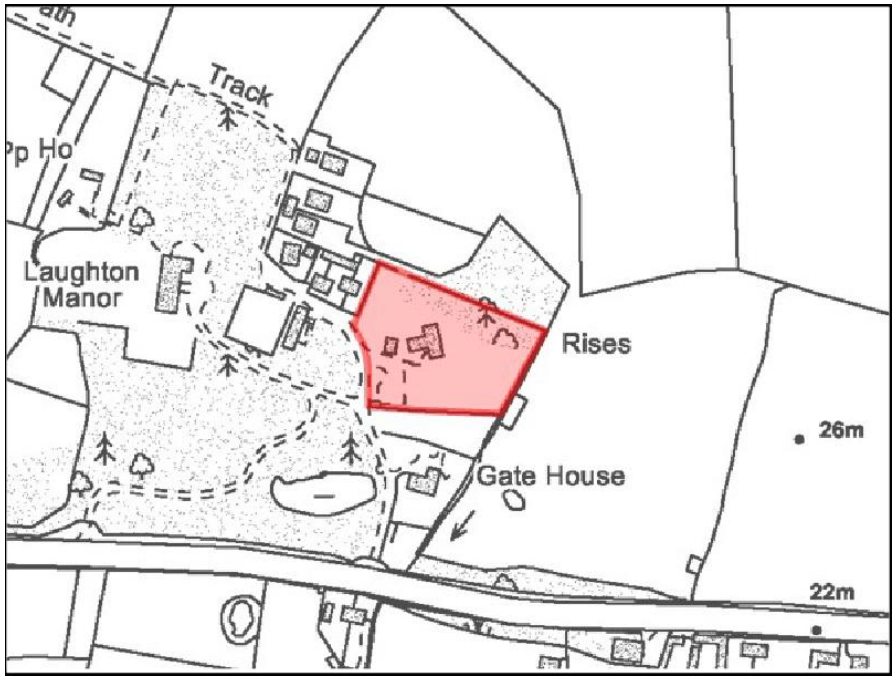
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 636/3060
Site Address: Land at Duke House, Laughton Lodge, Lewes Road, Laughton
Settlement: -
Parish: Laughton
Site Area (ha) Gross: 0.71

The site is comprised of a residential dwelling and garden to the west of Laughton, to the north of Laughton Road (B2124). This is an isolated rural site, remote from public transport, local services and facilities, and is visually and functionally separated from any nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to new residential development as the site is located within an unregistered informal parkland associated with Laughton Manor and has a sloping topography that increases landscape sensitivity of the site. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

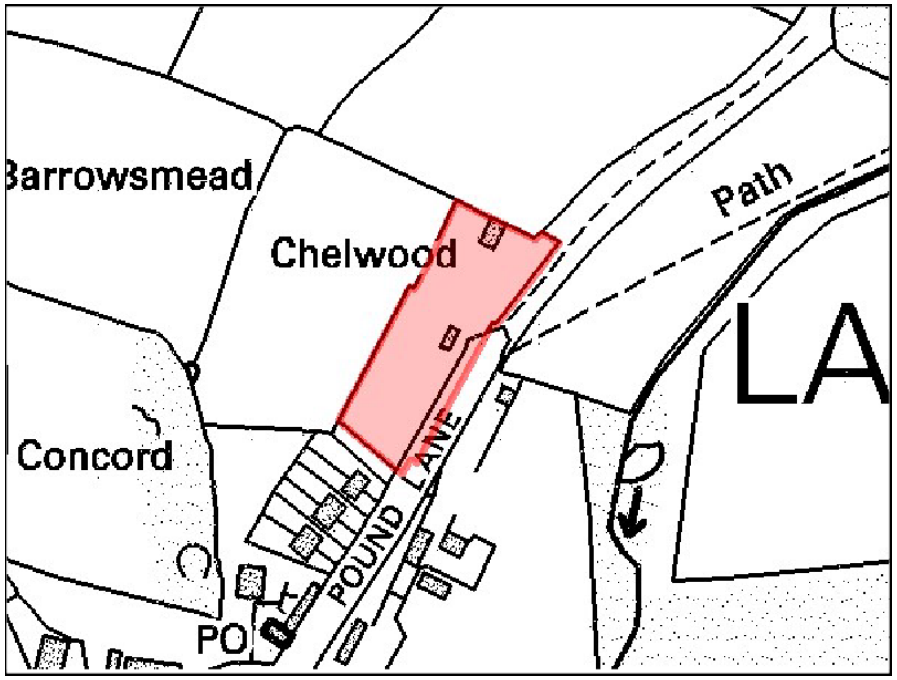
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 810/3060
Site Address: Chelwood, Pound Lane, Laughton
Settlement: Laughton
Parish: Laughton
Site Area (ha) Gross: 0.45

The site is comprised of a residential property and garden located to the northern edge of Laughton village at the end of Pound Lane, a no-through road. Development would be unsuitable in this location, given the access constraints and the Tree Preservation Order (TPO) affecting the site. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to residential development as the site is located within an area of woodland which forms a soft boundary and part of the interconnected habitat to the north of Laughton. Additionally, the dwelling itself, Chelwood, is Grade II listed and therefore housing development would have a detrimental impact on its setting. In addition, it is understood that the site is archaeologically sensitive. The southern part of the site (excluding the existing dwelling) was refused planning permission for 2 (net) dwellings under planning reference WD/2023/1925/F and the subsequent appeal was also dismissed.

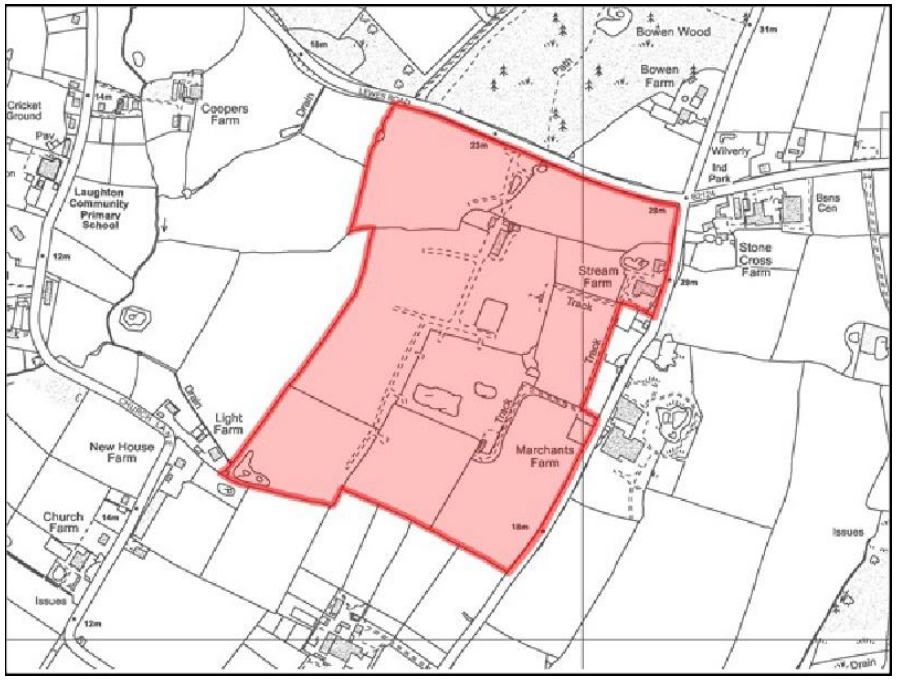
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 840/3060
Site Address: Stream Farm, Mill Lane, Laughton
Settlement: -
Parish: Laughton
Site Area (ha) Gross: 28.36

This is an extensive site that is located to the southeast of Laughton and to the south of Lewes Road (B2124). The site is comprised of fields, ponds, tracks and a small cluster of buildings. The northeast corner of the site is adjacent to a Grade II Listed Building named Stone Cross Farmhouse to the south of the B2124. A number of public rights of way cross the site also. In addition, areas of the site are affected by pluvial flood risk. The site is in an isolated location, remote from local services and facilities and is visually and functionally separated from any nearby settlements. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development in part due to relatively open views available from public footpaths throughout the site and some distant views south-west towards the SDNP, which increases sensitivity. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside.

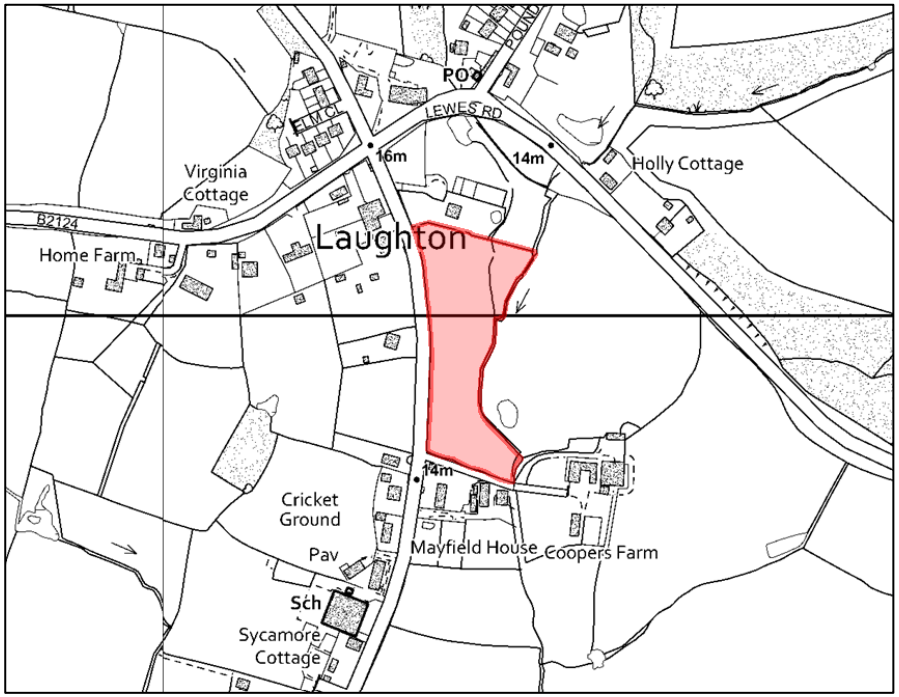
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1225/3060
Site Address: Briars, Church Lane, Laughton
Settlement: Laughton
Parish: Laughton
Site Area (ha) Gross: 1.2

The site comprises of grazing land to the south of Laughton, east of Church Lane. The site is in a relatively sustainable location and is relatively close to services and facilities in Laughton including very frequent public transport to larger settlements. The site benefits from an existing footpath on the opposite side of Church Lane, albeit it is noted that the width can vary. The western part of the site is affected by surface water flood risk which would not be suitable to accommodate residential development. However, small-scale, low-density development to the northern part of the site would not be at odds with the existing settlement pattern whilst addressing the matters which resulted in the recent refusal for the provision of 7 dwellings on the site under planning application WD/2025/2473/PIP. The site sits within the Laughton assessment unit which has moderate sensitivity to small scale residential development. The ecologically valued woodlands and grasslands; historic field patterns with mature shaws and intact hedgerows; rural character; and rural setting provided to Laughton increase the assessment unit's sensitivity to development. However, the low-lying landform; limited historic features; undefined settlement edges and enclosed character all reduce sensitivity; although larger buildings could be more visible in the wider landscape. Small development immediately adjacent of the existing settlement is unlikely to result in significant impacts. Coopers is a Grade II listed building and is located to the north of the site; therefore, any development would need to consider the setting of this listed building.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

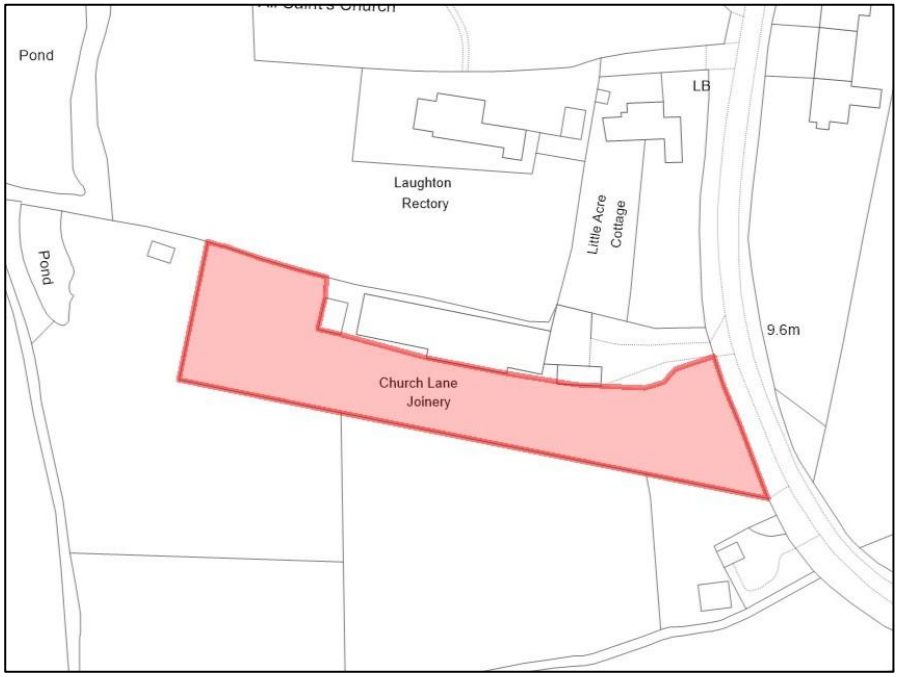
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: 5	Year 6-10:	Year 11+:	Total Capacity: 5



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1289/3060
Site Address: Land on the West Side of a Road Leading from Laughton to Mark Cross, Church Lane
Settlement: Laughton
Parish: Laughton
Site Area (ha) Gross: 0.22

The site is comprised of agricultural land located to the south of Laughton and to the west of Church Lane. This site is situated in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from Laughton's centre. The site is part of the Wider Uckfield to Hailsham Wooded Clay Vale Landscape Character Area and has moderate to high sensitivity to all type of development. Housing development would be unsuitable in this location given its unsustainable location and would also be out of keeping with the generally rural character and appearance of the countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Little Horsted

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
032/3070	Land north of East Sussex National Golf Course, A22, Little Horsted	-	Not deliverable or developable
033/3070	Horsted Place, A26, Little Horsted	-	Not deliverable or developable
034/3070	Land south east of A26/A22 roundabout, Little Horsted	-	Not deliverable or developable
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	Uckfield	Developable

Sites excluded at Stage 1

Sites below the size threshold

NONE

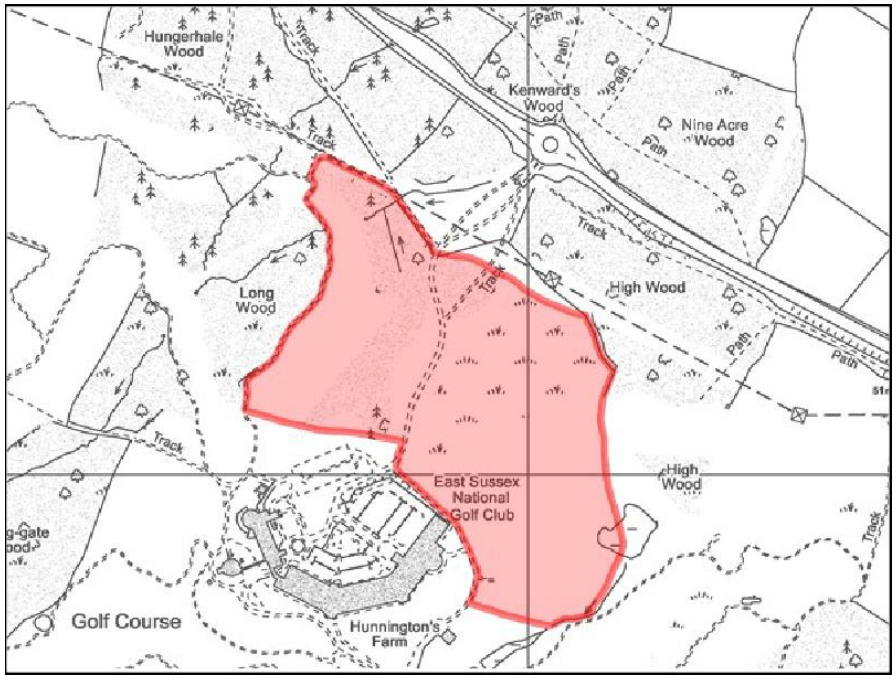
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 032/3070
Site Address: Land north of East Sussex National Golf Course, A22, Little Horsted
Settlement: -
Parish: Litlle Horsted
Site Area (ha) Gross: 14.52

The site comprises part of a golf course, which is located to the south and west of the A22, between Uckfield and Halland. The site is surrounded by land in use by the golf course, including the main hotel/conference buildings, which are located to the south of the site. Ancient woodland partially bounds the site's northern, western and eastern boundaries and a smaller portion is present within the northern section of the site. The site is located within an area that has limited public transport options, and it is remote from local services and facilities. The site is visually and functionally separated from Uckfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development in part due to the lack of relationship with the existing settlement edge at Uckfield or Little Horsted, as well as the considerable ancient woodland on, or in close proximity to the site. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site does benefit from an existing vehicular access from the A22 for the East Sussex National Hotel, but this would need to be improved and/or altered as the existing access route through to the site is narrow.

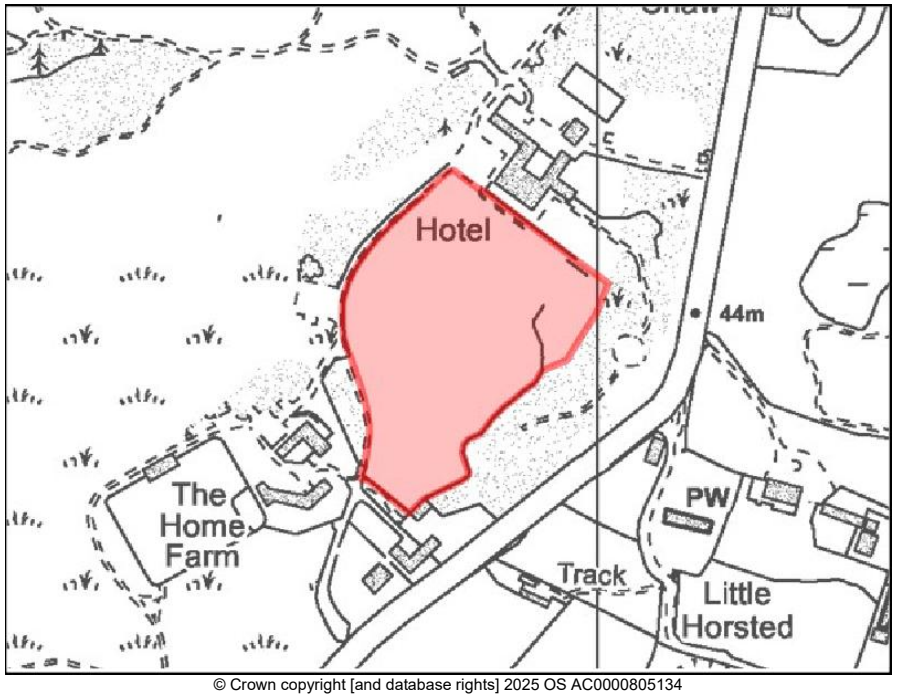
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 033/3070
Site Address: Horsted Place, A26, Little Horsted
Settlement: -
Parish: Litlle Horsted
Site Area (ha) Gross: 1.93

The site comprises a number of fields forming the grounds to the adjacent Horsted Place. This is an isolated rural site, remote from public transport and local services and facilities (with the exception of Little Horsted Primary School located to the east of the site), and is visually and functionally separated from nearby settlements, including Uckfield. Housing development in this location is considered to have a detrimental impact on the generally rural character and appearance of the countryside. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to residential development as the whole site sits within the Grade II Listed Park and Garden known as Horsted Place and is directly adjacent to the Grade II listed Horsted Place. Therefore, development would likely have a detrimental impact on its setting. Located on a low ridge, the site also occupies a place of some visual prominence within the Uck river valley and affords occasional long-distance views to the north of the High Weald National Landscape. The site is therefore not considered suitable for housing development.

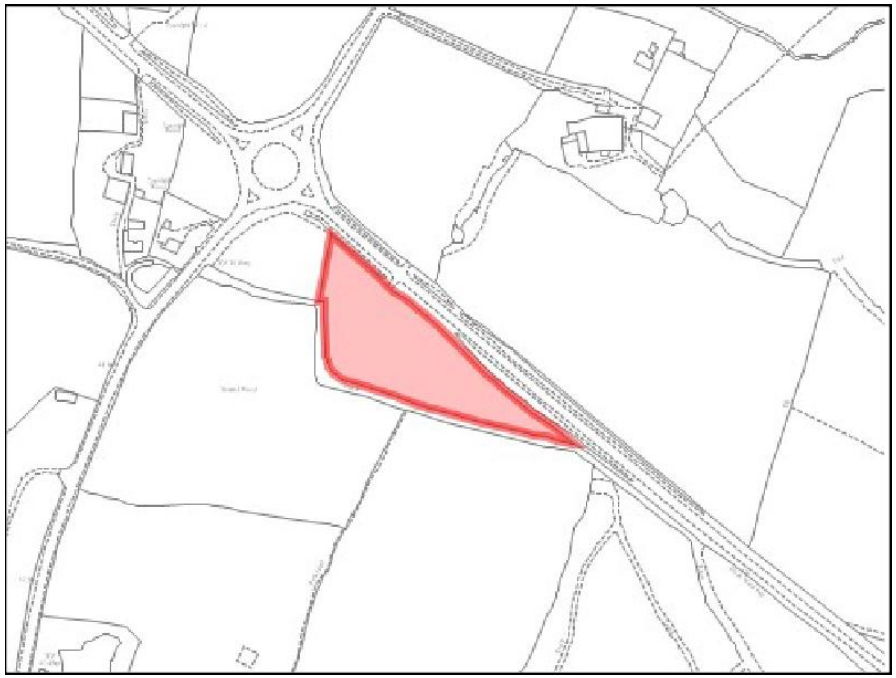
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 034/3070
Site Address: Land south east of A26/A22 roundabout, Little Horsted
Settlement: -
Parish: Litlle Horsted
Site Area (ha) Gross: 1.09

The site is comprised of a triangular parcel of agricultural land between Uckfield and Little Horsted to the southwest of the Little Horsted roundabout that links the A22, A26 and Lewes Road. Several public rights of way cross the site. Ancient woodland bounds the site on the western and part of the southern boundaries. The site is situated in a relatively remote location and has limited access to public transport and local services and facilities, as well as being visually and functionally separated from any nearby development. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to residential development in part due to the public rights of way across the site, the proximity of ancient woodland and lack of relationship with existing settlement edge of Uckfield. Development would be unsuitable in this location, and out of keeping with the generally rural character and appearance of the countryside. In addition, the creation of a suitable vehicular access would not be possible and the A22 would have serious noise implications for any housing development on this parcel of land.

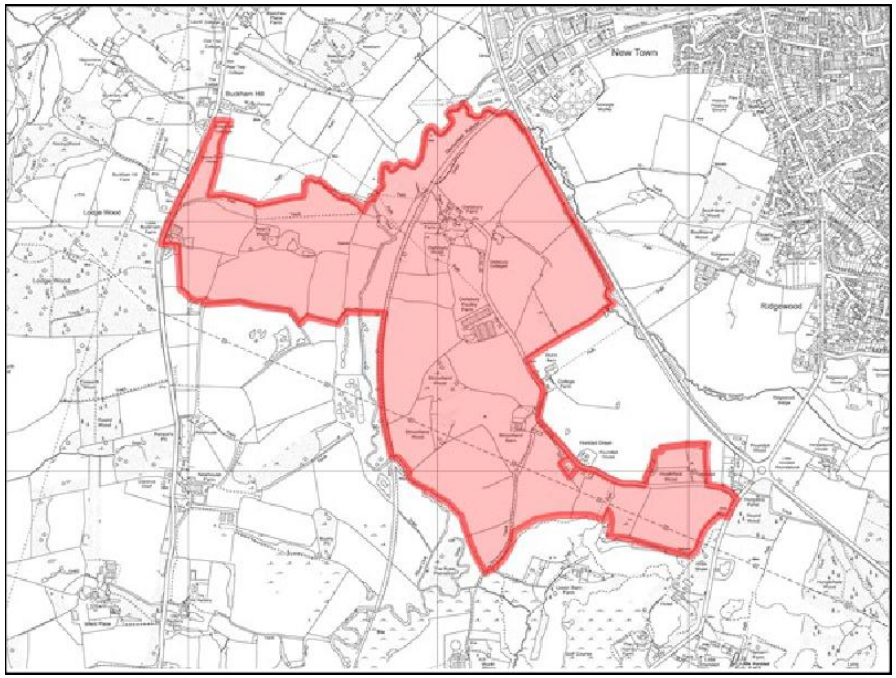
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1061/1410
Site Address: Land at Owlsbury Farm, Lewes Road, Uckfield
Settlement: Uckfield
Parish: Litlle Horsted
Site Area (ha) Gross: 167.22

This site is comprised of both arable and pastoral farmland to the west of Uckfield, to the north of the A26 and to the west of the A22, known as Owlsbury Farm. The land is extensive and incorporates land to the east of the River Uck with a parcel of land extending towards Little Buckham Farm to the west. The land is largely undeveloped, with only sporadic agricultural buildings and residential homes aligned with Horsted Pond Lane that runs from southeast to northwest through the proposed developable part of the site. The existing Horsted Green SANGs sits to the north-east of Horsted Pond Lane. The dismantled railway for the Lewes to Uckfield rail link also sits on the western boundary aligned with the River Uck. A Biodiversity Opportunity Area (River Uck and its headwaters) runs north to south through the centre of the site. In terms of constraints, the site contains pockets of Ancient Woodland, a Grade II Listed Building (Owlsbury Farmhouse) to the north of site as well as a number of non-designated heritage assets flood risk along the River Uck (Flood Zones 2 and 3), as well to the eastern and northern boundaries along the A22. There is also a significant pylon line to the south of the site that runs diagonally (southeast to northwest). The site is crossed by a number of public rights of way. These constraints would need to be addressed through the careful design of the site and master planning. Although functionally the site is separated from Uckfield by the A22, the northern part of the site is near to both Uckfield Rail Station and its Town Centre and the creation of safe and legible pedestrian footpaths (that transverse the A22) to these facilities will need to be incorporated as part of any design. At this stage, this has not been adequately demonstrated as possible and significant concerns remain regarding matters relating to highways details and wider sustainability issues of connectivity over the A22 to Uckfield Town Centre. Significant connections would need to be provided to ensure connectivity for non-car modes otherwise the development would be car dependant. Direct routes via Ridgewood Farm to the east could be provided, but pedestrian connections in/through that site are not of a high quality. The site is currently accessed by a single vehicular access at Horsted Pond Lane. New accesses via the A22, and potentially A26 (depending on scale of the development and site), would therefore be required. In view of the potential scale of development, a full transport assessment and modelling work will be required to evaluate any highways impacts, ensure good connectivity to the town centre and identify options for highways infrastructure improvements as relevant. Connectivity to and through the site would need to be addressed by a 'vision led' approach to any development and sustainable transport options. Further modelling will be required to determine whether mitigation can negate any highways capacity impacts. In landscape terms, the 2023 Landscape Sensitivity Assessment has considered that the site is of moderate sensitivity to residential development as it shares some of the characteristics of the wider assessment area, including the undulating landscape crossed by the narrow valley of the River Uck. Nearby, the development of the Ridgewood site for 1,000 (net) dwellings on the other side of the A22 (see SHELAA reference 346/1410) and the accompanying SANGs has taken place. Landscape protection and noise mitigation will need to be incorporated in the design of any scheme to minimise the noise impact of the adjacent A22 and A26 traffic. In heritage terms, due to its size and location (adjacent to several designated assets), there are many heritage sensitivities and the 2026 Heritage Impact Assessment considers that development has the potential to cause a high degree of harm to Owsbury Farmhouse, the setting of the assets at Horsted Place, as well as those along Buckham Hill. This is because these buildings sit within a largely well-preserved rural setting, with most development in the immediate area being historic villages that have only grown slightly in size during the twentieth century. Mitigation measures are unlikely to fully remove heritage impacts, but notable mitigation could be achieved by reducing the scale of the site and concentrating most development adjacent to the A22 (east of Horsted Pond Lane) and the existing settlement of Uckfield. These constraints require a sensitive design on differing parts of the site, with development focussed to the north and east, to take account of the more rural setting to the west and south. Additionally, any development on the site should retain the rural character of the rights of

way through the site. Any proposed development should also avoid the south-east of the site to limit coalescence between Uckfield and Little Horsted to maintain the rural character of listed buildings within its vicinity, and transition the site creates between development and the countryside/SANG to the south. In addition, the site includes numerous areas of Ancient Woodland that create pockets of irreplaceable habitat throughout the site. Any scheme should provide appropriate buffers to these areas, with development or use taking place within them. Constraints such as landscape, ecology and heritage may reduce and/or restrict the quantum of development, especially in these more constrained areas. The landowner will need to demonstrate how such ecological constraints can be overcome. Even with measures and mitigation in place, the scale of the development is still likely to be visible in views to / from the wider landscape (including the National Park). The development of this scale would require the provision of additional appropriate infrastructure. At the time of writing, this would likely include a SANGS, primary school, community centre, playing pitches, open space, improvements to the Biodiversity Opportunity Area and other infrastructure to internalise local trips where possible and to create a sustainable community. It should be noted that the site is subject to a live planning application, reference WD/2025/0922/MEA which proposes up to 1,700 dwellings, 50 residential/care units, mixed use centre, primary school and other associated development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 450	**Year 11+:** 850

Total Capacity: 1,300

Long Man

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
1029/1310	Natewood Farm, Polegate Road, Hailsham	Hailsham	Developable
1073/1510	Land at Milton Gate Farm, Milton Gate, Polegate	Polegate	Site with extant Planning Permission
1277/1310	Natewood Farm, Polegate Road, Hailsham	Hailsham	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

NONE

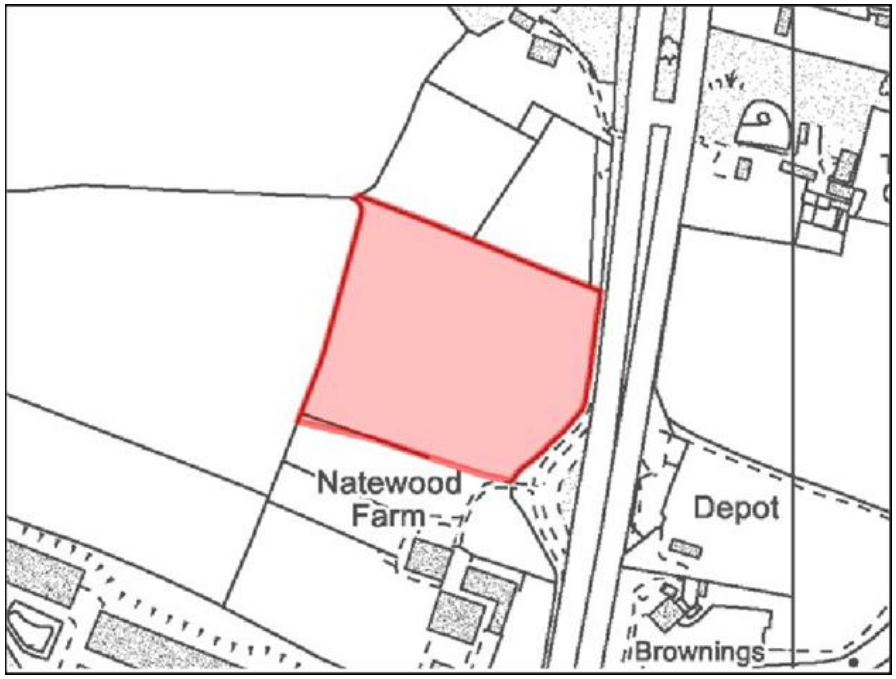
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
1073/1510	Land at Milton Gate Farm, Milton Gate, Polegate	Polegate	WD/2020/2407/MAJ – Change of use from agriculture to private polo pitch. WD/2020/2408/F – Erection of stables

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1029/1310
Site Address: Natewood Farm, Polegate Road, Hailsham
Settlement: Hailsham
Parish: Long Man
Site Area (ha) Gross: 2.06

The site is comprised of agricultural land accessed via the A22 on the site's eastern boundary. The site is well enclosed by existing vegetation alongside the A22 meaning that development would have a limited impact on the wider landscape. Therefore, the 2023 Landscape Sensitivity Assessment has considered that the site is of low to moderate sensitivity providing any resulting development of the site has mitigation measures implemented. These would include efforts to ensure the protection of vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to retain the enclosed character and historic field pattern of the site. The site is detached from the nearest settlement of Hailsham but benefits from a footpath connection to a nearby bus stop, useable for services heading north. The site is visually and functionally separated from Hailsham and any other rural settlement, meaning that the site would be unsuitable for housing development. However, the site is considered suitable for employment uses especially noting nearby commercial development and upgraded access works already implemented in connection with development approved to the south of the site. The land directly adjacent to the site's southern boundary gained full planning permission for the demolition of existing farm buildings and the construction of a number of commercial and storage and distribution units under planning reference WD/2017/2261/MAJ, whilst to the south of the site exists a solar farm. To the north of the site is a residential dwelling and therefore the development of the site for employment uses will need to consider this and should also retain and enhance the existing landscape buffering on the site's boundaries. Impacts could be suitably mitigated by ensuring improvements to pedestrian connectivity/crossing on the A22 southbound and high-quality design through landscape buffering and noise attenuation measures.

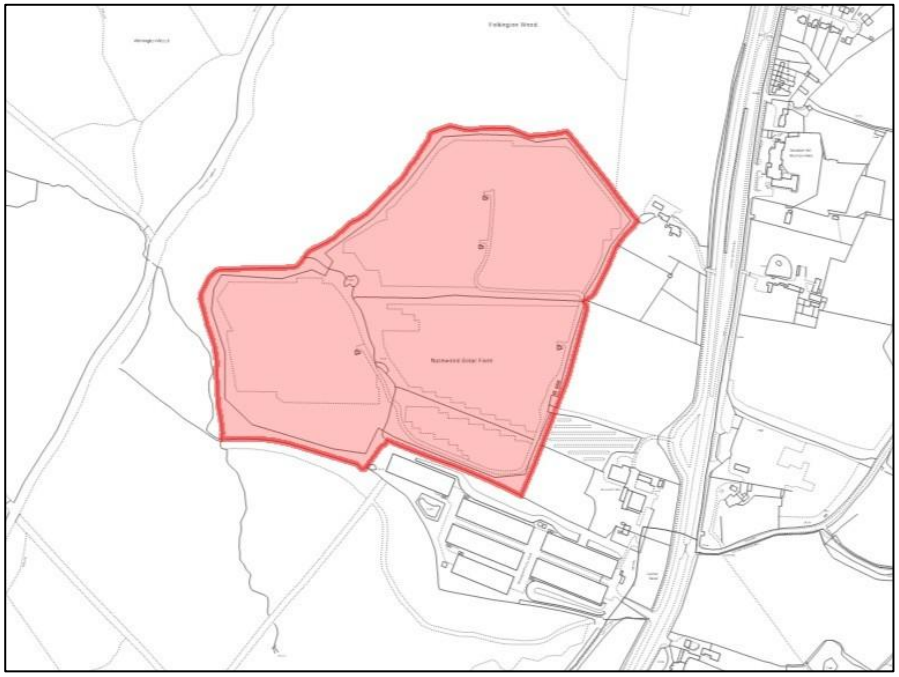
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1277/1310
Site Address: Natewood Farm, Polegate Road, Hailsham
Settlement: Hailsham
Parish: Long Man
Site Area (ha) Gross: 16.41

The site is comprised of an existing solar fam to the west of the A22 accessed via the neighbouring SHELAA site 1029/1310. The site is well enclosed by existing vegetation alongside the A22 meaning that development would have a limited impact on the wider landscape. It forms farm of the Hailsham West assessment unit which has moderate to high sensitivity to medium scale residential and commercial/industrial development, with the neighbouring SHELAA site to the west (SHELAA Ref 1029/1310) considered of low to moderate sensitivity providing any resulting development of the site has mitigation measures implemented. These would include efforts to ensure the protection of vegetation within and surrounding the site, especially mature woodlands, trees, and hedgerows to retain the enclosed character and historic field pattern of the site. The site is detached from the nearest settlement of Hailsham but benefits from a footpath connection to a nearby bus stop, useable for services heading north. The site is visually and functionally separated from Hailsham and any other rural settlement, meaning that the site would be unsuitable for housing development. However, the site is. considered suitable for employment uses especially noting nearby commercial development and upgraded access works already implemented in connection with development approved to the south of the site.

The land directly adjacent to the site's southeastern boundary and a small portion of the south of the site gained full planning permission for the demolition of existing farm buildings and the construction of a number of commercial and storage and distribution units under planning reference WD/2017/2261/MAJ. To the north of the site is a residential dwelling and therefore the development of the site for employment uses will need to consider this and should also retain and enhance the existing landscape buffering on the site's boundaries. Impacts could be suitably mitigated by ensuring improvements to pedestrian connectivity/crossing on the A22 southbound and high-quality design through landscape buffering and noise attenuation measures.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Maresfield

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
022/1935	Land adjacent to Pippins, north of Duddleswell House, Duddleswell	Duddleswell	Absolute constraint (400m from the Ashdown Forest)
160/3120	Land at Tenacres, Straight Half Mile, Maresfield	Maresfield	Too small for assessment
212/3120	Land south of Maresfield, A22, Maresfield	Maresfield	Developable
403/3120	Land north of Rolling Mill, Maresfield	Maresfield	Not deliverable or developable
421/3120	Land southwest of Park Farm, A22, Maresfield	Maresfield	Site with extant planning permission
440/3120	Land at Mill House Farm, London Road, Maresfield	Maresfield	Site with extant planning permission Developable
549/3120	Land adjacent to The Manor House, The Drive, Maresfield Park, Maresfield	Maresfield	Too small for assessment
550/3120	Land at Millwood, Millwood Lane, Maresfield	Maresfield	Not deliverable or developable
551/3120	Field between Straight Half Mile and Nursery Lane, Maresfield	Maresfield	Site with extant planning permission
607/3180	Land at Nutley Arms, London Road, Nutley	Nutley	Absolute constraint (400m from the Ashdown Forest)
629/3120	Land to the rear of South Manor House, Maresfield Park, Maresfield	Maresfield	Too small for assessment
638/3180	Land at Bunters Field, Bell Lane, Nutley	-	Not deliverable or developable
650/3180	Land adjacent to Nether Lane, Nutley	Nutley	Not deliverable or developable
656/3120	Land at Flitterbanks Barn, A22, Maresfield	Maresfield	Site with extant planning permission
669/3120	Land at Flitterbanks Farm, The Drive, Maresfield	Maresfield	Too small for assessment
713/3120	Land north of Batts Bridge Road, Maresfield	Maresfield	Not deliverable or developable
720/3120	Land at Batts Bridge Field, Batts Bridge Road, Maresfield	Maresfield	Not deliverable or developable
811/3180	Land at Nutlin Nursery, Crowborough Road, Nutley	Nutley	Not deliverable or developable
918/3120	Land at Oakwood Park, Maresfield Bypass, Maresfield	Maresfield	Not deliverable or developable
958/3120	Land at Nursery Lane, Maresfield	Maresfield	Not deliverable or developable
980/3120	Land south of Ashdown Business Park, Michael Way, Maresfield	Maresfield	Developable
1000/3120	Land east of Top Drive, Maresfield Park, Maresfield	Maresfield	Developable
1001/3120	Land opposite Doma Farm Nursery, Burrells Lane, Maresfield	-	Not deliverable or developable

1009/1840	Old Barnsgate Cottage, Uckfield Road, Heron's Ghyll	Heron's Ghyll	Absolute constraint (400m from the Ashdown Forest)
1110/3120	Land adjacent to the Maresfield Bypass, Maresfield	Maresfield	Not deliverable or developable
1111/3120	Land at Mill House Farm, Maresfield Bypass, Maresfield	Maresfield	Not deliverable or developable
1127/3120	Land at Doma, Burrells Lane, Maresfield	-	Not deliverable or developable
1176/1990	Land at Cob Down Farm, Cobdown Lane, Five Ash Down	Five Ash Down	Not deliverable or developable
1210/3120	Land at Marshalls, The Drive, Maresfield	Maresfield	Not deliverable or developable
1219/1630	Highfields, Lampool Road, Fairwarp	-	Absolute constraint (400m from the Ashdown Forest)
1279/3120	Stumblewood, The Drive, Maresfield Park	Maresfield	Developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
160/3120	Land at Tenacres, Straight Half Mile, Maresfield	Maresfield	3.10	The site is too small to achieve a minimum number of units for assessment.
549/3120	Land adjacent to The Manor House, The Drive, Maresfield Park, Maresfield	Maresfield	0.33	The site is too small to achieve a minimum number of units for assessment.
629/3120	Land to the rear of South Manor House, Maresfield Park, Maresfield	Maresfield	0.34	The site is too small to achieve a minimum number of units for assessment.
669/3120	Land at Flitterbanks Farm, The Drive, Maresfield	Maresfield	1.65	The site is too small to achieve a minimum number of units for assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

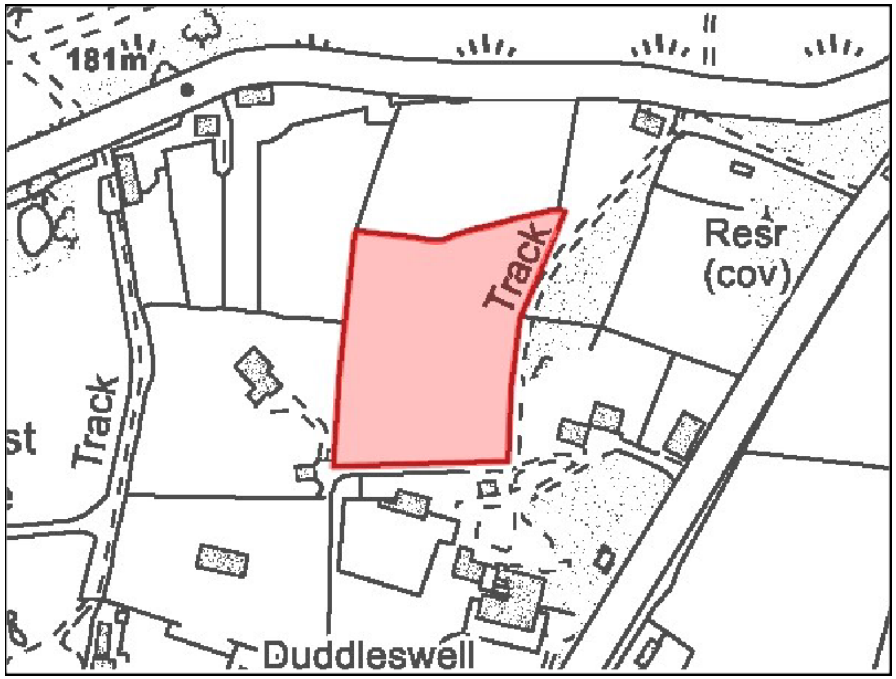
Site reference	Address	Settlement	Planning Permission Details
421/3120	Land southwest of Park Farm, A22, Maresfield	Maresfield	WD/2024/0323/MAO – up to 37 (net) dwellings
440/3120	Land at Mill House Farm, London Road, Maresfield	Maresfield	WD/2022/0480/MAO – up to 25 (net) dwellings
551/3120	Field between Straight Half Mile and Nursery Lane, Maresfield	Maresfield	WD/2017/0694/MAO – 25 (net) dwellings
656/3120	Land at Flitterbanks Barn, A22, Maresfield	Maresfield	WD/2023/1633/O – 4 (net) dwellings

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
022/1935	Land adjacent to Pippins, north of Duddleswell House, Duddleswell	Duddleswell	Site is within 400m of the Ashdown Forest SPA
607/3180	Land at Nutley Arms, London Road, Nutley	Nutley	Site is within 400m of the Ashdown Forest SPA

Site reference	Address	Settlement	Absolute constraint
1009/1840	Old Barnsgate Cottage, Uckfield Road, Heron's Ghyll	Heron's Ghyll	Site is within 400m of the Ashdown Forest SPA
1219/1630	Highfields, Lampool Road, Fairwarp	-	Site is within 400m of the Ashdown Forest SPA

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

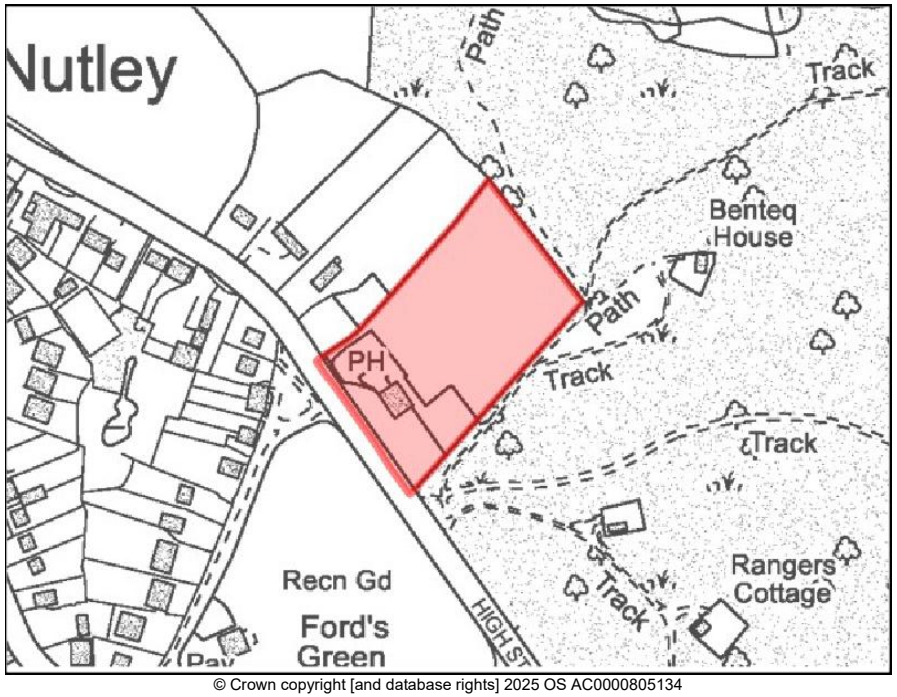
Site Reference: 022/1935
Site Address: Land adjacent to Pippins, north of Duddleswell House, Duddleswell
Settlement: Duddleswell
Parish: Maresfield
Site Area (ha) Gross: 0.79

The site comprises a single field used for grazing surrounded by scattered agricultural uses. The site is in an isolated rural location, remote from local services and facilities, and disconnected from any settlement. The site is wholly located within the High Weald National Landscape. Housing development on the site would be unsuitable and have a detrimental impact on the rural landscape. Vehicular access to the site is not possible without the acquisition of additional land in third party ownership, as adequate road width is not currently available. This site is within the 400-metre zone of the Ashdown Forest Special Protection Area (SPA) where a net increase in residential development is precluded to protect the integrity of the SPA.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

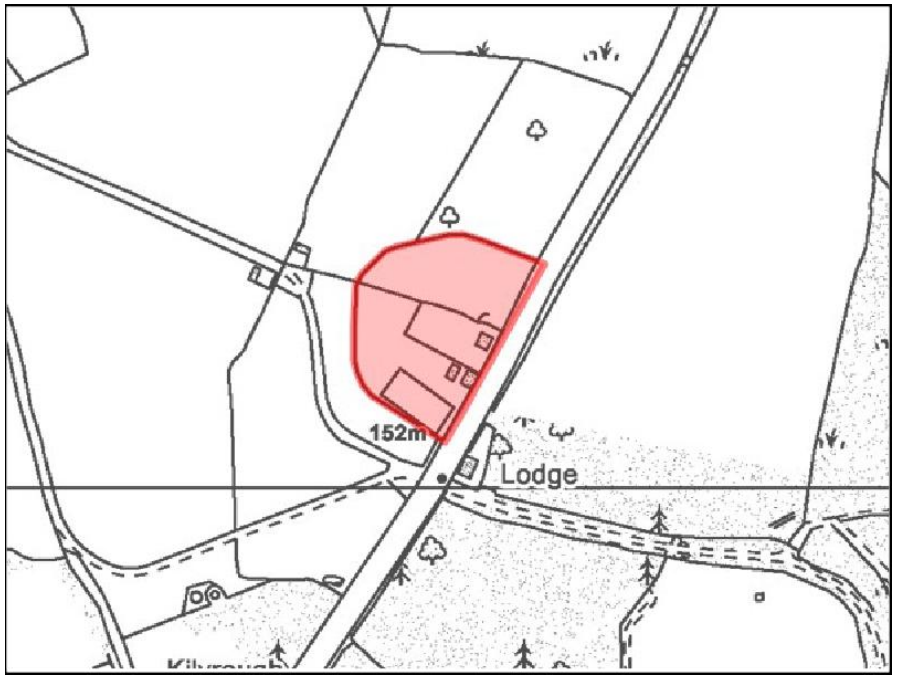
Site Reference: 607/3180
Site Address: Land at Nutley Arms, London Road, Nutley
Settlement: Nutley
Parish: Maresfield
Site Area (ha) Gross: 1.42

The site is formed of a pub, car park and garden located to the southeast of Nutley and to the east of the High Street (A22). The site is wholly within the High Weald National Landscape and development would have a detrimental impact on the character and appearance of this attractive and high-quality landscape which surrounds Nutley. This site is within the 400-metre zone of the Ashdown Forest Special Protection Area (SPA) where a net increase in residential development is precluded to protect the integrity of the SPA.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

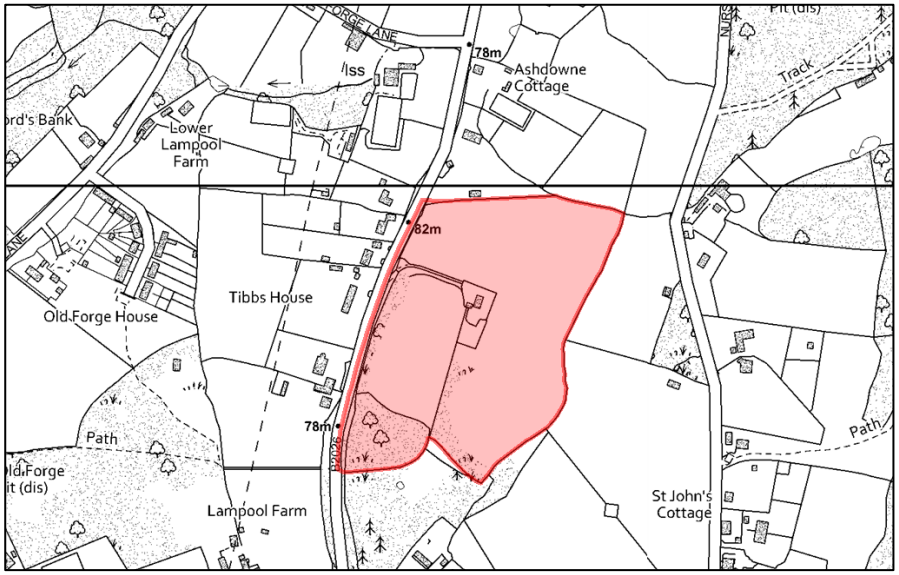
Site Reference: 1009/1840
Site Address: Old Barnsgate Cottage, Uckfield Road, Heron's Ghyll
Settlement: Heron's Ghyll
Parish: Maresfield
Site Area (ha) Gross: 0.94

The site comprises of a residential dwelling and garden located to the north of Heron's Ghyll on the A26. The site is wholly within the High Weald National Landscape, and the development would have a detrimental impact on the high-quality landscape to the north of Heron's Ghyll. This site is also within the 400-metre zone of the Ashdown Forest Special Protection Area (SPA) where a net increase in residential development is precluded to protect the integrity of the SPA.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1219/1630
Site Address: Highfields, Lampool Road, Fairwarp
Settlement: -
Parish: Maresfield
Site Area (ha) Gross: 5.56

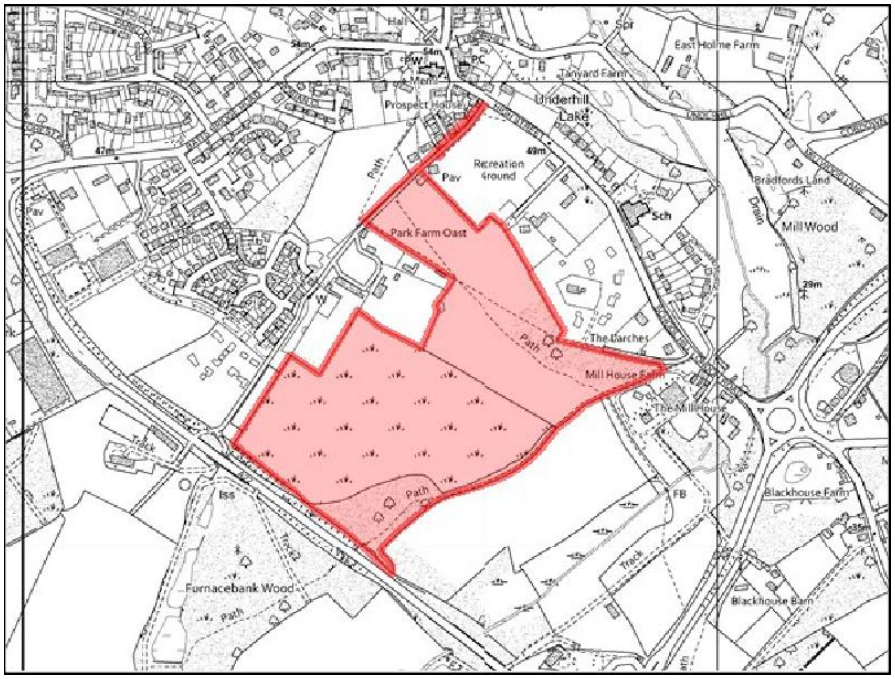
The site comprises of agricultural land and farm buildings north of Maresfield Park along the B2026. This is a relatively isolated rural site, remote from local services and facilities and is visually and functionally separated from the village of Maresfield. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside. This site is within the 400-metre zone of the Ashdown Forest Special Protection Area (SPA) where a net increase in residential development is precluded to protect the integrity of the SPA.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	Yes	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 212/3120
Site Address: Land south of Maresfield, A22, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 14.06

This site is comprised of several fields used for grazing and agriculture on south facing slopes at the southern fringe of Maresfield village. To the west is new residential development (Rolling Mill) that has recently been completed alongside approved housing development that is under construction (SHELAA Site 338/3120). The area of the site immediately adjacent to the recreation ground is located within the Maresfield Conservation Area and is not considered suitable for residential development, due to the impact on designated historic assets and landscape harm in this location The site is more open on land adjacent to the recreation ground, which has the potential for higher landscape impact. There are also three Grade II listed buildings located in close proximity to the site, which includes Park Farm House, Barn and Oasthouse. The 2026 Heritage Impact Assessment considers that development has the potential to cause a higher degree of harm to the rural character of the southern half of the Maresfield Conservation Area and the setting of listed buildings including at Park Farm and the parish church. This could be mitigated to some degree through focussing development on the parts of the site outside the conservation area, with most development on the south of the site, along the Maresfield Bypass. Alongside this, mitigation measures could be found through design and landscaping that is appropriate to the historic landscape character and the specific significance of these assets and their setting. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site. Urban design of the developed site should ensure that undeveloped parts of the site within the conservation area do not form a hard boundary or an undeveloped ‘island’ within a wider area of modern built form. If these areas are developed, the design of both new built form and the public realm should be of the highest design quality, commensurate with the special interest of the conservation area. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to residential development. Therefore, if the site is to be developed, great care would be required with design, and substantial mitigation is likely to be needed. As a result of this, any development on the site should avoid urbanising the public rights of way through the site and be located away from ancient and priority habitat woodland in the southeastern corner of the site and provide, suitable and appropriate buffers to the woodland. Existing access to the site is poor consisting of a single track serving the recreation ground off the High Street. A new vehicular access would need to be provided to the site, and a transport assessment would be required, particularly as the potential quantum of development is likely to have a significant impact on the wider local highway network. Highways mitigation may be required, including significant offsite infrastructure should access be located from the A22 to the south. There would need to be careful consideration as to how this site can be successfully integrated within the existing fabric of the village with appropriate pedestrian and cycle links to the north of the site at the High Street to allow access to local amenities for future occupants. There is an area of ancient woodland located at the southern boundary and appropriate landscape buffers would have to be strengthen to the north and west of the site. Otherwise, the site is well screened by mature vegetation close to the public rights of way at the southern boundary of the site and along the A22 at the western boundary. Subject to addressing the constraints outlined including landscape, ancient woodland, heritage and access issues, there is potential for a comprehensive

residential development to come forward on this site, alongside SHELAA site 440/3120 that would require a vehicular access from this site (as well as pedestrian connectivity).

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	No	1	No	No	No	No	No

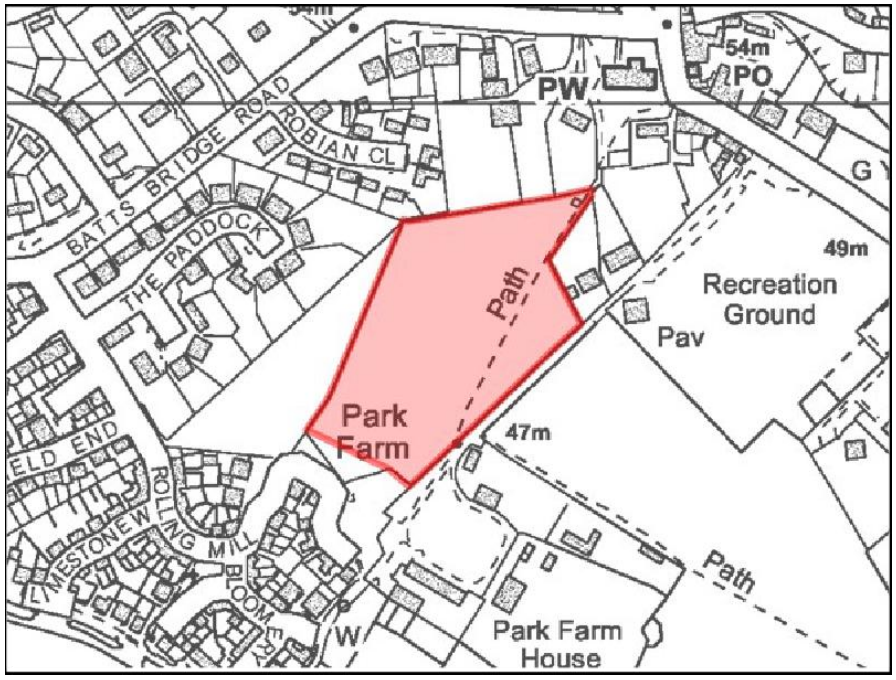
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 150	Year 11+:

Total Capacity: 150



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 403/3120
Site Address: Land north of Rolling Mill, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 1.7

This site had been granted planning permission for use as a public open space, a small parking area and allotments as part of a wider scheme that brought forward 25 new homes on nearby site under reference WD/2015/2432/MEA (SHELAA reference 338/3120). The site itself is almost entirely located within the Maresfield Conservation Area and acts as the setting for listed buildings located to the north of the site, including the church. As such, it is considered unsuitable for residential development.

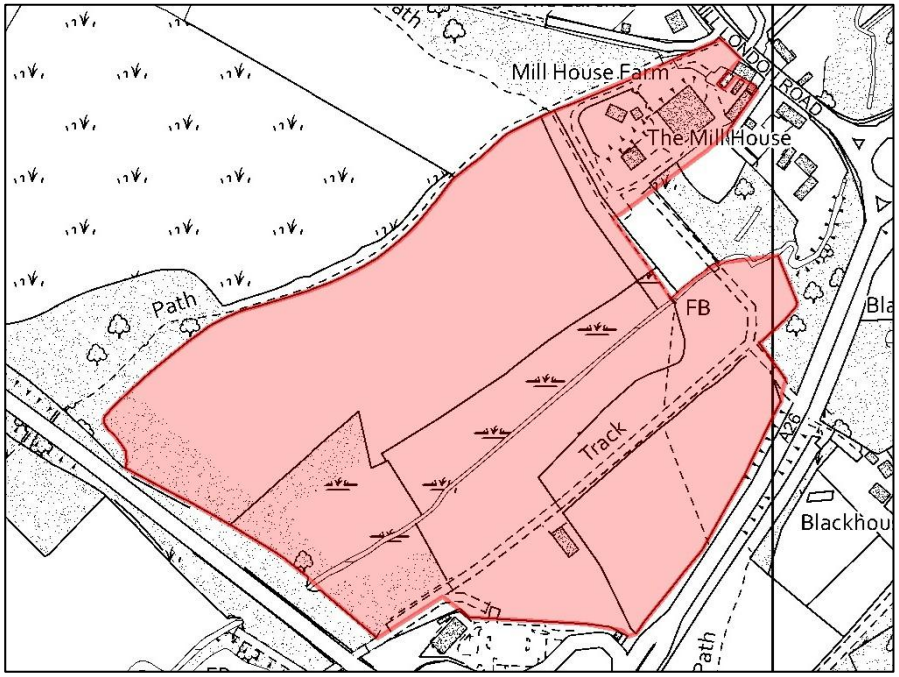
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 440/3120
Site Address: Land at Mill House Farm, London Road, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 11.99

The site includes Mill House Farm and associated agricultural fields to the southwest that adjoins SHELAA site 212/3120. A Grade II listed barn is located within the site at the eastern end fronting onto London Road. Two other listed buildings (Mill House and Mill Cottage) are located nearby to the entrance to the site. The 2026 Heritage Imapct Assessment considers that development could have a moderate level of harm to the heritage assets and the historic setting of the Conservation Area. In regards to this, the Assessment recommends focusing development in the south-eastern half of the site (along the Uckfield Bypass and south of Shortbridge Stream) and retaining the established trees, hedgrows and bushes along the north-western and north-eastern borders of the site. The design and landscaping of any development will need to be appropriate to the historic landscape character also. The introduction of a border of trees along the site's north-eastern edge could help retain the rural and agricultural feel of the three listed buildings within their historic environment.The existing access to the site is from School Hill. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development because of its semi-rural nature and public rights of way along the entire north (northwest and east (northeast) boundaries). The levels become steeper either side of Shortbridge Stream, which also raises flooding issues with a significant proportion of land close to the watercourse being located in Flood Risk Zones 2 and 3. There is an area of ancient woodland located adjacent to the southwest boundary of the site, which would also reduce the developable area of the site due to the requirement to protect the Ancient woodland with an appropriate buffer. Therefore, mitigation methods would need to be implemented if the site was to be developed. These would include setting the development back from the ancient woodland within and adjacent to the site, reducing the impact of the A22/A26 to the south and east and finally ensure that the setting of the listed barn within the site and listed buildings in close proximity to the site are not adversely affected by any potential development. The development of this site by itself would not be suitable as it is detached from the main part of the village, and it has not been proven that a vehicular access serving the development could be created from High Street. In addition, the land to the south and east of Shortbridge Stream is not considered suitable for residential development due to flood risk concerns, its separation from the remainder of the site and its proximity to the A26. However, it is considered that this site could deliver a housing scheme comprehensively with land adjacent to it to the west (i.e. SHELAA site reference 212/3120). It is noted that outline planning permission for 49 (net) dwellings was refused on the site under planning reference WD/2021/1068/MAO in part due to access constraints for vehicular and non-vehicular traffic, as well as surface water drainage. This was also dismissed on appeal in November 2022. Since then, planning permission was granted for up to 25 dwellings on the northeast area of site under planning reference WD/2022/0480/MAO in April 2025.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

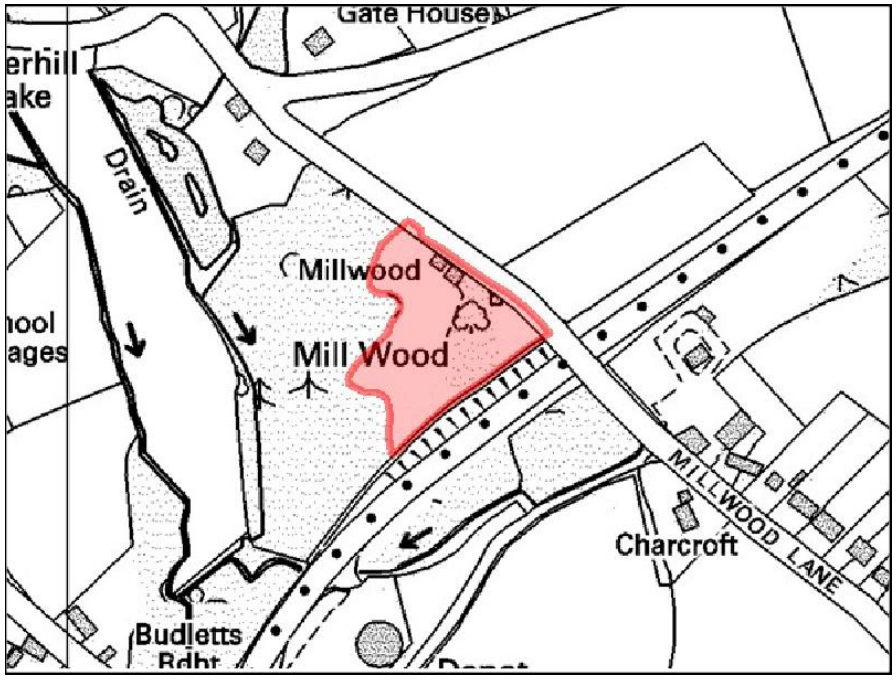
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	**Year 1-5:** 19	**Year 6-10:** 16	Year 11+:

Total Capacity: 35



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 550/3120
Site Address: Land at Millwood, Millwood Lane, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 0.81

The site is comprised of a residential dwelling, large garden and woodland located between the settlements of Maresfield and Five Ash Down and to the south of Millwood Lane. Ancient woodland bounds the sites western boundary. The northeastern corner of the site has achieved Technical Details planning consent for 1 dwelling under planning reference WD/2021/1368/TD. The site is in a relatively rural location, with limited access to local services and facilities, and is distinct from any settlement. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Housing development would be unsuitable in this location and out of keeping with the general rural character of the area.

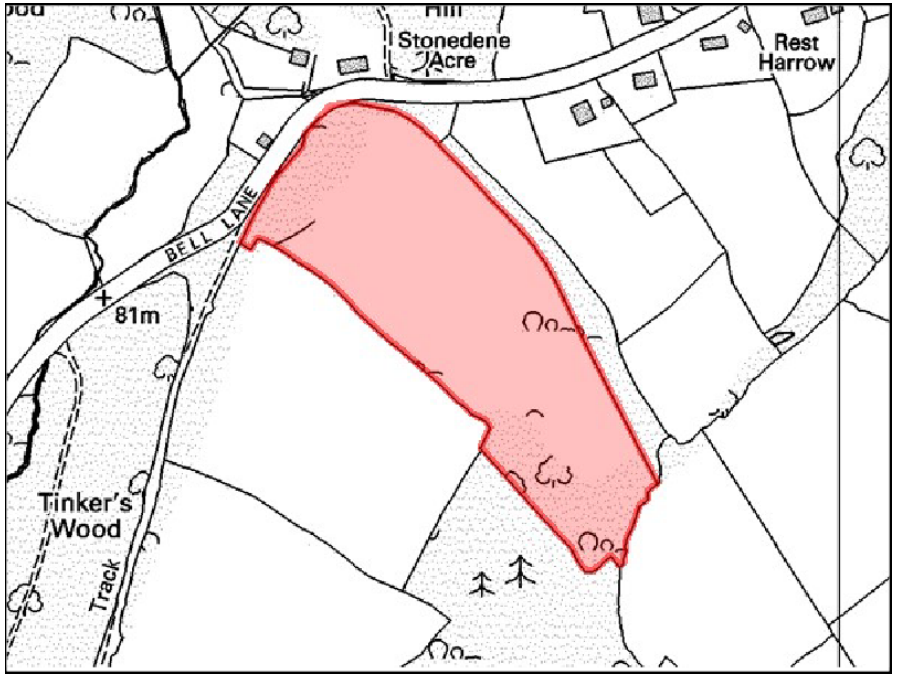
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 638/3180
Site Address: Land at Bunters Field, Bell Lane, Nutley
Settlement: -
Parish: Maresfield
Site Area (ha) Gross: 4.63

This site comprises of a field that was previously used as campsite located in the countryside to the west of Nutley and to the south of Bell Lane. Ancient woodland is present within the southwest corner of the site and also bounds the northwest corner of the site along Bell Lane. The frontage of the site to Bell Lane also contains substantial mature trees that are of amenity value, and the entire site is within a Biodiversity Opportunity Area (BOA). This is a substantial site which is isolated and remote from local services and facilities, as well as being visually and functionally disconnected from Nutley. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of this attractive and high-quality landscape which surrounds Nutley.

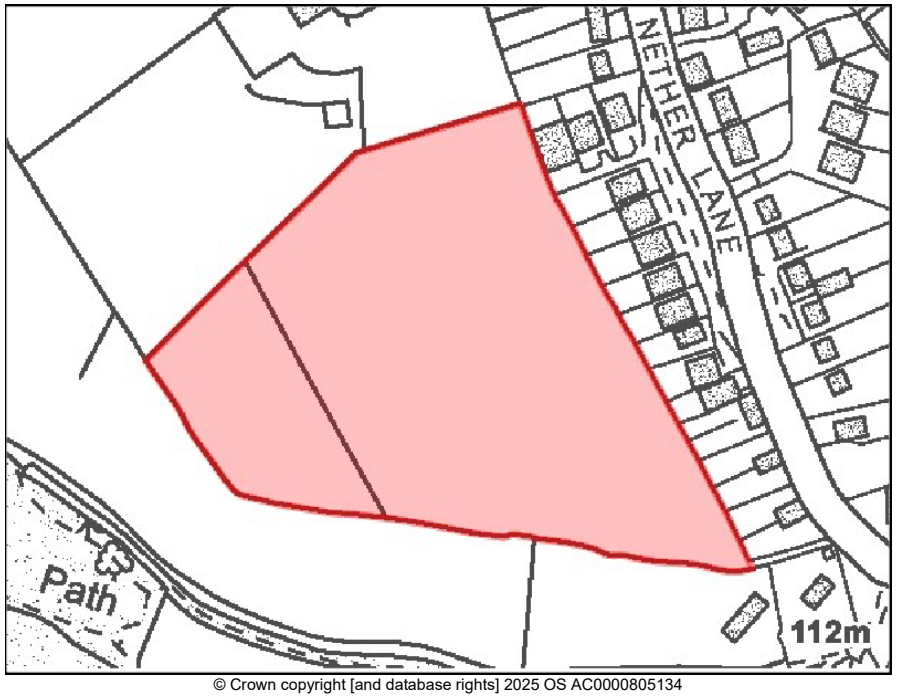
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 650/3180
Site Address: Land adjacent to Nether Lane, Nutley
Settlement: Nutley
Parish: Maresfield
Site Area (ha) Gross: 2.98

The site comprises of grazing land located at the southwestern fringe of Nutley. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside and the linear development that characterises the immediate area. The site as submitted cannot be provided with a suitable vehicular access to serve housing development onto Nether Lane. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of this attractive and high-quality landscape which surrounds Nutley. Part of the site is within the 400m zone of the Ashdown Forest SPA where a net increase in residential development is precluded to protect the integrity of the SPA.

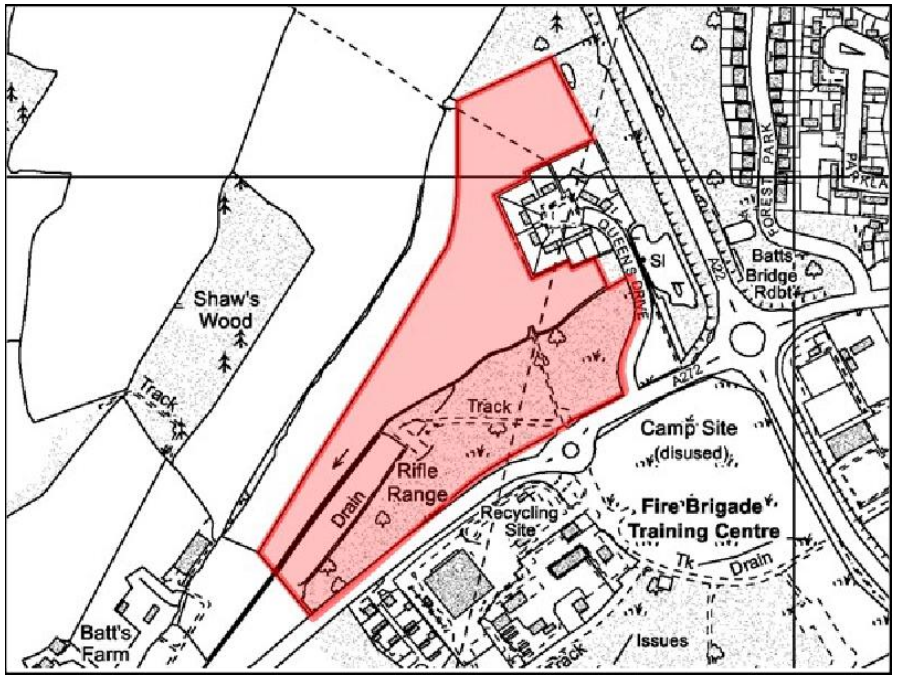
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	Partly	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 713/3120
Site Address: Land north of Batts Bridge Road, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 7.15

The site comprises of scrubland and woodland located to the north of the A272 close to the roundabout with the A22. The newly constructed Ashdown Business Park is located to the south of the site. The 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to development, because the site is in a relatively isolated location and is visually and functionally separated from the village of Maresfield by the A22/A272. Priority habitat deciduous woodland covers the southern half of the site and provides a wide buffer to the A272 that indicates higher sensitivity. Housing development would be unsuitable in this location and would be out of keeping with the attractive rural character and appearance of the countryside.

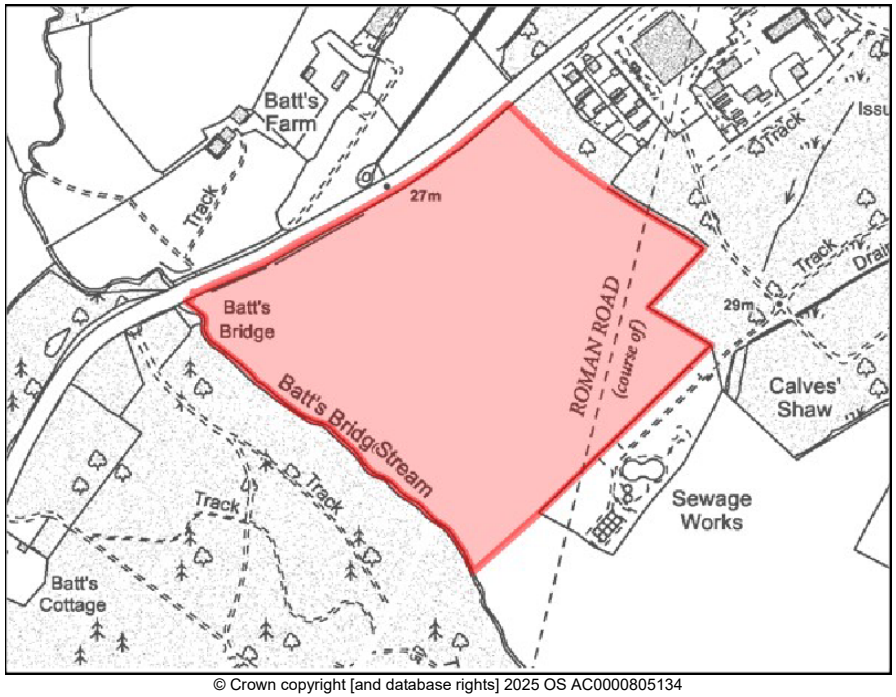
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 720/3120
Site Address: Land at Batts Bridge Field, Batts Bridge Road, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 9.88

The site is in agricultural use and located to the south of the A22 and the east of the A272, to the south of Maresfield. To the northwest of the site is the Ashdown Business Park that contains employment land, retail, a hotel and coffee shop/drive thru. A small part of the site (at Batts Stream) is within Flood Zones 2 to 3 to the southwest of the site. The site reads relatively isolated, remote from local services and facilities and visually and functionally separated from the village of Maresfield. Housing development development would therefore be unsuitable at this location. An appropriate vehicular access from the A272, or alternatively from the adjoining business park would be required. In addition, there is currently no safe pedestrian access along the A272 until the road is alongside the Ashdown Business Park, and no access to cycle infrastructure. The Ashdown Business Park has already delivered a suitable vehicular access from the A272 for employment uses. A connection should be favored for further expansion of the site for a more cohesive development allowing future users and occupiers to benefit from and connect to the existing infrastructure. Detailed transport modelling work will equally be needed to support additional growth at this location. The site has an open visual character and intermittent clear views in from both the A272, A22 and PROWs, although the 2026 Landscape and Visual Appraisal notes that areas found towards the more developed edges, including the A272 and A22 corridors and influenced the existing Ashdown Business Park have lower sensitivities. The site (alongside SHELAA site 980/3120) was refused planning permission for the the provision of 60,000sqm of employment space in March 2026 noting environmental impacts, further considerations needed in relation to highways, risk of flooding, lack of appropriate buffer with the neighbouring wastewater treatment and the potential presence of PFAS. A smaller scheme is now being promoted satisfactorily addressing all matters. In isolation, the site would only deliver a modest extension to the existing Ashdown Business Park, bearing in mind the on-site constraints, which would be insufficient to address the district's employment floorspace need. In addition, a small scale development may not provide sufficient viability to allow the provision of associated infrastructure services and facilities to make the development acceptable in planning terms. On this basis, the site is considered unsuitable for employment development, noting that a large scale employment development of this area with associated infrastructure may be suitable. The site is also assessed as part of 980/3120.

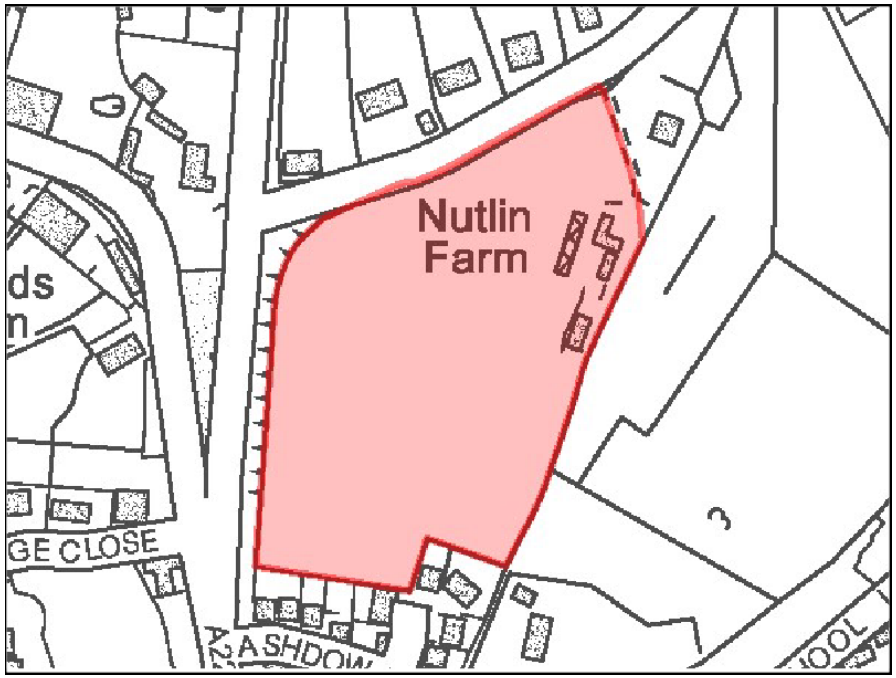
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 811/3180
Site Address: Land at Nutlin Nursery, Crowborough Road, Nutley
Settlement: Nutley
Parish: Maresfield
Site Area (ha) Gross: 2.38

The site comprises of several former fruit farm buildings and overgrown land associated with a former horticultural nursery located at the northern outskirts of Nutley and to the east of the A22. A public right of way extends north to south along the eastern boundary of the site. Approximately two thirds of the site (eastern and northern part) is located within the 400m zone of the Ashdown Forest SPA, where residential development is precluded to protect the integrity of the SPA. The site as submitted cannot be provided with a suitable vehicular access to serve housing development onto the A22 due to the steep embankment that forms the site's western boundary and the close proximity of the A22 and Chelwood Gate Road junction. The site is wholly within the High Weald National Landscape. Housing development would be unsuitable in this location and out of keeping with the general rural character and appearance of the countryside to the north of Nutley.

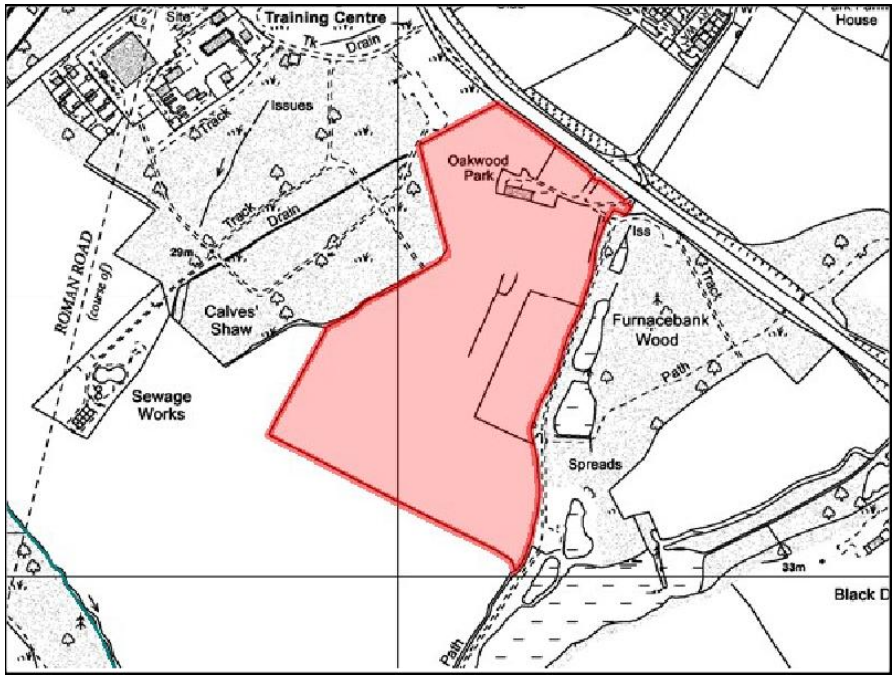
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	Partly	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 918/3120
Site Address: Land at Oakwood Park, Maresfield Bypass, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 11.34

The site is comprised of commercial properties and agricultural uses located to the south of the A22 and to the south of Maresfield. This is a relatively rural site in some parts, remote from accessible public transport, local services and facilities and is visually and functionally separated from the village of Maresfield. Housing development would be unsustainable in this location. The 2023 Landscape Sensitivity Assessment states that the site has a high sensitivity to commercial/industrial development due to its open visual character, with intermittent clear views in from both the A26, A22 and PROWs. There is currently little development across the site, and although it is adjacent to an area of existing large-scale commercial development to the north, that development is well enclosed from the site by a thick band of woodland. Development of this site would represent an encroachment into the countryside in this rural location and would be highly visible. In addition, this site is remote from public transport options accessible on foot. An appropriate vehicular access from the A22 is also necessary (although one does currently exist for the uses on site, it would need significant upgrading).

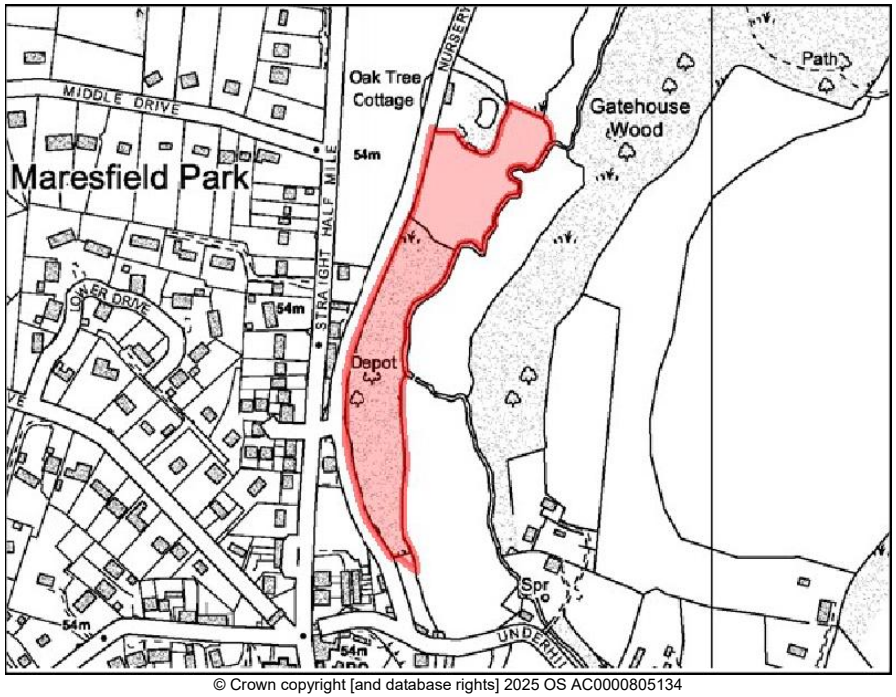
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 958/3120
Site Address: Land at Nursery Lane, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 2.52

The site comprises of an overgrown field that features several mature trees located at the eastern edge of Maresfield and to the east of Nursery Lane. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside. The site is open to extensive views to the east and suitable vehicular and pedestrian access would not be achievable from Nursery Lane. A small part of the northeast corner of the site is ancient woodland and is located within Flood Risk Zones 2 and 3, which would restrict development in this part of the site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development because the site is bounded by the Maresfield Conservation Area to the south, which contains a number of listed buildings and new development would impact heritage in this location.

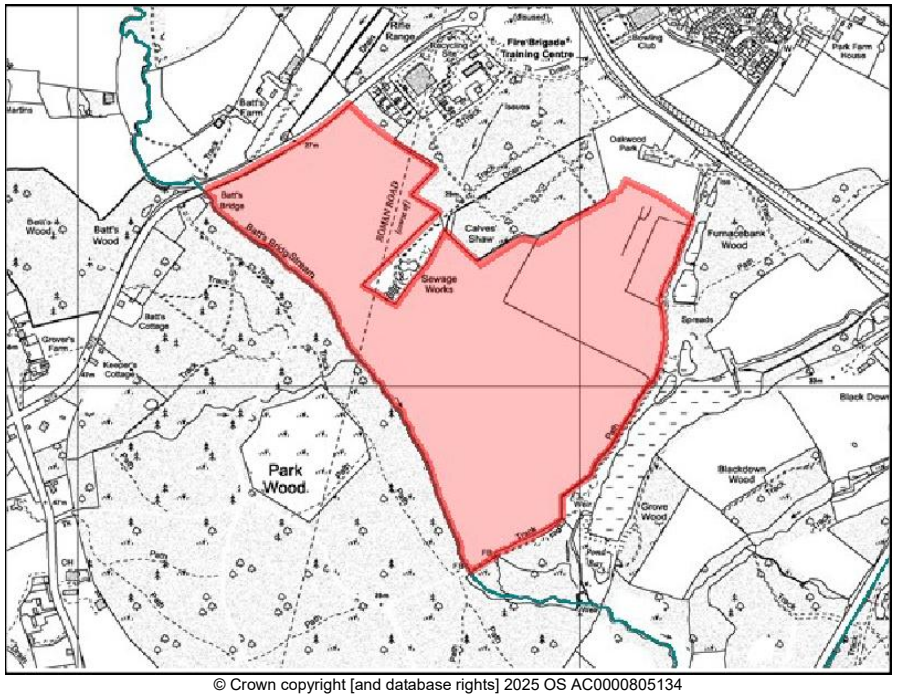
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 980/3120
Site Address: Land south of Ashdown Business Park, Michael Way, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 38.95

This is a large site that comprises agricultural land to the south of Maresfield, to the east of the A272 and to the south of the A22. To the northwest of the site is the Ashdown Business Park that contains employment land, retail, a hotel and coffee shop/drive thru. The site is also split (west to east) by Calves Shaw (ancient woodland), and the sewage works that are located to the south and east of the existing business park. A small part of the site (at Batts Stream to the west) is within Flood Zones 2 to 3.This is a relatively rural site in parts, remote from local services and facilities and is visually and functionally separated from the village of Maresfield. Housing development would therefore be unsuitable in this location. The Ashdown Business Park has already delivered a suitable vehicular access from the A272 for employment uses and this will need to be used for the further development of this site, with the southwestern portion of the site to be phased first. The expansion of the Ashdown Business Park would be subject to detailed transport modelling work coming forward and supporting the growth of the site. The 2026 Landscape and Visual Appraisal states that the site's landscape has a moderate – high sensitivity to commercial/industrial development, although sensitivity varies across the site with higher sensitivity generally associated with the west and east of the site where there is closer proximity to ancient woodland and areas affected by Flood Zones. Areas of lower sensitivity are generally found towards the more developed edges, including the A272/A22 corridors and land influenced by Ashdown Business Park. The Appraisal concludes that development of the site would introduce employment development within the wooded agricultural landscape between Maresfield and Uckfield, in a location already influenced by the existing Ashdown Business Park to the north. The site's proximity to the A272 and the existing business park, together with the enclosed character of the agricultural land and modern field amalgamation, reduce its sensitivity. However, the site retains a number of important landscape features, including stream corridors and productive farmland and is adjacent to ancient woodland, that also contributes to the separation of the settlements of Maresfield and Uckfield. The Appraisal recommends that any development be located in the northern part of the site, to utilise the degree of screening afforded by the existing woodland blocks and the established Ashdown Business Park to the north. The role the site plays in maintaining the separation between Maresfield and Uckfield should be a primary consideration in any development proposals. The height and massing of any development should be designed to integrate with the surrounding wooded landscape, without breaking the treeline of the adjacent woodland blocks. Levels fall towards the south of the site. A sewage works is located close to the boundary of the site and the impact of potential odours on the amenity of future uses would need to be assessed and mitigated if necessary. Consideration would also need to be given to the protection of the living conditions of occupants of the Gypsy and Traveller site located close to the boundary of the site. The site was previously used as an army camp and investigation / survey will be required to assess whether there is any unexploded ordnance. The part of the site (including SHELAA site 720/3120) was refused planning permission for the the provision of 60,000sqm of employment space in March 2026 noting environmental impacts, further considerations needed relation to highways, risk of flooding, lack of appropriate buffer with the neighbouring wastewater treatment and the potential presence of PFAS. A smaller scheme is now being promoted satisfactorily addressing all matters.

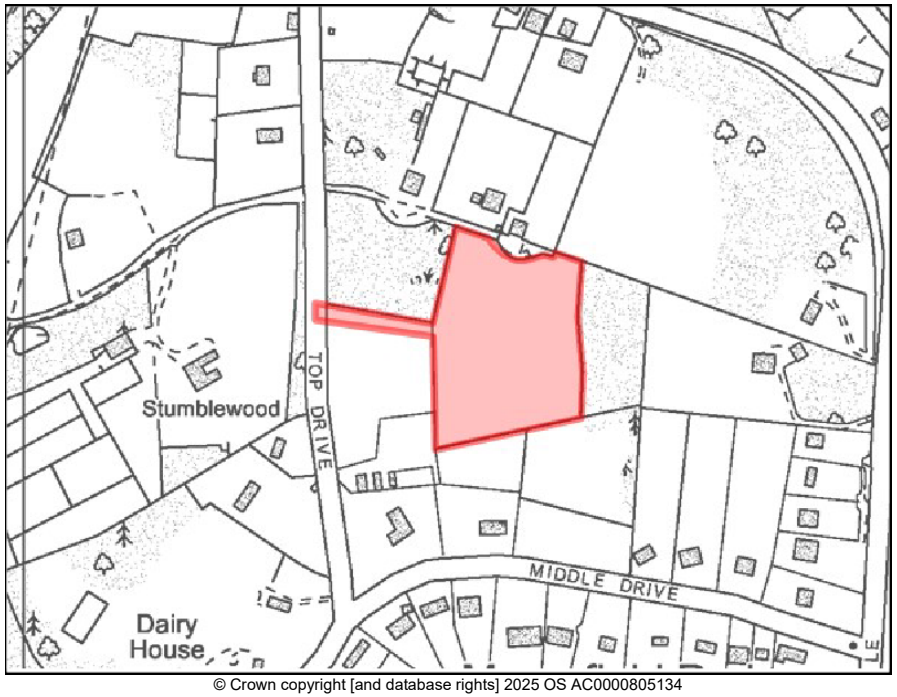
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1000/3120
Site Address: Land east of Top Drive, Maresfield Park, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 1.59

This relatively flat site located to the north of Maresfield and is used as a paddock. The site is considered to have moderate landscape sensitivity to small scale residential development in the 2023 Landscape Sensitivity Assessment as it is within the dispersed, low density settlement pattern north of Maresfield and has a visually enclosed character, with moderate levels of tranquillity. Small-scale, low-density development would not be at odds with the existing settlement pattern and would not have an adverse impact on the wider landscape. The existing boundary vegetation would need to be retained and protected / enhanced to maintain visual enclosure of the site. The immediate surrounding area is characterised by loose knit low density residential development consisting of detached properties set in large garden plots interspersed with paddocks or small fields. Subject to a safe vehicular access being established, including a suitable balance between the footpath and vehicles using the footpath to access the site being considered acceptable, a low-density development referencing the prevailing pattern and form of development in the immediate location could be suitable at this site. The development of this site would also be required to take into consideration the priority habitat (deciduous woodland) located adjacent its eastern and western boundaries.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

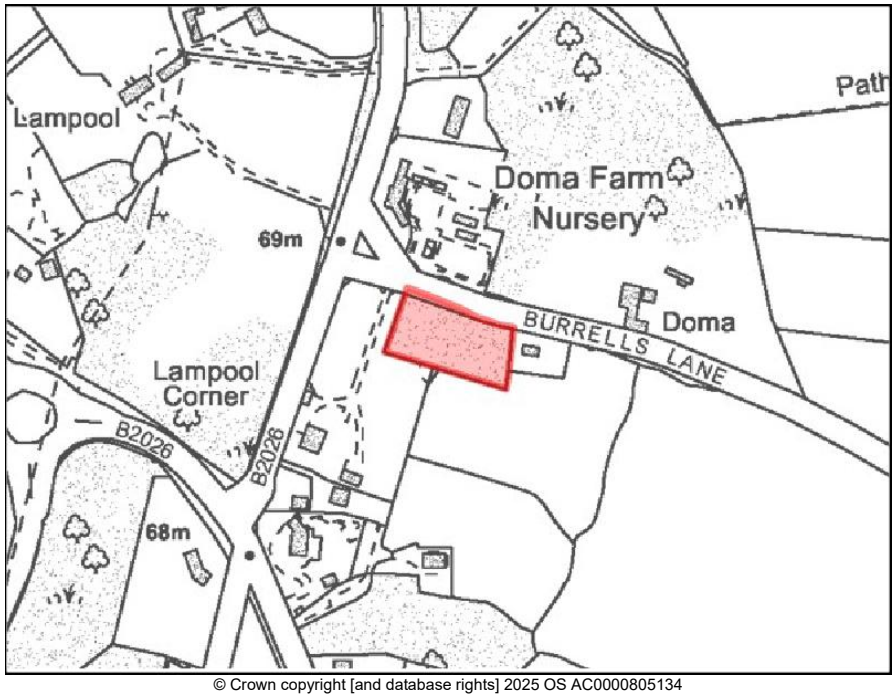
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	Year 11+:

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1001/3120
Site Address: Land opposite Doma Farm Nursery, Burrells Lane, Maresfield
Settlement: -
Parish: Maresfield
Site Area (ha) Gross: 0.28

The site comprises of paddocks, located to the north of Maresfield and to the south of Burrells Lane. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity to residential development, as it currently sits between existing residential development along the road and development would not be at odds with the existing dispersed pattern of residential development. However, this is a relatively isolated rural site, remote from local services and facilities and is visually and functionally separated from the village of Maresfield. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside.

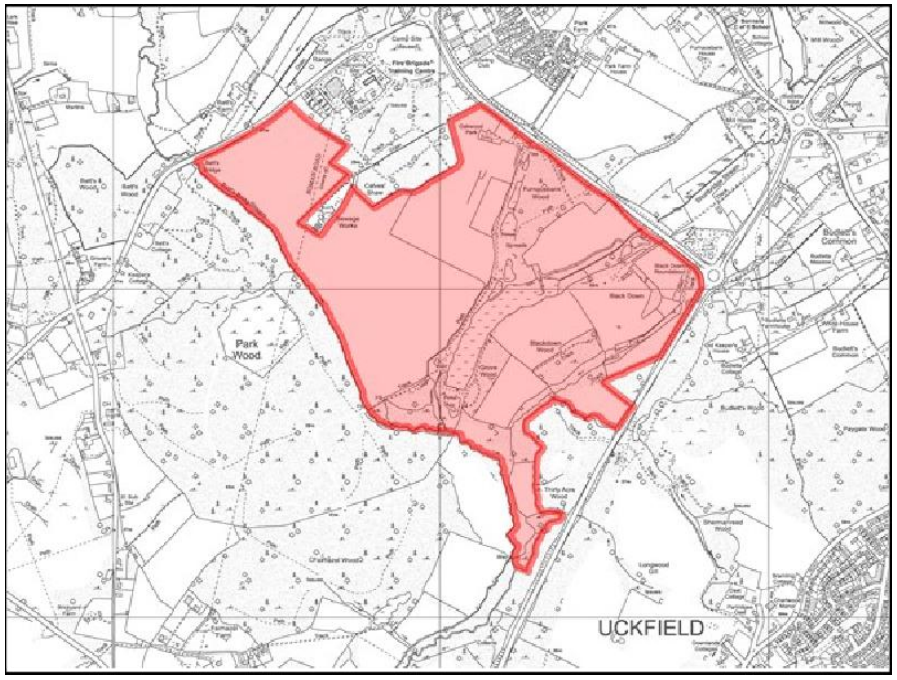
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1110/3120
Site Address: Land adjacent to the Maresfield Bypass, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 90.45

This site comprises of several residential dwellings, agricultural land, woodland, lakes and a polo ground located to the southwest of Maresfield, to the west of the A22 and east of A272. The site incorporates SHELAA sites 720/3120, 980/3120 and 918/3120 that have been considered separately. This is a large site which is relatively isolated, remote from local services and facilities and visually and functionally separated from the village of Maresfield. The isolated nature of the site and the lack of sustainable access via public transport, walking, cycling as well as the difficulties of providing a vehicular access means housing development in particular would be unsuitable in this location. This is especially true for the eastern half of the site where there is currently no existing vehicular access and it is difficult to envisage the creation of a suitable vehicular/pedestrian access given the constraints here (significant ancient woodland, significant areas of Flood Risk and its more rural character and the existing highway alignment). The east of the site possesses a well-wooded character, with a strong sense of tranquillity and remoteness, resulting in a moderate to high sensitivity to development in the 2023 Landscape Sensitivity Assessment. The site is separated from Maresfield and Uckfield by the wooded corridors of the A22/A26 and wooded valley sides, and potential development here would have no relationship with the existing settlement edge. The rural character of this part of the site, with a relatively intact historic field pattern of assarts, areas of priority habitat and ancient woodland (Furnacebank Wood) and multiple water courses increase sensitivity. Although there are minor impacts on tranquillity due to the proximity of the A26, the east of the site retains a sense of remoteness and overall tranquillity. The western half of the site comprises relatively flat, open modern field amalgamations in arable and pastoral use and is influenced by the proximity of the Ashdown Business Park and the A272/A22 intersection to the north, impacting the overall sense of remoteness and tranquillity and indicating moderate sensitivity to development. However, it does have an open visual character with intermittent clear views in from both the A272 and A22, and the public right of way and although it is adjacent to Ashdown Business Park to the north, that development is well enclosed from the site by a thick band of woodland. Other ancient woodland also adjoins the site's western boundary (Park Wood) and southern boundary (Thirty Acre Wood and Blackdown Shaw). The site is also wholly within the Western Ouse Streams and Ashdown Forest BOA and contains pockets of priority habitat woodland, primarily in the southeastern half of the site. This site as a whole retains a sense of remoteness and overall tranquillity. Part of the west of the site, alongside the Batts Bridge Stream, and through the centre of the site, associated with the pond/lake and Shortridge Stream, are within Flood Zones 2 and 3a. The western part is also within Flood Zone 3b functional floodplain. There are also extensive areas of surface water flood risk in the west, centre and south of the site associated with the watercourses and waterbodies on/adjacent to the site. Areas in the north of the site are at risk of ground water flooding and would require further investigations. As noted above, SHELAA sites 720/3120, 918/3120 and 980/3120 have been assessed separately. The remaining land submitted (to east of SHELAA site 980/3120) is located to the east of the public right of way running through the centre of the site that links a residential dwelling named Powdermill with the A22, and which contains the significant block of ancient woodland (Furnacebank Wood, Grove Wood and Blackdown Wood), as well as significant areas of Flood Risk (Zones 2 and 3) and is more rural in character with small fields, pockets of woodland and ponds. There is currently no existing vehicular access to this part of the site, and it is difficult to envisage the creation of a suitable vehicular access to the site given the constraints and the existing highway alignment.

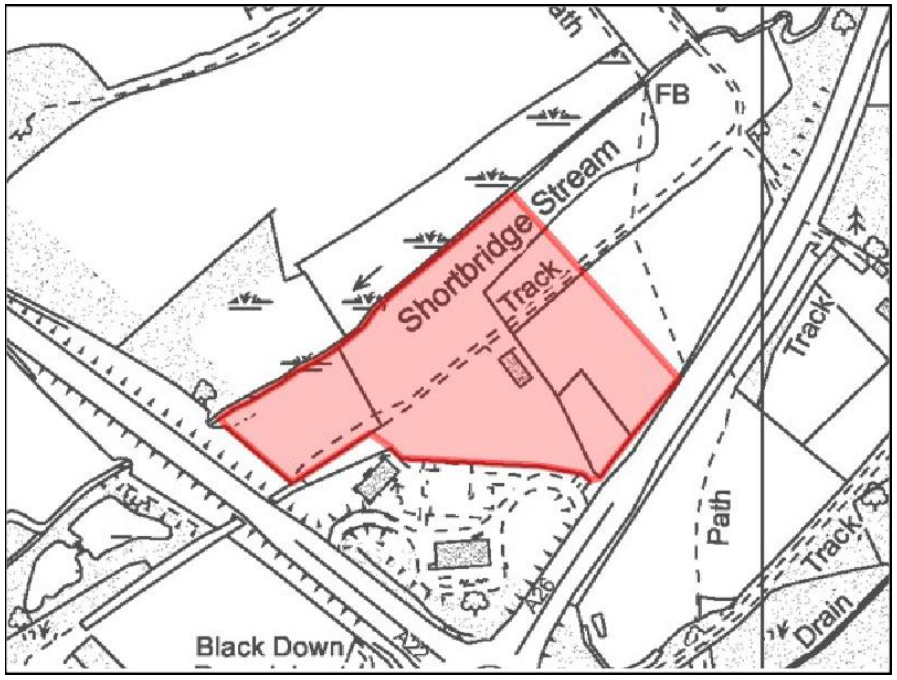
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1111/3120
Site Address: Land at Mill House Farm, Maresfield Bypass, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 2.55

This site is located immediately adjacent to a commercial site that accommodates McDonalds, Waitrose and a petrol filling station along with associated car parking to the west of the A26. The northern section of the site, closest to Shortbridge Stream is in Flood Risk Zones 2 and 3 and would therefore be unsuitable for residential development. This is a relatively isolated rural site, remote from local services and facilities and visually and functionally separated from the village of Maresfield. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity due to the existing uses that are close to the site. However, housing development would be unsuitable in this location that is some distance away from Maresfield village and would be considered separated from it. Any extension to retail / restaurant uses at this site is likely to be car dependent and could draw shoppers away from existing centres, including at Maresfield and Uckfield. The site is subject to a live outline planning application (WD/2025/2826/MAO) for up to 29 (net) dwellings.

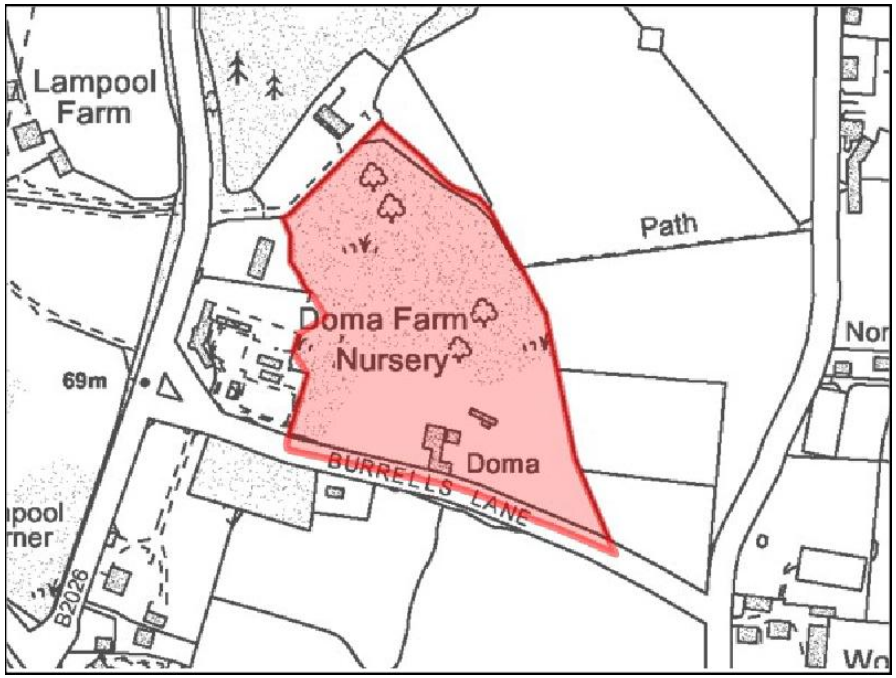
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1127/3120
Site Address: Land at Doma, Burrells Lane, Maresfield
Settlement: -
Parish: Maresfield
Site Area (ha) Gross: 2.92

The site is formed of an existing residential dwelling, garden and woodland located to the north of Maresfield along Burrells Lane. A Grade II listed building, Lampool Cottages, is located to the north of the site. A public right of way runs along the site's northern boundary from east to west. The site is wholly located within a Biodiversity Opportunity Area. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. This is a relatively isolated rural site, remote from local services and facilities and is visually and functionally separated from the village of Maresfield. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside.

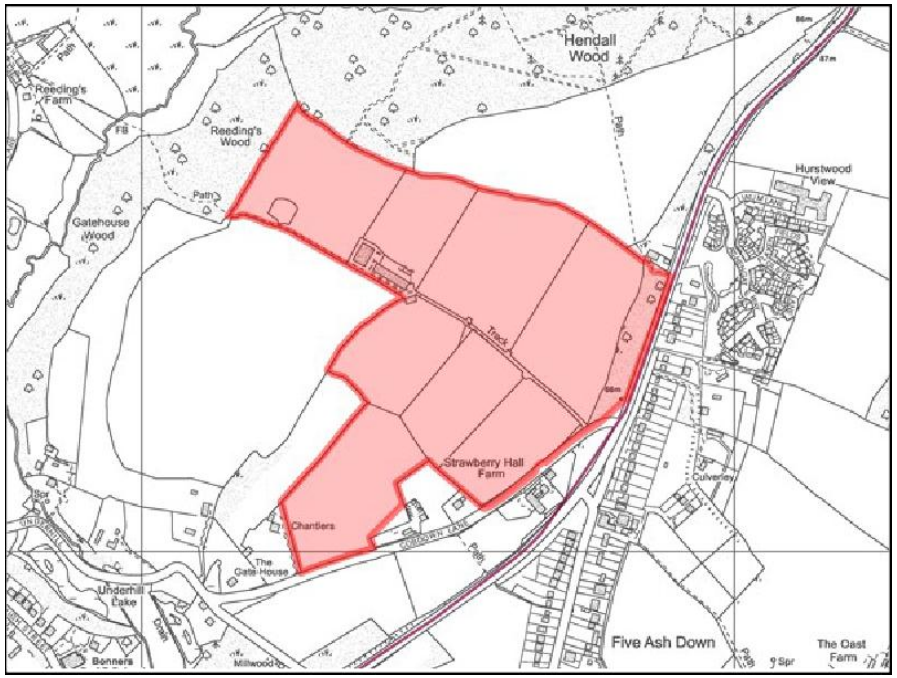
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1176/1990
Site Address: Land at Cob Down Farm, Cobdown Lane, Five Ash Down
Settlement: Five Ash Down
Parish: Maresfield
Site Area (ha) Gross: 28.01

The site comprises of agricultural land and farm buildings located to the west of Five Ash Down and to the east of Maresfield, to the north of Cobdown Lane. A public right of way crosses through the centre of the site from east to west. The site is in an isolated location, remote from local services and facilities and is visually and functionally separated from the villages of Maresfield and Five Ash Down. Ancient woodland bounds the site's northwestern boundary. Four Grade II listed buildings lie to the south of the site and new development would adversely impact their setting. Housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside. A new vehicular access from the A26 to the west of Five Ash Down would require the significant removal of mature trees, some land cutting and the existing speed limit of 50mph in this location would cause significant issues in terms of highway safety.

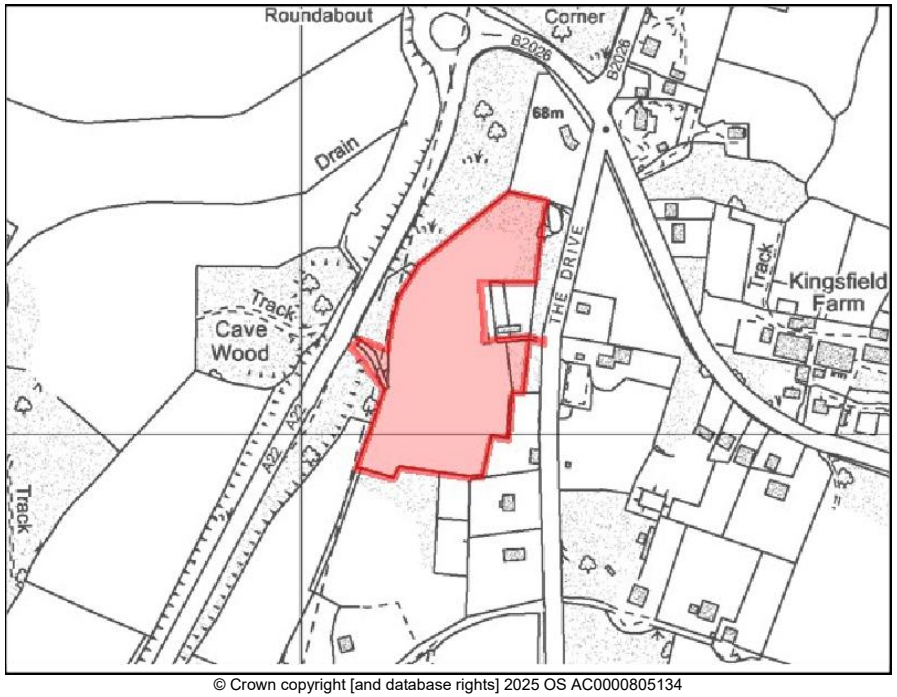
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1210/3120
Site Address: Land at Marshalls, The Drive, Maresfield
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 2.38

The site comprises a large paddock located behind existing dwellings on the western frontage of The Drive. This is an isolated rural site, remote from public transport and from local services and facilities as well as being visually and functionally separated from the village of Maresfield. Backland housing development would be unsuitable in this location and appear out of keeping with the attractive rural character and appearance of the countryside and the sporadic nature of residential dwellings along The Drive. The current vehicular access from The Drive is not suitable to serve further development, due to its narrow form and location with little scope for further improvement, due to the presence of significant vegetation and existing dwellings. There is priority habitat within the site, an area in the northern part of the site and a small area protruding from the western boundary. There are areas of priority habitats on all sides surrounding the site including a large area to the west.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1279/3120
Site Address: Stumblewood, The Drive, Maresfield Park
Settlement: Maresfield
Parish: Maresfield
Site Area (ha) Gross: 2.45

This is a relatively flat site located to the north of Maresfield. It comprises of a residential dwellings as well as of a paddock. The site is considered to have moderate landscape sensitivity to small scale residential development in the 2023 Landscape Sensitivity Assessment as it is within the dispersed, low density settlement pattern north of Maresfield and has a visually enclosed character, with moderate levels of tranquillity. Small-scale, low-density development would not be at odds with the existing settlement pattern and would not have an adverse impact on the wider landscape. The existing boundary vegetation would need to be retained and protected / enhanced to maintain visual enclosure of the site. The immediate surrounding area is characterised by loose knit low density residential development consisting of detached properties set in large garden plots interspersed with paddocks or small fields. The site to the west was granted permission for the provision of 4 dwellings. Subject to a safe vehicular access being established, including a suitable balance between the footpath and vehicles using the footpath to access the site being considered acceptable, a low-density development referencing the prevailing pattern and form of development in the immediate location could be suitable at this site. The development of this site would also be required to take into consideration the priority habitat (deciduous woodland) located in the northern part of the site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Developable

DELIVERY	Year 1-5:	Year 6-10: 5	Year 11+: 5

Total Capacity: 10

Mayfield and Five Ashes

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
085/1980	Criers Farm, Farm Lane, Five Ashes	Five Ashes	Too small for assessment
133/3140	Land at Wellbrook Hill, A267, Mayfield	Mayfield	Not deliverable or developable
511/3140	Land adjacent to South Street Car Park, South Street, Mayfield	Mayfield	Too small for assessment
606/3140	Land at Erleigh, West Street, Mayfield	Mayfield	Site with extant planning permission (in part) Remainder of site Not deliverable or developable
783/3140	Criss Cross, Wellbrook, Mayfield	Mayfield	Site with extant planning permission
812/3140	Land west of Scotsford Hill, Mayfield	Mayfield	Not deliverable or developable
819/3140	Land south of East Street, Mayfield	Mayfield	Not deliverable or developable
826/3140	Land at North Yard Industrial Estate, Pennybridge Lane, Mayfield	-	Not deliverable or developable
827/3140	Land at Roselands Close, Roselands Avenue, Mayfield	Mayfield	Site with extant planning permission (in part) Remainder of site Not deliverable or developable
874/3140	Knowle, Newick Lane, Mayfield	Mayfield	Too small for assessment
894/3140	Railway Paddock, Tunbridge Wells Road, Mayfield	-	Not deliverable or developable
898/1980	Land adjoining Oak Hill, A267, Five Ashes	-	Not deliverable or developable
915/3140	Land rear of Wheelwrights, Fletching Street, Mayfield	Mayfield	Not deliverable or developable
932/3140	Land at Field End, Argos Hill, Mayfield	-	Not deliverable or developable
951/3140	Land south of Rothermead Road, Mayfield	-	Not deliverable or developable
959/1210	Little Rose Mobile Home, Meres Lane, Cross In Hand	Heathfield	Too small for assessment
965/1310	Land at and adjoining Mayfield Cricket Club, Wellbrook Ground, Mayfield	Mayfield	Not deliverable or developable
1121/1980	Ashlea, Mayfield Road, Five Ashes	Five Ashes	Not deliverable or developable
1124/1980	Yew Tree Cottage, Mayfield Road, Five Ashes	Five Ashes	Not deliverable or developable
1125/1980	Land at Kings Marsh House, Mayfield Road, Five Ashes	Five Ashes	Not deliverable or developable
1130/1980	Land east of Mayfield Road, Five Ashes	Five Ashes	Not deliverable or developable
1163/3140	The Orchard, West Street, Mayfield	Mayfield	Too small for assessment
1181/1980	Land west of Horleigh Green Road, Five Ashes	-	Not deliverable or developable

1191/1920	Land east of Meres Lane, Cross in Hand	Cross In Hand	Absolute constraint (Ancient woodland)
1194/3140	Land west of Brummels, Bassetts Lane, Mayfield	-	Not deliverable or developable
1206/1630	Land at Gables Farmhouse, Tunbridge Wells Road, Argos Hill	Argos Hill	Not deliverable or developable
1284/1980	Criers Farm, Criers Lane, Five Ashes, Mayfield	Five Ashes	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
085/1980	Criers Farm, Farm Lane, Five Ashes	Five Ashes	0.09	The site is too small to yield the minimum number of units required for the assessment.
511/3140	Land adjacent to South Street Car Park, South Street, Mayfield	Mayfield	0.16	The site is too small for assessment.
874/3140	Knowle, Newick Lane, Mayfield	Mayfield	0.23	Site is too small to accommodate the minimum number of units required for the assessment.
959/1210	Little Rose Mobile Home, Meres Lane, Cross In Hand	Heathfield	0.31	Site is too small to accommodate the minimum number of units required for the assessment.
1163/3140	The Orchard, West Street, Mayfield	Mayfield	0.18	Site too small for assessment

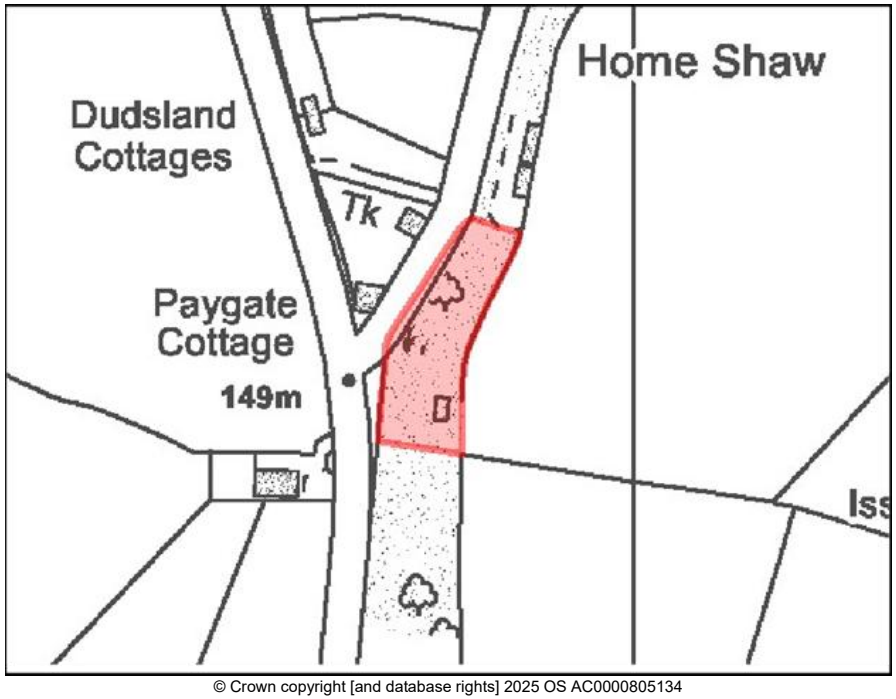
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
606/3140	Land at Erleigh, West Street, Mayfield	Mayfield	Northeast corner has planning permission for 4 dwellings under reference WD/2022/2684/F
783/3140	Criss Cross, Wellbrook, Mayfield	Mayfield	Site has planning permission for 5 dwellings under reference WD/2022/3248/F
827/3140	Land at Roselands Close, Roselands Avenue, Mayfield	Mayfield	WD/2022/3248/F – Permission for 5 dwellings (2 on site)

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
1191/1920	Land east of Meres Lane, Cross in Hand	Cross in Hand	Ancient Woodland

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1191/1920
Site Address: Land east of Meres Lane, Cross in Hand
Settlement: Cross In Hand
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.32

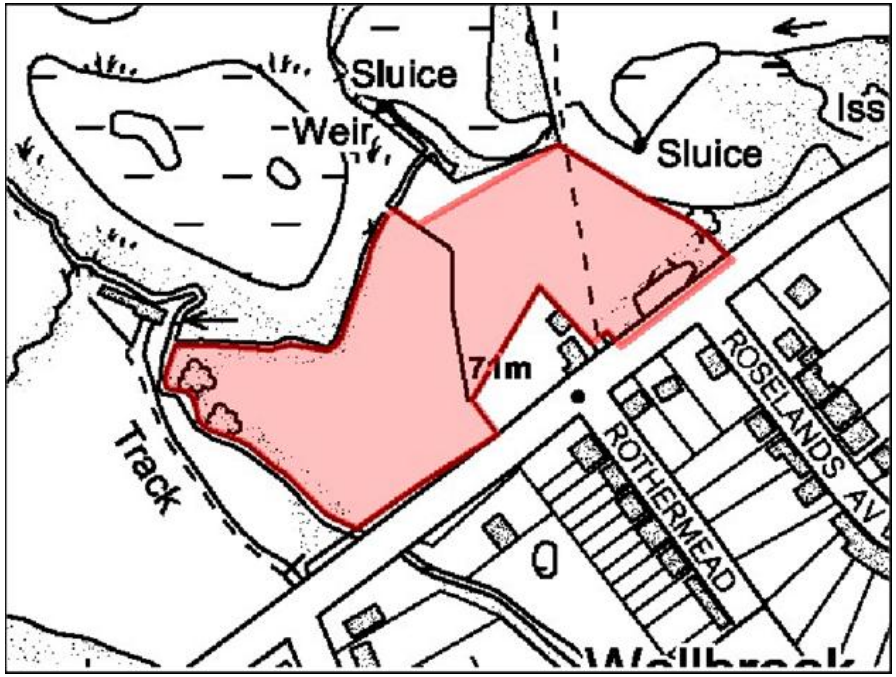
The site is comprised of woodland located in the countryside to the southeast of Five Ashes and to the east of Meres Lane. The site is wholly covered by ancient woodland, which precludes development in this location. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Five Ashes. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon this attractive and high-quality landscape.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Yes	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 133/3140
Site Address: Land at Wellbrook Hill, A267, Mayfield
Settlement: Mayfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 1.63

The site is comprised of agricultural land located to the southwest of Mayfield and to the north of the A267. A public right of way crosses north to south through the eastern portion of the site. The site is in an isolated location, remote from public transport, local services and facilities, and visually and functionally separated from Mayfield. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape. The existing access would be inadequate to serve a residential scheme of this scale, and it appears highly likely that the trees either side of the access would require significant works to provide necessary visibility. Trees on the northern boundary of the site are protected by a Tree Protection Order (TPO). The western portion of the site is covered by Flood Risk Zones 2 and 3 associated with the River Rother that runs along the edge of the site, which precludes residential development in this location. Housing development would be unsustainable in this location and appear out of keeping with the attractive rural character and appearance of the high-quality landscape of this area.

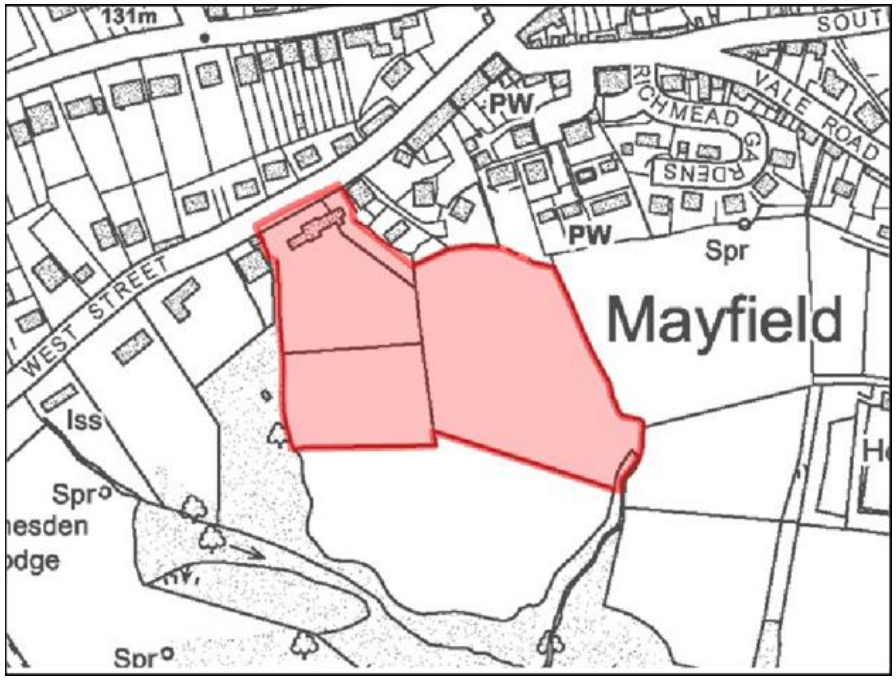
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 2 3 L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 606/3140
Site Address: Land at Erleigh, West Street, Mayfield
Settlement: Mayfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 2.57

The site is comprised of grasslands associated with a residential property located along West Street to the southwest of the centre of Mayfield. The site lies wholly in the High Weald National Landscape and is in a highly elevated position at the southern slope of the village, where there are long panoramic views across the wider landscape. The existing built form in the village runs west to east along the ridge just below the High Street. Significant development here would puncture that, allowing development to project southwards below the ridge from Mayfield. Development would therefore have an unacceptable impact on the high-quality landscape of this area. A part of the site to the north lies within the Mayfield Conservation Area and development could have a detrimental impact on the setting of a number of listed buildings located near the site. Ancient woodland covers the sites southeastern corner. Notwithstanding these constraints, the northeast corner of the site has planning permission for 4 (net) dwellings under planning reference WD/2022/2684/F, allowed at appeal. The remainder of the site is considered unsuitable owing to its detrimental impacts on the High Weald National Landscape and Conservation Area.

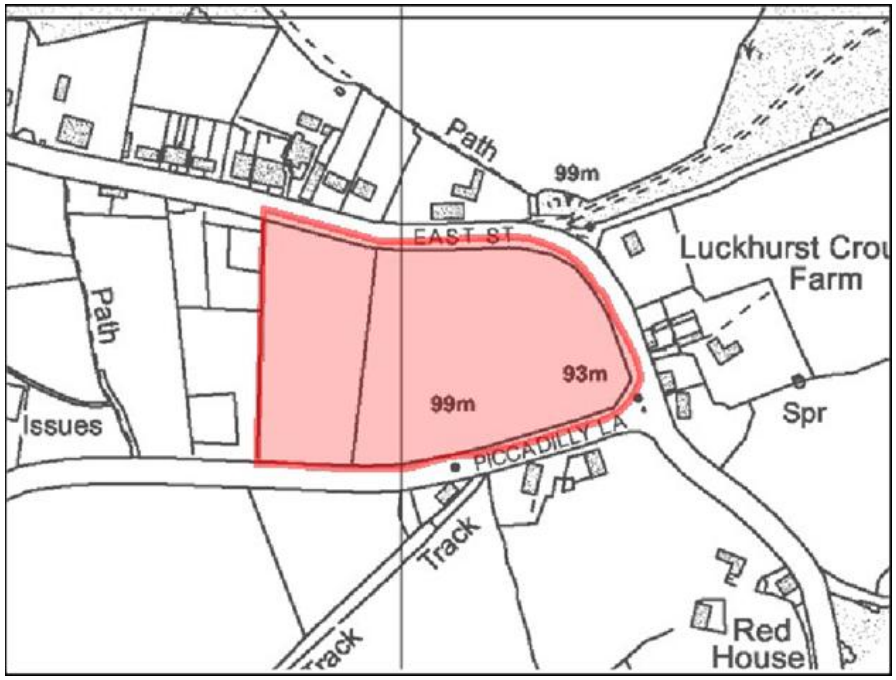
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 812/3140
Site Address: Land west of Scotsford Hill, Mayfield
Settlement: Mayfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 2.86

The site comprises of grazing land located in the countryside to the east of Mayfield and to the south of East Street. A Grade II listed building (Five Gables) lies adjacent to the site's northern boundary. The site would not be able to achieve suitable pedestrian connectivity to Mayfield and the site is therefore isolated from existing services, amenities and public transport. The site lies wholly within the High Weald National Landscape and there are long ranging views to the south over this high-quality landscape. Development would have an unjustified impact on the attractive rural character and appearance of the high-quality landscape to the east of Mayfield. Development of this site would be out of character with the existing built form of the surrounding area, which is predominantly formed of frontage development on the north side of East Street only. The site is constrained by its topography as the site slopes considerably towards the south.

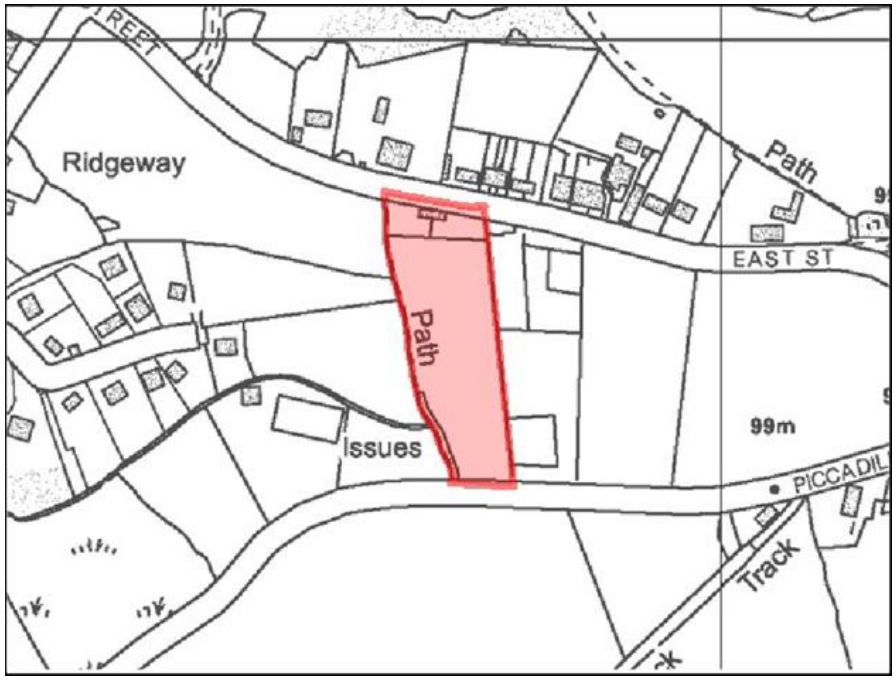
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 819/3140
Site Address: Land south of East Street, Mayfield
Settlement: Mayfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.93

The site is located in the countryside to the east of Mayfield and to the south of East Street. A public right of way extends north to south along the site's western boundary. The northern part of the site comprises of an agricultural building approved under WD/2012/2372/F and the southern part of the site is formed of grazing land. The site would not be able to achieve suitable pedestrian connectivity to Mayfield and the site is therefore isolated from existing services, amenities and public transport. The site lies wholly within the High Weald National Landscape and there are long ranging views to the south over this high-quality landscape. Development would have an unjustified impact on the attractive rural character and appearance of the landscape to the east of Mayfield. Development of this site would be out of character with the existing built form of the surrounding area, which is predominantly formed of frontage development on the north side of East Street only.

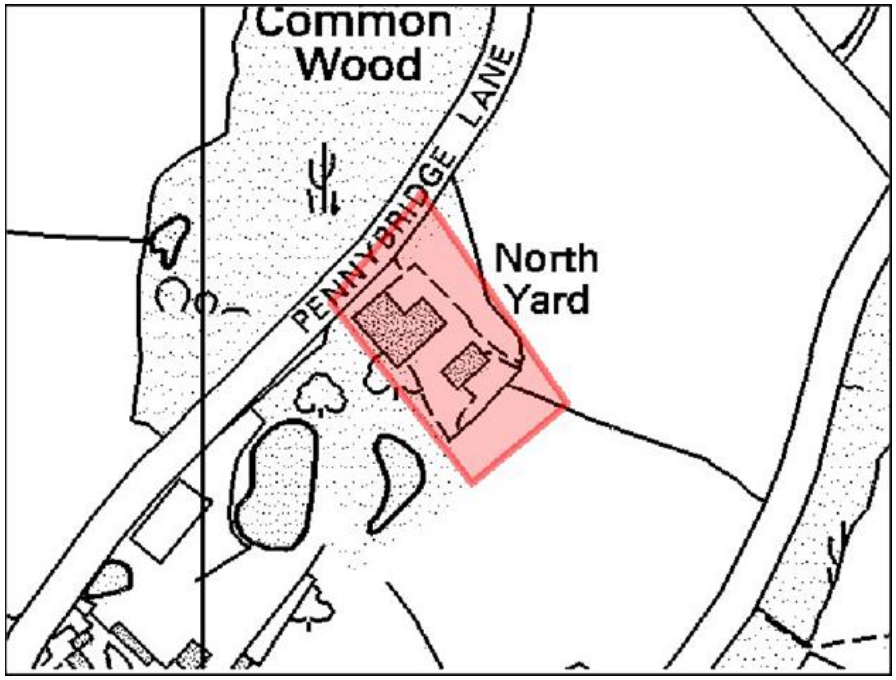
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 826/3140
Site Address: Land at North Yard Industrial Estate, Pennybridge Lane, Mayfield
Settlement: -
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.59

The site is comprised of buildings used for light industrial use and is in an isolated location, remote from public transport, services and amenities, and is visually and functionally separated from any settlement. The site is located wholly within the High Weald National Landscape and the redevelopment of this site would have an unjustified impact on the character and appearance of the landscape. Ancient woodland partially bounds the site's western boundary. In addition, the loss of employment land in this location would also need to be given careful consideration, as would any mitigation/remediation works that may be required to deal with contaminated land.

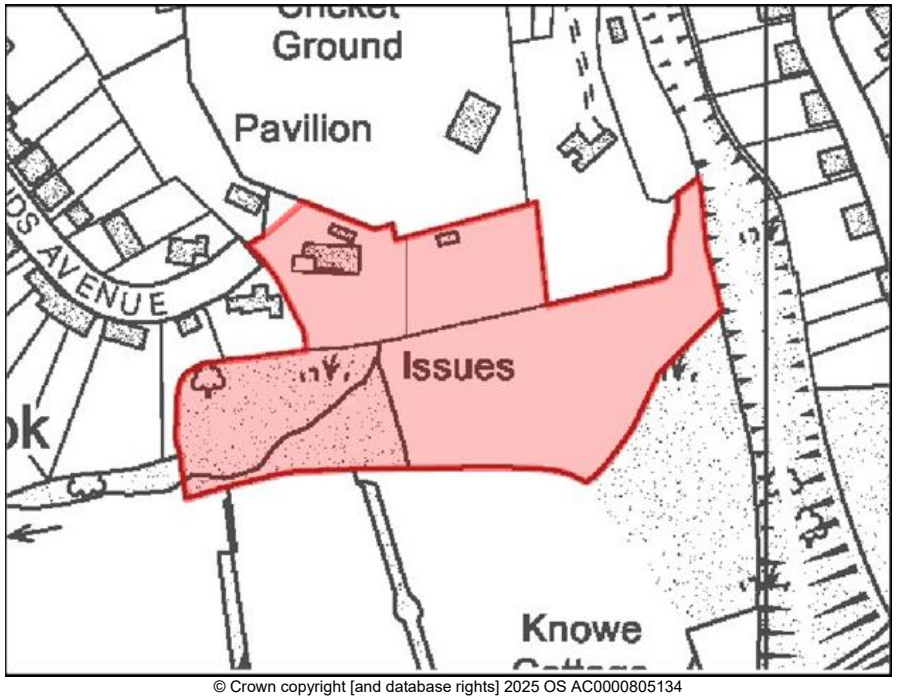
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 827/3140
Site Address: Land at Roselands Close, Roselands Avenue, Mayfield
Settlement: Mayfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 1.92

Note: site with planning permission in part The site is located at the end of a private cul de sac of linear residential properties along Roselands Avenue to the southwest of Mayfield. The site comprises a residential dwelling, garden land, Ancient Woodland and two fields. Ancient woodland forms part of the southwest section of the site and also bounds the southeastern corner of the site. The tip of the northeast corner of the site is within a steep ghyll which is within a Biodiversity Opportunity Area. The site is wholly within the High Weald National Landscape and there are long ranging views to the southwest; however, sections of the eastern and southern fields are low lying and suitably buffered from the surrounding landscape. The site is constrained significantly by its topography as the site slopes southwards towards the centre of the site before rising considerably towards the southern boundary. As a single entity, this site is considered unsuitable for residential development. However, those north-eastern parts of the site considered suitable for development have come forward and benefit from planning permission for 5 (net) dwellings under planning reference WD/2022/3248/F (with two dwellings within the site). This site remains unsuitable for the reasons set out above.

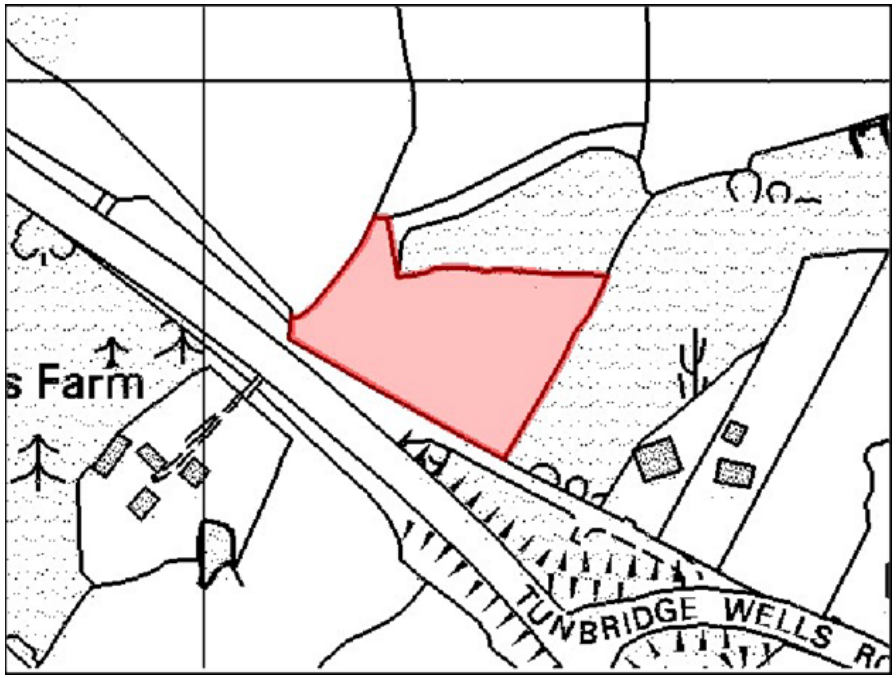
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 894/3140
Site Address: Railway Paddock, Tunbridge Wells Road, Mayfield
Settlement: -
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.7

The site comprises a small grass field enclosed on two sides by woodland located to the north of Mayfield. Ancient woodland bounds the site's northern and eastern boundaries. The southwestern edge of the site is adjacent to the A267. Despite the site's close proximity to the A267, the site is in an isolated location away from existing services and facilities in Mayfield. The site is located wholly within the High Weald National Landscape and has been classified as being in a highly sensitive location within the 2022 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape.

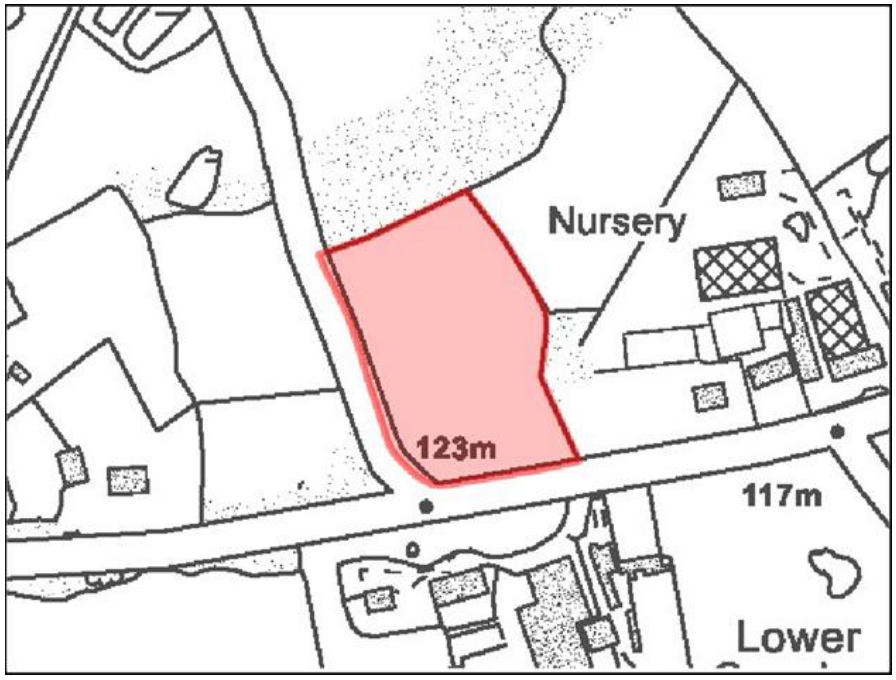
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 898/1980
Site Address: Land adjoining Oak Hill, A267, Five Ashes
Settlement: -
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.87

The site comprises a single field used for grazing located to the northeast of Five Ashes surrounded by scattered residential properties which run along the A267. Ancient woodland bounds the site's northern boundary. The northern part of the site is subject to surface water flooding although mitigations are likely to be sufficient to address the issue. The site is in an isolated location and is therefore remote from local services, facilities and public transport. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the surrounding landscape.

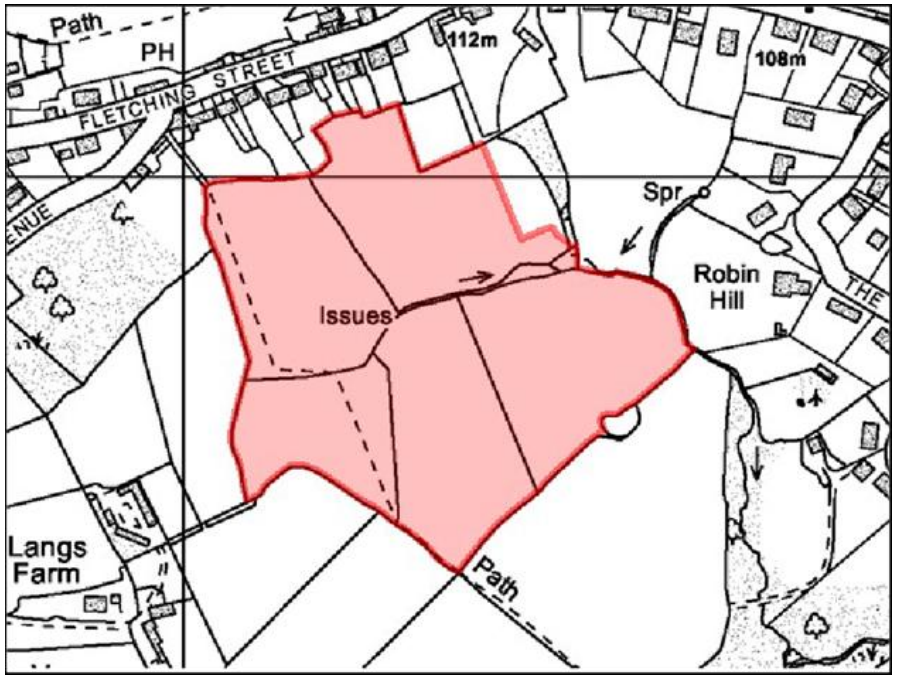
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 915/3140
Site Address: Land rear of Wheelwrights, Fletching Street, Mayfield
Settlement: Mayfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 5.9

The site is comprised of several small fields located behind residential development along Fletching Street to the southeast of Mayfield. A public right of way crosses the western portion of the site in a north to south direction. The site is located wholly within the High Weald National Landscape and the site is in an elevated position at the southern slope of the village, where there are long panoramic views across the wider landscape, albeit that in parts, these views are filtered by trees and copses. The existing built form of the village runs west to east along the ridge at and just below the High Street and Fletching Street. Development here would puncture that, allowing development to project southwards below the ridge from Mayfield at significant cost to the High Weald National Landscape. Development would therefore have an unacceptable impact on the high-quality landscape to the south of Mayfield. The Mayfield Conservation Area with its numerous listed buildings lies in close proximity to the site's northern boundary, therefore development could be detrimental to the historic setting of the Conservation Area. The site as submitted cannot demonstrate a suitable vehicular access to the site and it is unlikely that this could be achieved.

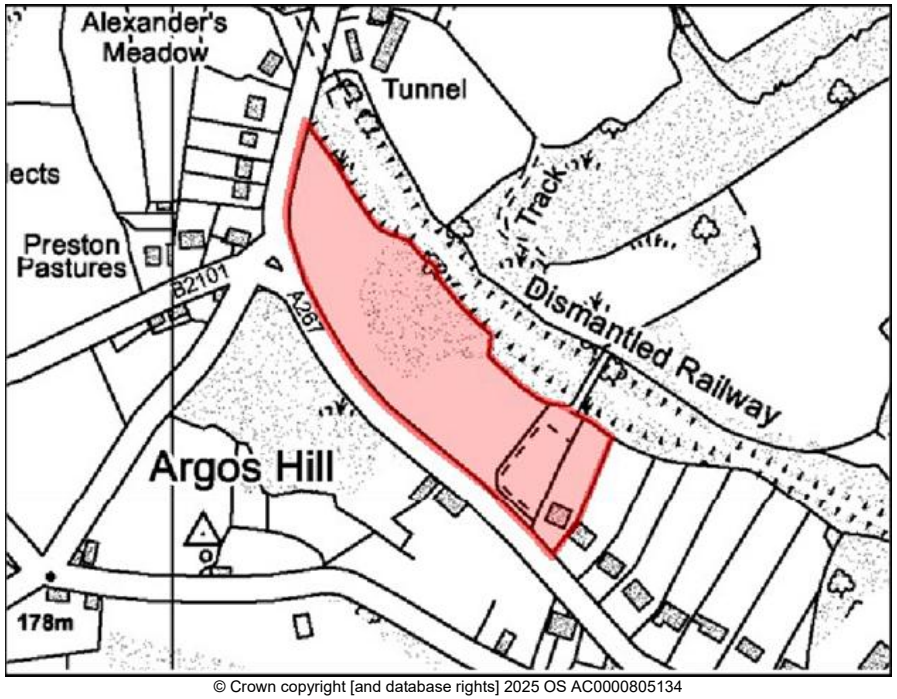
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 932/3140
Site Address: Land at Field End, Argos Hill, Mayfield
Settlement: -
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 1.77

The site comprises of a dwelling, garden and field located on a ridge top location on a bend formed by the A267 as it passes through Argos Hill. The site is in an isolated location, remote from local services, facilities and public transport. The site is wholly within the High Weald National Landscape and has been classified as being in a highly sensitive location within the 2022 Landscape Character Assessment and development would have an unjustified impact on the character and appearance of the landscape. Ancient woodland covers a large area of the site. The site as submitted does not have a suitable vehicular access and it is unlikely that one could be provided.

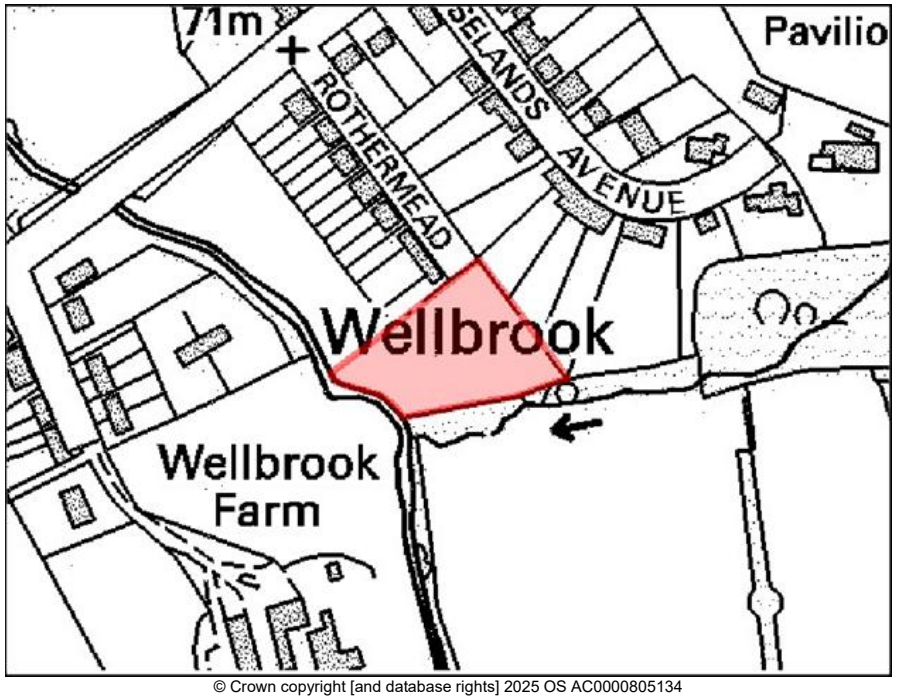
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 951/3140
Site Address: Land south of Rothermead Road, Mayfield
Settlement: -
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.36

The site comprises of a small grass field located at the end of a cul de sac named Rothermead to the southwest of Mayfield. The site is bounded by existing residential development along Rothermead to the north, a small holding to the west and scattered farmsteads to the south. The site is situated in an isolated location with a site being adjacent to a cluster of housing on the busy A275, which is not easily accessible or safe to access via walking or cycling from Mayfield. The site is therefore detached from local services, facilities and public transport. Housing development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of this attractive and high-quality landscape which surrounds Mayfield. A small portion of the site's western boundary is covered by Flood Risk Zone 2 and 3 associated with the River Rother.

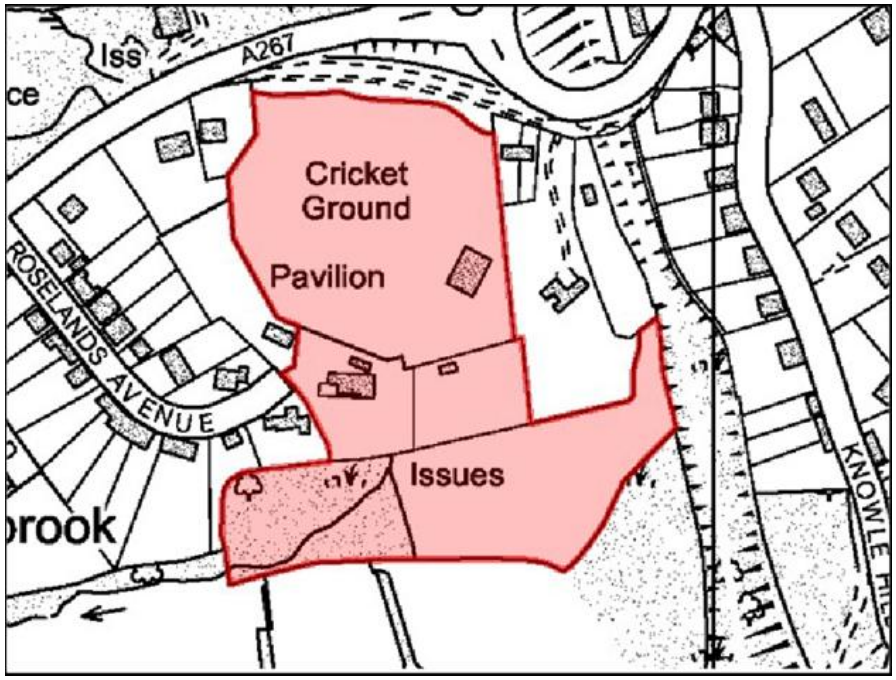
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 2 3	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 965/1310
Site Address: Land at and adjoining Mayfield Cricket Club, Wellbrook Ground, Mayfield
Settlement: Mayfield
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 3.6

The site is comprised of Mayfield Cricket Club, a residential dwelling and garden, a small number of fields and ancient woodland located to the southwest of Mayfield and the A267. The woodland to the southwest of the dwelling is ancient woodland and there is a section of ancient woodland adjacent to the site's southeastern boundary. The site is located wholly within the High Weald National Landscape and there are long ranging views to the southwest; however, sections of the eastern and southern fields are low lying and suitably buffered from the surrounding landscape. The site is constrained significantly by its topography as the site slopes southwards towards the centre of the site before rising considerably towards the southern boundary. The site benefits from an existing vehicular access from the A267 to the north although a Traffic Assessment is required to determine its suitability to serve the quantum of development envisioned on the site. There are significant concerns regarding the appropriate relocation of Mayfield Cricket Club in the local area and as of yet, this issue has not been fully addressed or secured, meaning that the site is currently unavailable for development.

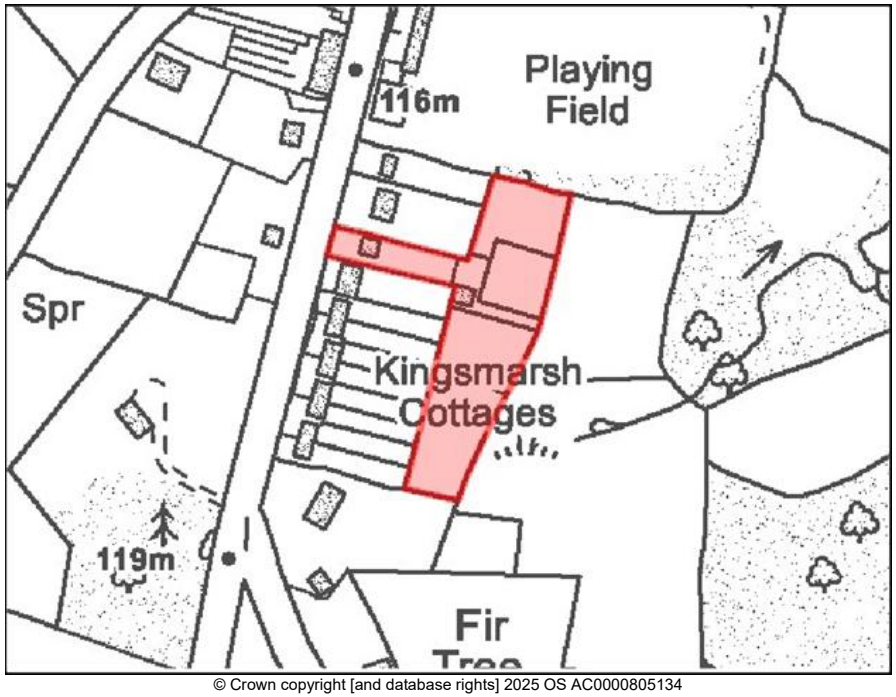
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1121/1980
Site Address: Ashlea, Mayfield Road, Five Ashes
Settlement: Five Ashes
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.54

The site comprises of a residential dwelling, garden and paddock in Five Ashes. The site lies behind an existing linear residential development (of semi-detached dwellings) on the eastern side of the A267. It is considered that new residential development has the potential to have an unjustified impact on the residential amenity of these existing dwellings. The site as submitted cannot be provided with a suitable vehicular access to serve housing development without the demolition of an existing residential property and this still may be inappropriate given the narrow nature of the potential access road. The development of backland housing is not considered to align with the character of Five Ashes, which is predominately linear development along the A267 and of a low density. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape, particularly with views to the east of the site.

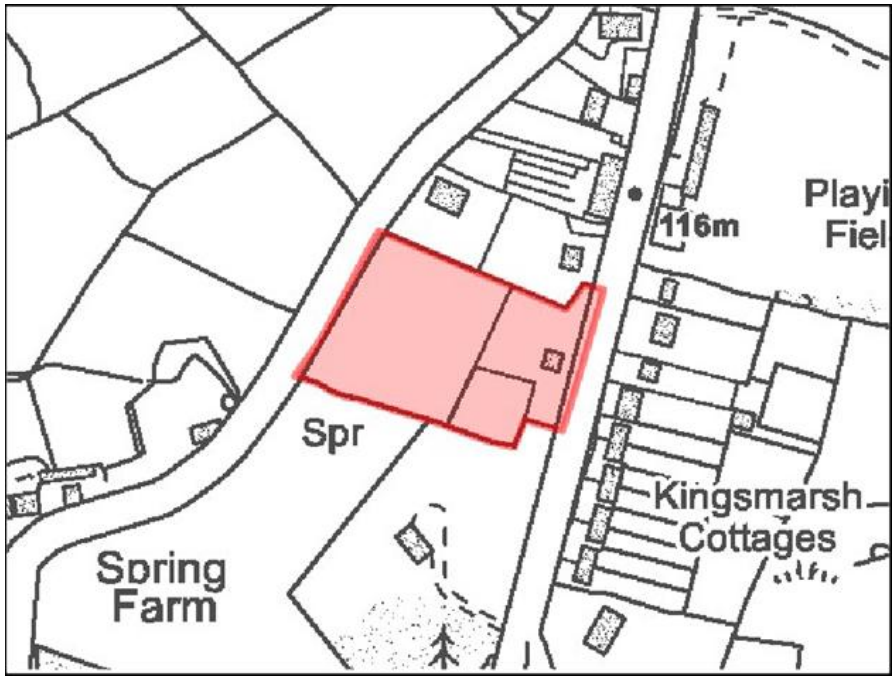
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1124/1980
Site Address: Yew Tree Cottage, Mayfield Road, Five Ashes
Settlement: Five Ashes
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.72

The site is comprised of a residential dwelling, garden and small field (aligned with Spring Lane) to the south of Five Ashes and west of the A267. The dwelling forms part of the existing linear development on the western side of the A267. The site slopes down westwards, meaning that far reaching views are offered over the wider landscape, all of which is within the High Weald National Landscape (including the site). Development in this location would have an unjustified impact on the attractive and high-quality landscape, which surrounds Five Ashes. Housing development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The Five Ashes Conservation Area lies in close proximity to the north of the site and contains several Grade II listed buildings, therefore housing development, particularly on the field, could have a detrimental impact on this historic setting .

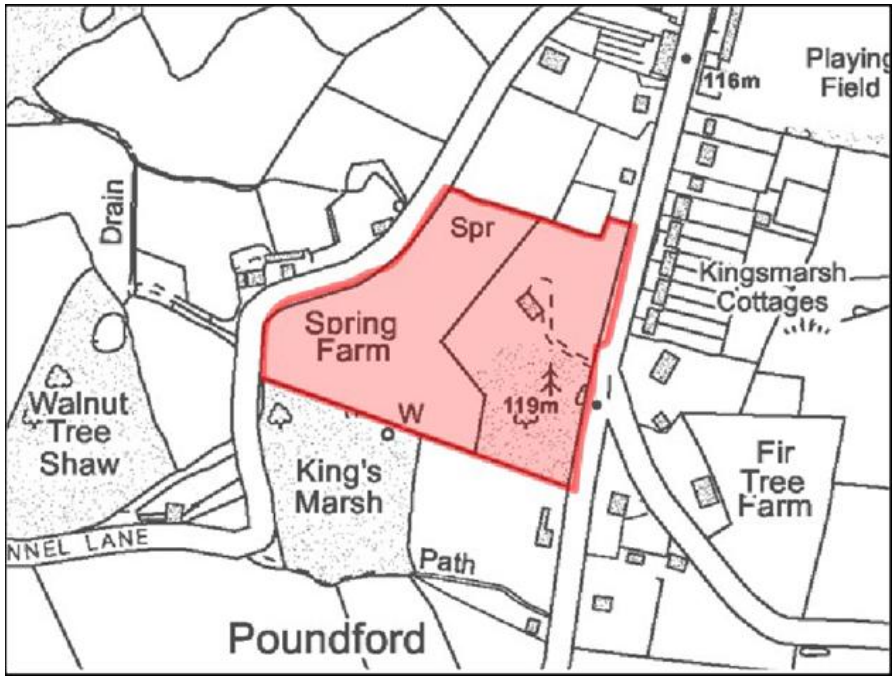
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1125/1980
Site Address: Land at Kings Marsh House, Mayfield Road, Five Ashes
Settlement: Five Ashes
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 2.44

The site is comprised of a residential dwelling, garden and a field (aligned with Spring Lane) to the south of Five Ashes and west of the A267. The dwelling forms part of the existing linear development on the A267. The site slopes down westwards meaning that far reaching views are offered over the wider landscape, all of which is within the High Weald National Landscape (including the site). Two Grade II listed buildings lie in close proximity to the site's western (Spring Farmhouse) and southeastern boundaries (Poundford) and development would have a detrimental impact on their setting. Development of the site would have a detrimental impact upon a large number of mature trees which form the southeastern corner of the site. Ancient Woodland bounds the site's southwestern boundary also. The current vehicular access to the site is likely to be unsuitable for the quantum of residential development envisioned due to its close proximity to the junction of Mayfield Road (A267) and Frog Hole Lane that lies in the centre of the site's eastern boundary.

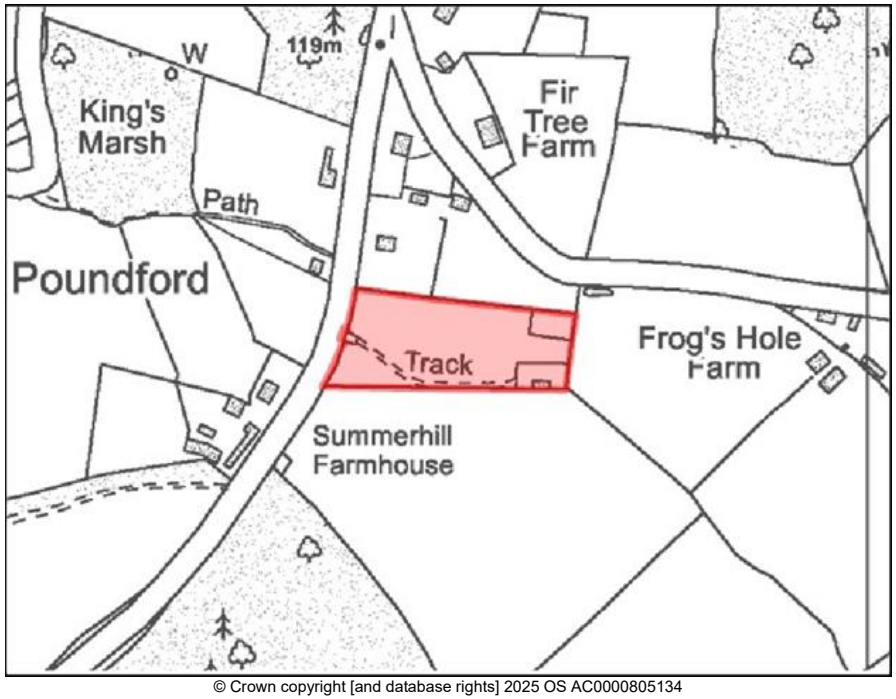
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1130/1980
Site Address: Land east of Mayfield Road, Five Ashes
Settlement: Five Ashes
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.74

The site is comprised of a small open field used for car storage purposes to the south of Five Ashes and to the east of the A267. The site is in a semi-rural location to the south of Five Ashes, remote from local services and facilities, and is visually and functionally separated from Five Ashes. Housing development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. Given its remote location, it is unlikely that suitable pedestrian connectivity could be achieved to Five Ashes without third party land. The site is located wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Five Ashes.

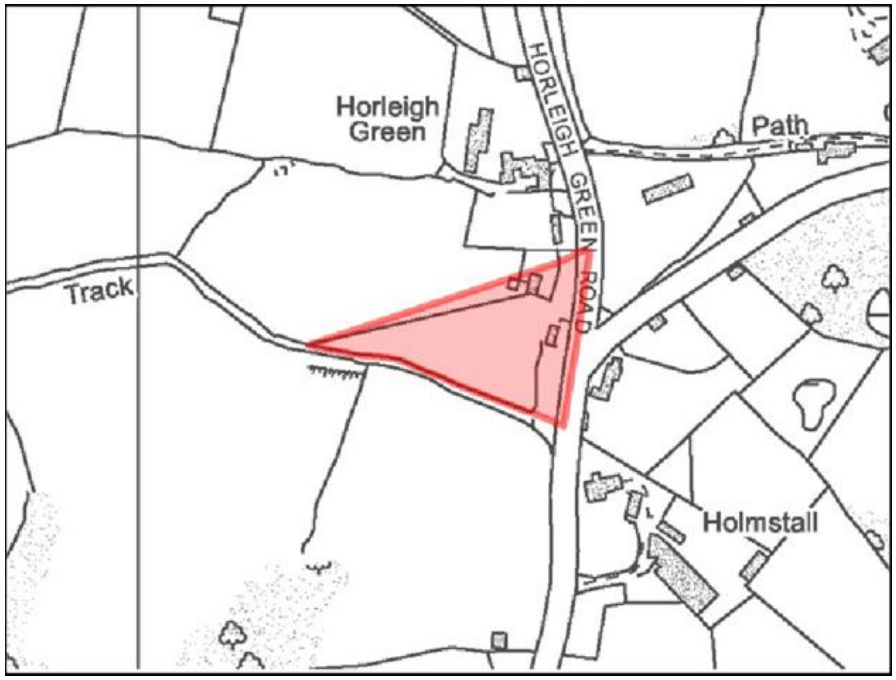
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1181/1980
Site Address: Land west of Horleigh Green Road, Five Ashes
Settlement: -
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.81

The site is comprised of dilapidated stables and garages and a vacant field in the open countryside to the west of Mayfield and to the north of Five Ashes. The site is in an isolated location and is therefore remote from local facilities, services and public transport. Housing development would generally be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and development would have a detrimental impact on the high-quality surrounding landscape. The site also faces onto the junction of Horleigh Green Road and Fir Toll Road and therefore a separate, safe vehicular access for residential development would be difficult to achieve. Two Grade II listed buildings are located in close proximity to the site's eastern boundary (Holmstall and Twitts Ghyll).

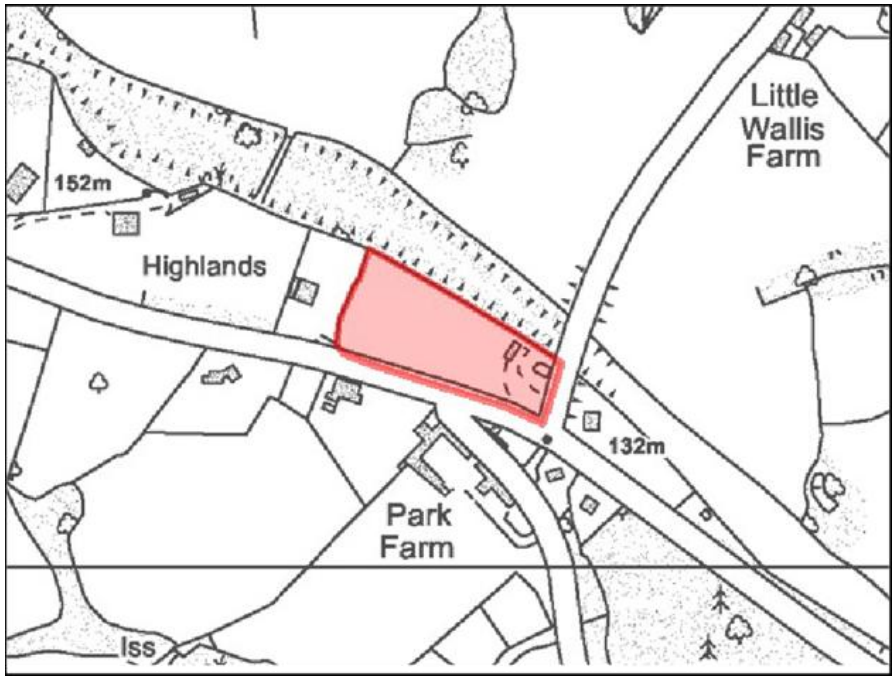
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability:

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1194/3140
Site Address: Land west of Brummels, Bassetts Lane, Mayfield
Settlement: -
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 0.71

The site is comprised of a stables, workshop and grazing land located to the east of Argos Hill and to the north of the A267. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from Argos Hill and Five Ashes. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Argos Hill.

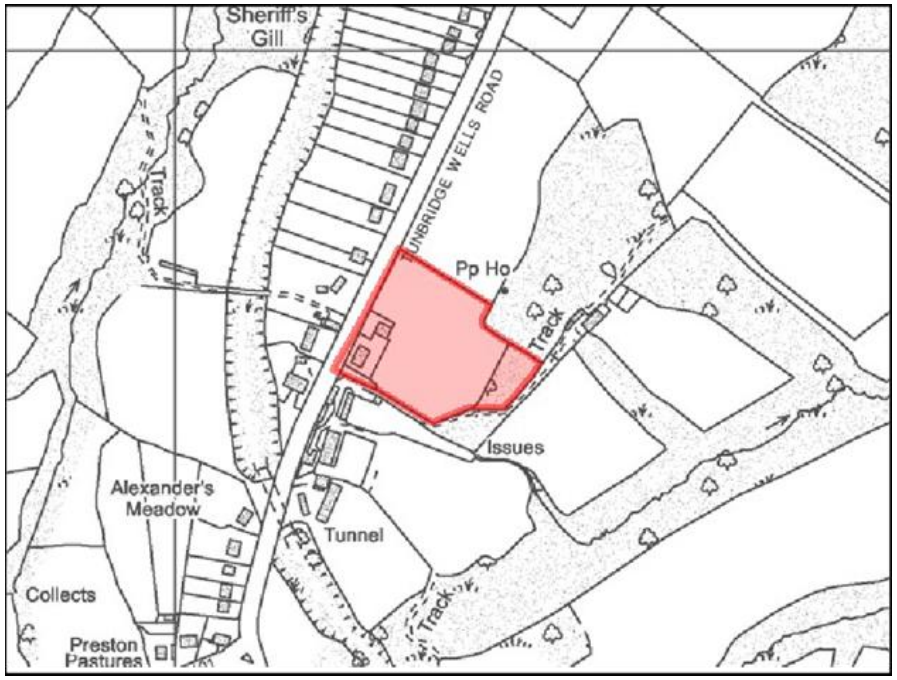
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1206/1630
Site Address: Land at Gables Farmhouse, Tunbridge Wells Road, Argos Hill
Settlement: Argos Hill
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 1.45

The site comprises of an existing dwelling and associated outbuilding located in Argos Hill and to the east of the A267. Ancient woodland bounds the sites northeastern boundary. The site is situated in an isolated location, remote from existing services and amenities that are provided nearby in the larger Mayfield settlement. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Argos Hill to the east.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1284/1980
Site Address: Criers Farm, Criers Lane, Five Ashes, Mayfield
Settlement: Five Ashes
Parish: Mayfield and Five Ashes
Site Area (ha) Gross: 1.71

The site comprises of an agricultural field to the west of Five Ashes. The site is within a rural location, remote from local services and facilities, and disconnected from the boundary of any sustainable settlement. The site lies wholly within the High Weald National Landscape and is assessed as part of the Five Ashes assessment unit within the 2023 Landscape Sensitivity Assessment which is considered to have moderate to high sensitivity to small scale residential development. Development at this location would be out of keeping with the generally rural character and appearance of the countryside. The site is also within the vicinity of the Skippers Hill Preparatory School Grade II listed building, although there is limited intervisibility with the wider area as the site is well contained by vegetation. The site is adjacent to ancient woodland which would impact the developable area to accommodate development. The site benefits from existing access onto Criers Lane via the neighbouring site to the south in the same ownership, which is a single width carriageway. Any increase in vehicular traffic would not likely to be suitable. Owing to its location, the rural nature of the site and uncertainty of achieving safe access, it is not considered suitable for development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Ninfield

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
012/1630	Messens Farm, Potmans Lane, Lunsford's Cross	-	Site with extant planning permission Not deliverable or developable
073/3170	Land at Church Barn Farm, High Street, Ninfield	Ninfield	Not deliverable or developable
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	Ninfield	Developable
165/3170	Land to the rear of the Ninfield Road (access past Sunnyside Cottage), Ninfield	Ninfield	Not deliverable or developable
372/3170	Land at Ingrams Farm, Bexhill Road, Ninfield	Ninfield	Remainder of site Not deliverable or developable
474/3170	Land adjoining Downs View, Ninfield	Ninfield	Not deliverable or developable
552/3170	Crouch Field, Bexhill Road, Ninfield	Ninfield	Site with extant planning permission
589/3170	Land at Marlpits Lane, Ninfield	Ninfield	Too small for assessment
601/3170	Land south west of Yew Tree Cottage, Moons Hill, Ninfield	Ninfield	Not deliverable or developable
739/3170	Land east of Moor Hall Drive, Ninfield	Ninfield	Not deliverable or developable
831/3170	Land at Staplehurst Wood, Bexhill Road, Ninfield	Ninfield	Too small for assessment
972/3170	Land west of Bexhill Road, Ninfield	Ninfield	Not deliverable or developable
983/1630	Land at The Croft, Ninfield Road, Lundsford's Cross	-	Not deliverable or developable
984/1630	Land adjacent to Mountfield Lodge, Hooe Road, Russell's Green	-	Not deliverable or developable
986/3170	Land south of High Street, Ninfield	Ninfield	Not deliverable or developable
987/3170	Land at Russell Cottage, Lower Street, Ninfield	Ninfield	Not deliverable or developable
1160/3170	Land south of Marlpits Lane, Ninfield	Ninfield	Not deliverable or developable
1244/3170	Land to the North of B2204, The Green, Ninfield	Ninfield	Not deliverable or developable
1250/3170	Lower Barn, Standard Hill, Ninfield, East Sussex	-	Not deliverable or developable
1251/3170	Tarmac Ninfield Block Plant, A269 Standard Hill, Ninfield, Battle	-	Not deliverable or developable
1292/1630	Lunsford Cross Farm, Ninfield Road, Bexhill on Sea	Lunsford Cross	Not deliverable or developable
1288/1630	Land on the South West side of Ninfield Road, Bexhill on Sea	Lunsford Cross	Not deliverable or developable
1293/1630	Land South of Ninfield Road including Lunsford Cross Farm	Lunsford Cross	Developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
589/3170	Land at Marlpits Lane, Ninfield	Ninfield	0.13	Too small for assessment
831/3170	Land at Staplehurst Wood, Bexhill Road, Ninfield	Ninfield	0.38	Too small for assessment

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
012/1630	Messens Farm, Potmans Lane, Lunsford's Cross	-	Southern part of the site granted planning permission, for 13 dwellings under reference WD/2022/0649/MAJ
552/3170	Crouch Field, Bexhill Road, Ninfield	Ninfield	Eastern part of the site granted planning permission for 65 dwellings under reference WD/2021/2454/MAO

Sites wholly or mainly within an area of absolute constraint

NONE



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 012/1630
Site Address: Messens Farm, Potmans Lane, Lunsford's Cross
Settlement: -
Parish: Ninfield
Site Area (ha) Gross: 1.26

The site comprises of two agricultural fields located to the west of Potmans Lane and to the northwest of Lunsford's Cross. The site is considered to have a moderate sensitivity to residential development within the 2023 Landscape Sensitivity Assessment. There is an existing tarmacked access into the lower middle part of the site although this looks to be single access with no gate. There is also a field gate and track access to the very north of the site. There are some footpaths along the A269 to the south of the site and on both sides of Potmans Lane but pedestrian connectivity beyond the immediate surrounds, to Ninfield, does not exist and Lunsford Cross itself has no services or facilities. The site is therefore isolated and detached from any services and facilities. Together with the lack of pedestrian connectivity to Ninfield or any other settlement, the site has poor access to local services and amenities. The southern part of the site was granted planning permission for 13 dwellings under planning reference WD/2022/0649/MAJ, which was allowed at planning appeal. The planning permission will expire in March 2027. The northern part of the site was refused permission for four dwellings, under planning reference WD/2017/0169/O, with the planning application subsequently dismissed at planning appeal. This decision was based on the site being in an unsuitable location with regard to accessibility of services and facilities. However, the appeal decision on the adjoining site (see above) was made subsequent to this , which may suggest that this issue can be overcome for development of the entirety of the site. Notwithstanding, the site is disconnected from the defined built up-area and development boundary of any settlement. Therefore, the development of this site does not meet the requirements of achieving sustainable development under the NPPF and further development is considered unsuitable. .

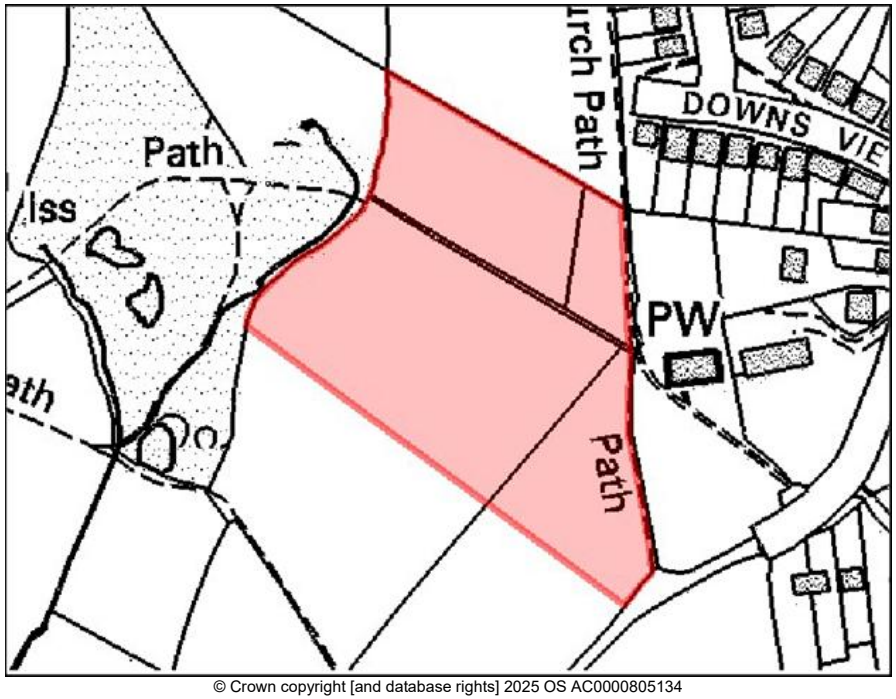
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 073/3170
Site Address: Land at Church Barn Farm, High Street, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 2.08

The site lies in open countryside on the southern side of Ninfield, to the west of Church Lane. This site comprises a small grass field, plus small parts of neighbouring fields all bounded by fences, hedgerows and trees, adjacent to St. Mary the Virgin church. A PRoW crosses through the centre of the site from east to west. Ancient woodland (Church Wood) lies adjacent to the site's western boundary and a footpath runs adjacent to the site along the eastern boundary. Although read against the existing urban edge of Church Piece (and Downsview behind), this land is open and exposed for some considerable distance to the south and southwest. Whilst there is some visual buffer from the ancient woodland at Church Wood, the trees here would require a deep buffer the effect of which would be to push housing to the more open and exposed locations. Therefore, the 2023 Landscape Sensitivity Assessment states that the site is of higher sensitivity to development. Any development would have a detrimental impact upon the historic setting of St Mary the Virgin Church to the east of the site which is a Grade I listed building. The land is unsuitable for development because of its impact on the landscape and historic setting of Ninfield. The area to the north of the site was refused full planning permission for 70 dwellings under planning reference WD/2020/1166/MAJ in part due to the impact on the landscape and village setting in this location. This site has also been assessed as part of larger SHELAA site 986/3170.

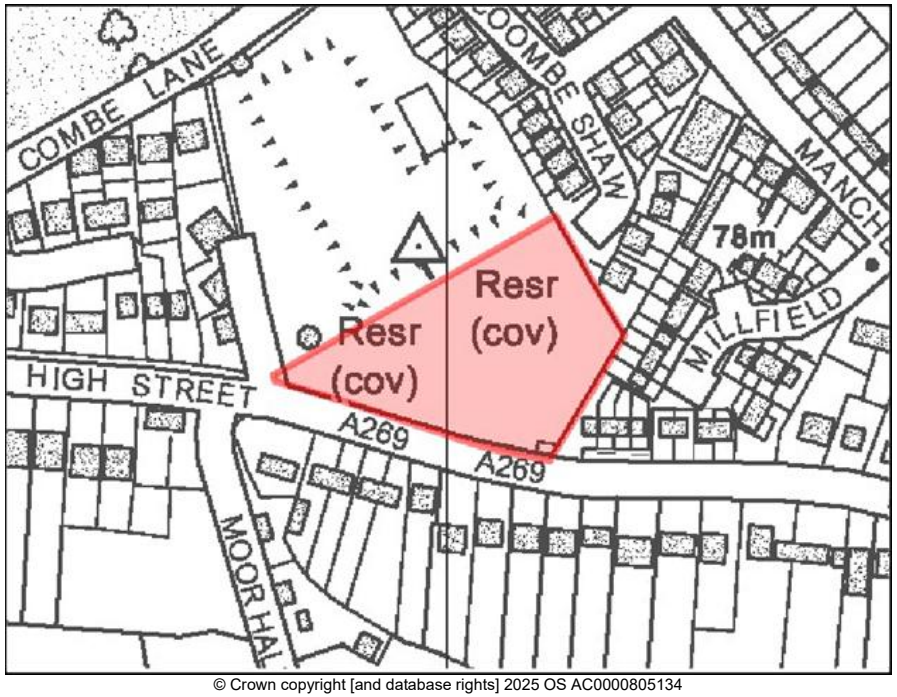
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 098/3170
Site Address: Land adjacent to Ninfield Reservoir, High Street, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 0.82

The site comprises of grassland adjacent to Ninfield Reservoir, which is located within the urban area of Ninfield to the north of the A269 (High Street). The site is well located in relation to local services, amenities and public transport in Ninfield. The site is well enclosed by existing hedgerows and trees to the east and south and this would limit the impact development might otherwise have on a wider landscape. The site is wholly within a larger Local Wildlife Site (LWS) although this part of the LWS is believed to be of relatively low ecological value owing to the existing reservoir. Should the site be developed, off-setting works are likely to be needed to compensate for the loss of part of the LWS and further ecological surveys would be required to clarify the specific site's ecological value. The site is also not currently accessible by vehicles or pedestrians, although there is good potential for access onto the High Street to the south subject to a highways assessment.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

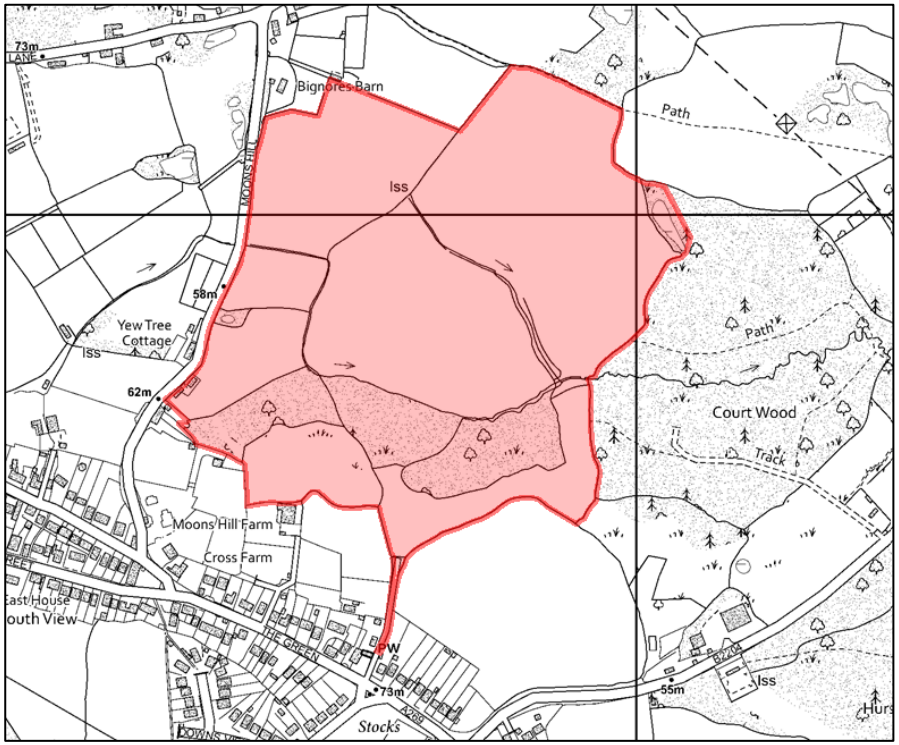
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5: 5	Year 6-10: 15	Year 11+:

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 165/3170
Site Address: Land to the rear of the Ninfield Road (access past Sunnyside Cottage), Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 26.71

This is a large site that comprises a number of fields used for grazing located on the northeastern fringe of Ninfield, to the north of the B2204. The southeastern part of the site occupies an exposed ridge top location, and the land is open to long range views to the north and northeast towards the High Weald National Landscape. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity. The logical position of the vehicular access to the B2204 would entail major and significant excavations to get into the site. If it is possible to access the site from this location, there would be significant erosion of the tree bank, which would have damaging visual consequences. The contours of the site are such that it would not be readily possible to mitigate development on the higher parts of the site. The northern part of the site, with the western boundary fronting onto Moons Hill (a single lane road) is not considered to be a logical extension to Ninfield and indeed a belt of Ancient Woodland (and other mature woodland) acts as a barrier to further development north of Ninfield and divides this site into two. The northern part of the site is far more rural in nature and is exposed within the wider landscape. As well as ancient woodland, the central part of the site is subject to flood risk (Flood Zones 2 and 3) from east to west. The southeastern part of the site was refused outline planning permission for 72 (net) dwellings under planning reference WD/2022/2689/MAO, which was dismissed at appeal due to the effect of the proposed development on the character and appearance of the area.

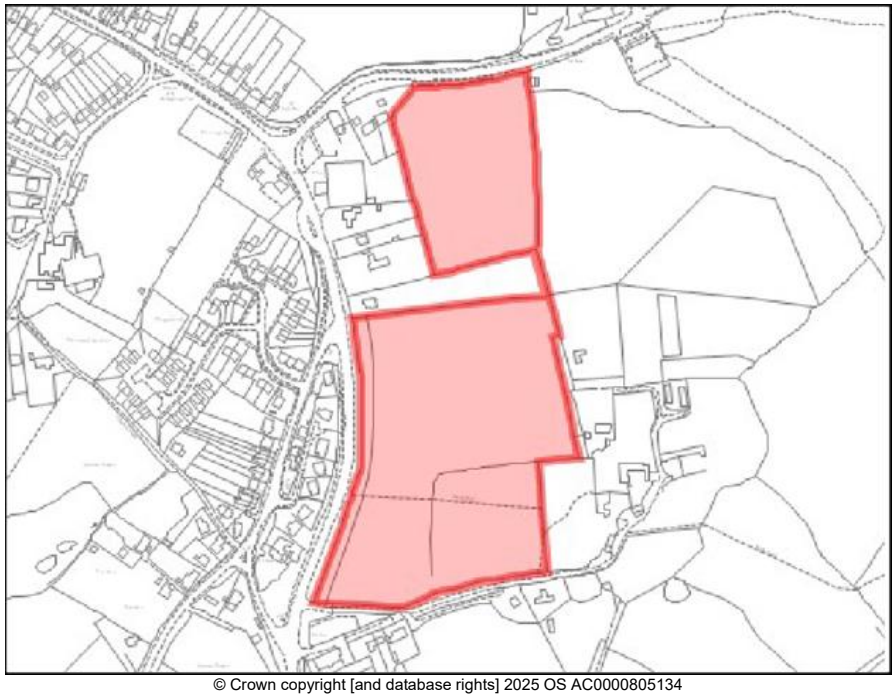
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability:
Employment Suitability:
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 372/3170
Site Address: Land at Ingrams Farm, Bexhill Road, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 6.25

This site comprises of several fields that were until recently used for grazing and is split into two components, the larger southern field that borders the A269 to the west and a smaller northern field that adjoins the B2204 to the north. The vast majority of the southern field has been granted planning permission for 55 (net) dwellings under reference WD/2018/1732/MRM and has been built out. The additional land to the southeast, nearest to Ingram's House, was also subject to a separate planning application for 9 (net) dwellings under reference WD/2019/2716/O and was approved in October 2021. The part of the site was granted reserved matters planning permission pursuant to the outline under planning reference WD/2022/1346/RM. An additional permission was granted at appeal on that same site providing an alternative access to the site under WD/2023/2745/F. This development has now been completed. The smaller northern field that adjoins the B2204 to the north is a grazing field that is bordered by trees and hedgerows on all sides. To the western boundary of the site exists detached residential dwellings and petrol filling station and associated uses. The site was refused planning permission for 40 (net) dwellings at under planning reference WD/2020/0246/MAO and the appeal was dismissed. There are significant level changes on site, and this would require extensive cut and fill to level the site. Due to the sites sloping nature, far reaching views are provided across the countryside to the east of Ninfield and residential development in this location would result in significant harm to the high-quality character of this landscape. There is no existing vehicular access to the site currently, so this would need to be created off the B2204 (a 60-mph highway). This vehicular access is not considered suitable as it would require the significant removal of several mature hedgerows and trees and would also result in significant long-lasting harm to the rural character of the countryside approach into Ninfield from the east. This was reaffirmed through the appeal process and the Inspectors report. The smaller northern field was also refused outline planning permission for 29 (net) dwellings under planning reference WD/2022/1836/MAO due to the impact on the character and appearance of this part of Ninfield, the proposed high density on the site and the impact on the environment. The remaining parts of the site which have not been developed are deemed unsuitable for further development.

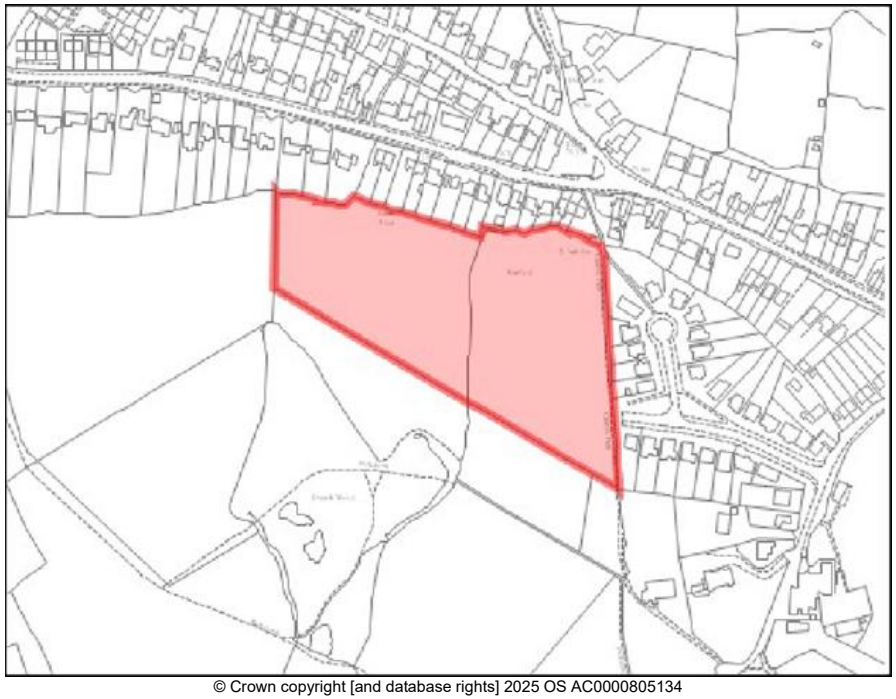
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Remainder of site Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 474/3170
Site Address: Land adjoining Downs View, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 2.61

The site comprises of two fields used for agricultural purposes located on the southern fringe of Ninfield. Whilst the land abuts the rear of houses to the High Street to the north and Downs View to the east, this land is steeply sloping southwards and is exposed in the landscape beyond, which has long ranging views to the coast. Ancient woodland (Church Wood) lies to the southwest of the site. Therefore, the 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. Any development would have a detrimental impact upon the historic setting of St Mary the Virgin Church to the southeast of the site, which is a Grade I listed building. The land is unsuitable for housing development because of its impact on the landscape setting of the village. The central part of the site is affected by a surface water flow path, which may impact/restrict the developable area of the site. The site was refused full planning permission for 70 dwellings under planning reference WD/2020/1166/MAJ in part due to the impact on the landscape and village setting in this location. This site has also been assessed as part of SHELAA site 986/3170.

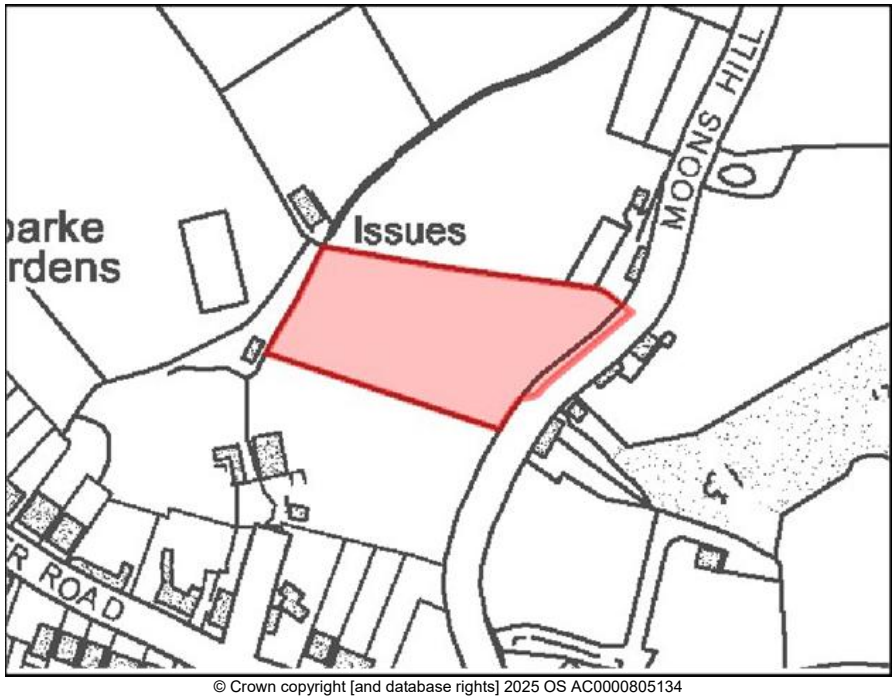
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 601/3170
Site Address: Land south west of Yew Tree Cottage, Moons Hill, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 0.72

The site comprises of agricultural land located to the north of Ninfield and to the west of Moons Hill. The site is functionally and visually separated from the existing residential area of Ninfield, but lies adjacent to a recently constructed development to the west, that is located to the northeast of Manchester Road. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. The site currently has no vehicular access, and the opportunity does not exist to create one due to the narrow nature of Moons Hill and the poor visibility it provides, as well as the loss of hedgerows/mature trees that characterise this rural road. The site also cannot achieve suitable pedestrian access to Ninfield, and it would not be feasible to require the installation of a footpath to serve the site without third party land or the widening of the existing roadway.

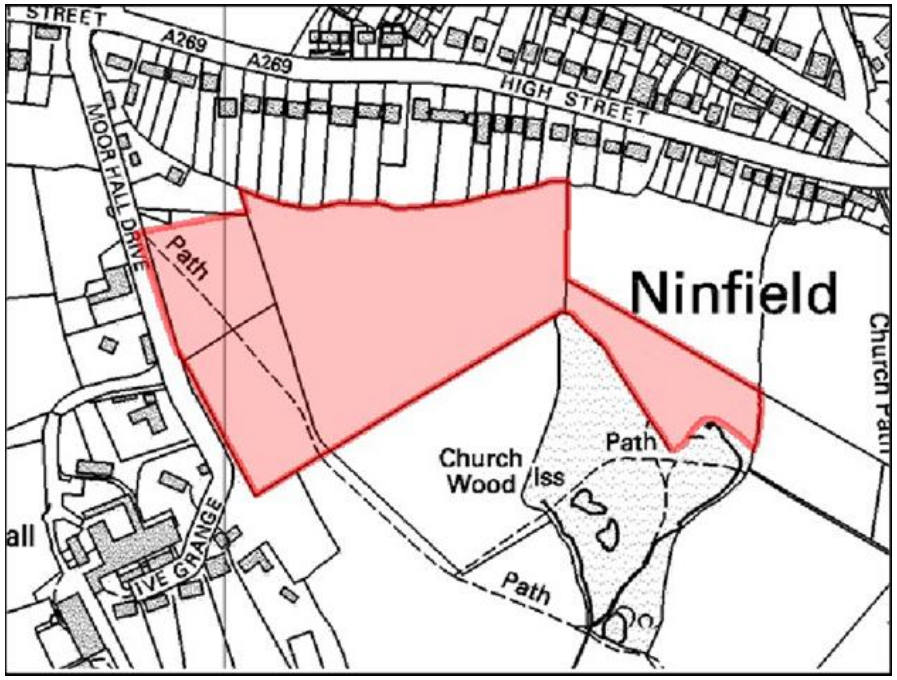
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 739/3170
Site Address: Land east of Moor Hall Drive, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 4.47

The site is comprised of two fields and a series of smaller paddocks located the southern fringe of Ninfield. Ancient woodland bounds the site's southeastern boundary. A PRoW runs north to south through the western part of the site. Whilst the land abuts the rear of houses to the High Street to the north and Moor Hall Drive to the west, this land is steeply sloping southwards and is exposed in the landscape beyond, which has long ranging views to the coast. Therefore, the 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. Development in this location would spread development extensively down the southern side of the ridge below the High Street and be out of keeping with the rural character and appearance of the countryside. The neighbouring site to the east (SHELAA reference 474/3170) was refused full planning permission for 70 dwellings under planning reference WD/2020/1166/MAJ in part due to the impact on the landscape and village setting in this location. This site has been assessed under SHELAA reference 986/3170.

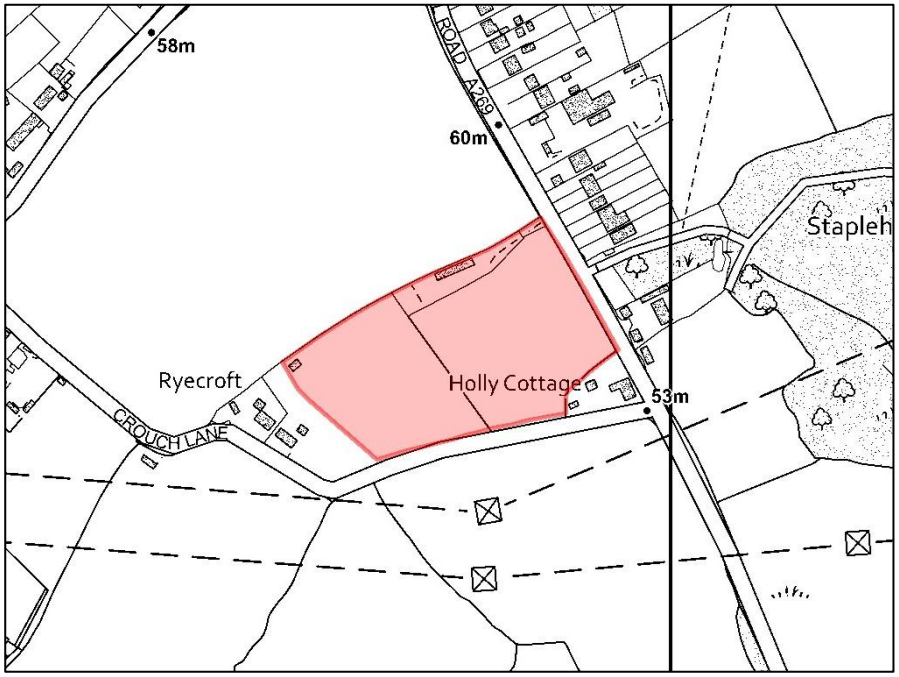
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 972/3170
Site Address: Land west of Bexhill Road, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 2.37

The site contains two fields that are used for agricultural purposes on the southern edge of Ninfield fronting onto Bexhill Road (A269) to the east and Crouch Lane to the south and west. The Ninfield working men's club is located on the northern boundary of the site but is not included within the site. The site is relatively well located in relation to existing services and local facilities in Ninfield, albeit that the footway is located on the other side of the A269. Owing to the site's topography, that falls away from north to south, it is highly visible in the wider landscape to the south and southwest specifically and is not well screened by existing vegetation on its boundaries. The site is at a lower level then the land to the north of it and there are three residential properties facing onto Crouch Lane that border the site. Therefore, the 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to residential development. Residential development is not considered suitable due to the nature of the site's topography, which would make the development highly visible in the wider landscape to the south and southwest. The proposed development would be seen from the site, including the High Weald Landscape and the Pevensey Levels in the wider views due to its countryside location where the existing vegetation on its boundaries is not well screened. Some impacts could be mitigated by achieving suitable access and speed limit within the area, footway on the west side of the A269, improved pedestrian connectivity to the existing network, and ensuring high quality design by protecting resident amenity and providing landscape buffering and planting however this does not overcome significant concerns of landscape and townscape impact. The site was subject to a planning application for up to 24 dwellings, (planning reference WD/2024/1034/MAO) but this was refused. It subsequently went to appeal and the appeal was dismissed in October 2025.

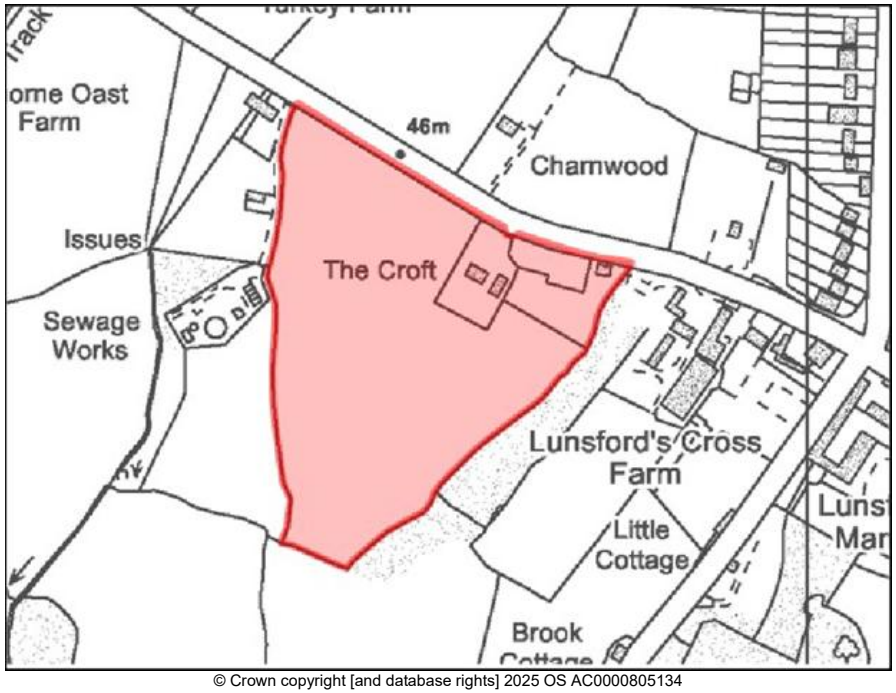
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 983/1630
Site Address: Land at The Croft, Ninfield Road, Lundsford's Cross
Settlement: -
Parish: Ninfield
Site Area (ha) Gross: 3.78

The site is comprised of a residential dwelling, garden and agricultural land located to the west of Lunsford's Cross and to the south of Ninfield Road. The site is situated in an isolated location and is therefore remote from services and facilities being a significant distance south of Ninfield. Therefore, the 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to development. Development of the site would be out of keeping with and have a detrimental impact upon the surrounding landscape. The site is situated adjacent to a sewage works to the west and therefore residential development in this location may not be suitable for parts of the site. There is also a small amount of ancient woodland located to the southeast corner of the site which would reduce the developable area. In isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area, unless suitably mitigated and designed. If a Local Plan proposes wider scale development of this area with associated connectivity with the neighbouring settlement and appropriate infrastructure provision, then the site may be suitable for development. The site is also assessed as part of SHELAA site 1293/1630.

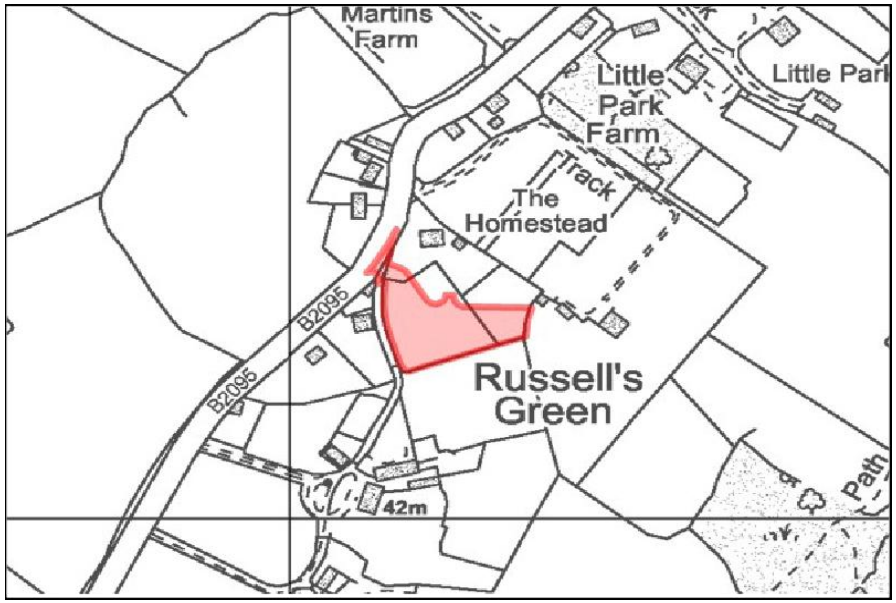
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 984/1630
Site Address: Land adjacent to Mountfield Lodge, Hooe Road, Russell's Green
Settlement: -
Parish: Ninfield
Site Area (ha) Gross: 0.36

The site comprises of a residential garden at Russell's Green, to the south of Ninfield and to the east of the B2095. A Grade II listed building, North Cottage, lies to the northwest of the site. The site is in an isolated location, detached from the larger settlement of Ninfield to the northeast, and is therefore remote from local services, facilities and public transport. The 2023 Landscape Sensitivity Assessment has indicated that the site is of moderate sensitivity to development. Therefore, development of the site would be out of keeping with and have a detrimental impact upon the surrounding landscape. The site was refused planning permission for 3 (net) dwellings on appeal under planning reference WD/2016/0694/F.

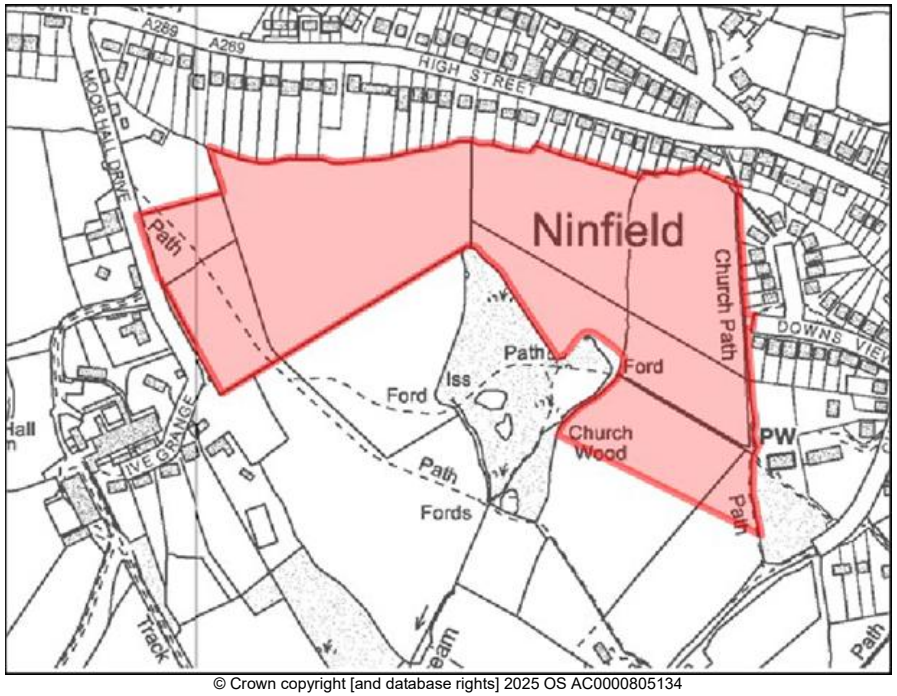
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 986/3170
Site Address: Land south of High Street, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 8.62

The site lies in open countryside on the southern side of Ninfield. This site comprises a number of agricultural and equestrian fields bounded by fences, hedgerows and trees, adjacent to St. Mary The Virgin churchyard to the east (and Downs View) and Moor Hall Drive to the west. A public right of way crosses the western portion of the site from north to south and then crosses through the eastern portion of the site from west to east. Whilst the land abuts the rear of houses to the High Street, the land is steeply sloping southwards and is exposed in the landscape beyond, which has long ranging views to the coast. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. The development of this site would mean spreading development extensively along the southern side of the ridge below the High Street and would be out of keeping with the rural character and appearance of the countryside in this location, as well as the linear character of development on the High Street. Ancient woodland bounds the site's southern boundary at its centre point and a Grade I listed building (The Parish Church of St Mary) lies to the east of the site and development would have a detrimental impact on its historic setting. The development of the site would have the potential to cause a detrimental impact upon the residential amenity of existing dwellings to the north and east. The northeastern portion of the site was refused full planning permission for 70 dwellings under planning reference WD/2020/1166/MAJ in part due to the impact on the landscape and village setting in this location.

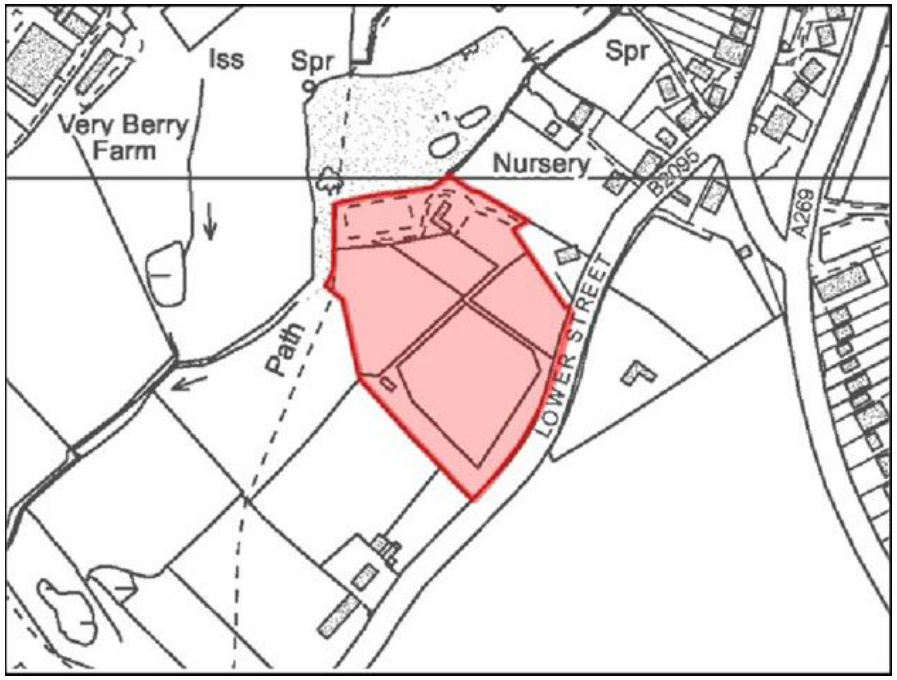
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 987/3170
Site Address: Land at Russell Cottage, Lower Street, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 1.87

The site comprises of land used for equestrian and agricultural use, along with a small collection of associated buildings located to the west of Lower Street. The site is situated in a semi-rural location and is detached from Ninfield to the north and is therefore visually separated from the village itself. The site is in a highly exposed location in the landscape and the development of this land would be out of keeping with and have a detrimental impact upon the high-quality landscape to the southwest of Ninfield. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to new development. The site as submitted does not benefit from pedestrian connectivity to the wider area and there is little scope to improve this on Lower Street to the east without third party land.

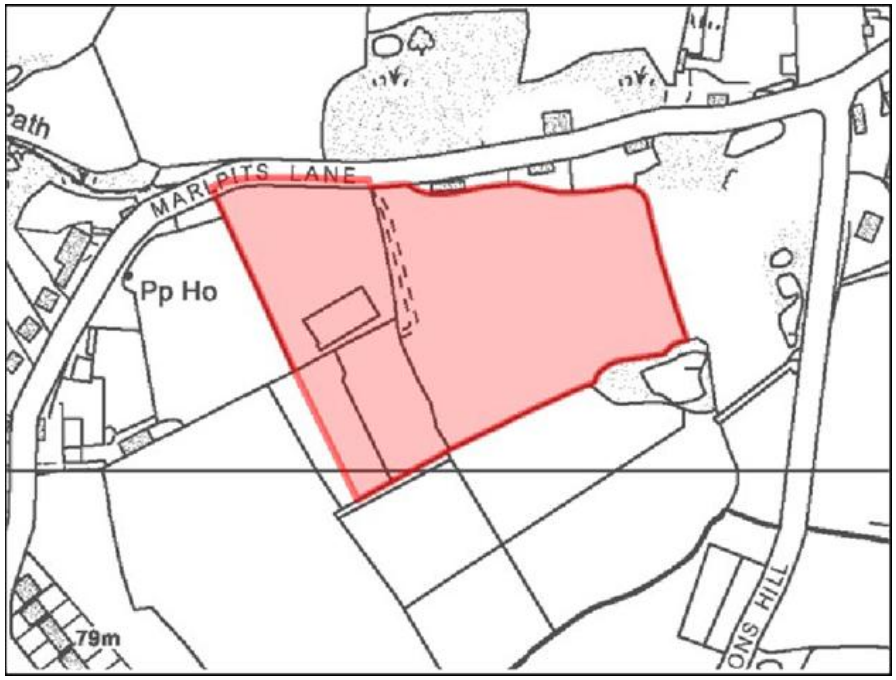
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1160/3170
Site Address: Land south of Marlpits Lane, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 3.56

The site comprises of land used for equestrian purposes to the north of Ninfield and to the south of Marlpits Lane. The site lies in a semi-rural location and is detached from Ninfield to the south and is therefore remote from local services and facilities. Owing to the topography of the site, it is exposed within the wider landscape as the land slopes towards the main part of the village from Marlpits Lane that is in an elevated position. The northern boundary of the site also forms the High Weald National Landscape. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity to development. The site cannot be provided with a suitable vehicular access to serve this quantum of development due to the narrow nature of Marlpits Lane and the poor visibility at this part of the lane. The vehicular access could therefore only be achieved with third party land. The site cannot achieve suitable pedestrian access to Ninfield without third party land either.

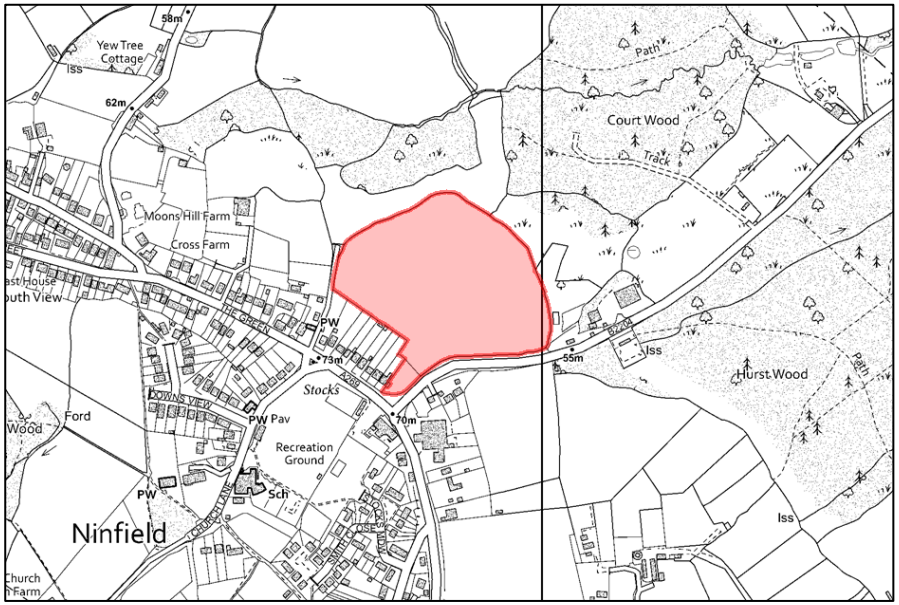
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1244/3170
Site Address: Land to the North of B2204, The Green, Ninfield
Settlement: Ninfield
Parish: Ninfield
Site Area (ha) Gross: 4.76

The site comprises of a medium sized field used for grazing located on the northeastern fringe of Ninfield, to the north of the B2204. The southwest edge of the site is formed by the boundary to the rear gardens of existing properties fronting the norther side of The Green. The 2023 Landscape Sensitivity Assessment of the wider site 165/3171 states that the site is of moderate to high sensitivity. The logical position of the vehicular access to the B2204 would entail major and significant excavations to get into the site. If it is possible to access the site from this location, there would be significant erosion of the tree bank, which would have damaging visual consequences. The contours of the site are such that it would not be readily possible to mitigate development on the higher parts of the site. The site was refused outline planning permission for 72 (net) dwellings under planning reference WD/2022/2689/MAO which was dismissed at appeal due to the effect of the proposed development on the character and appearance of the area.

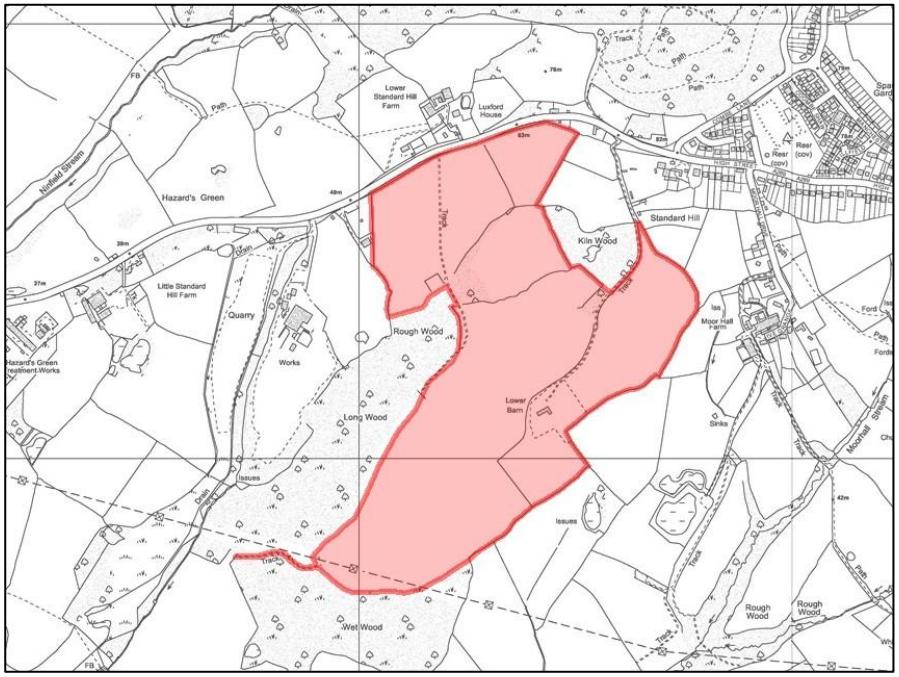
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1250/3170
Site Address: Lower Barn, Standard Hill, Ninfield, East Sussex
Settlement: -
Parish: Ninfield
Site Area (ha) Gross: 45.49

The site comprises of several agricultural fields and an existing dwelling located centrally, to the west of Ninfield along the A269. The land is relatively level with a gentle slope before rising past the dwellinghouse. The site is surrounded on the eastern boundary and to the west by ancient woodland which would limit the developable area of the site and would restrict the access to the southern parcel of the site. The southern boundary is largely open with views across the wider countryside landscape and is therefore likely to have negative impact on the character of the area. The site is disconnected from the defined built up-area and development boundary of any settlement. The site is immediately adjacent to the A269 and is likely to achieve access although visibility is restricted in places. Additionally, the A269 at this location varies which would make the provision of pedestrian access challenging. Therefore, the development of this site does not meet the requirements of achieving sustainable development under the NPPF and is considered unsuitable for residential and employment use.

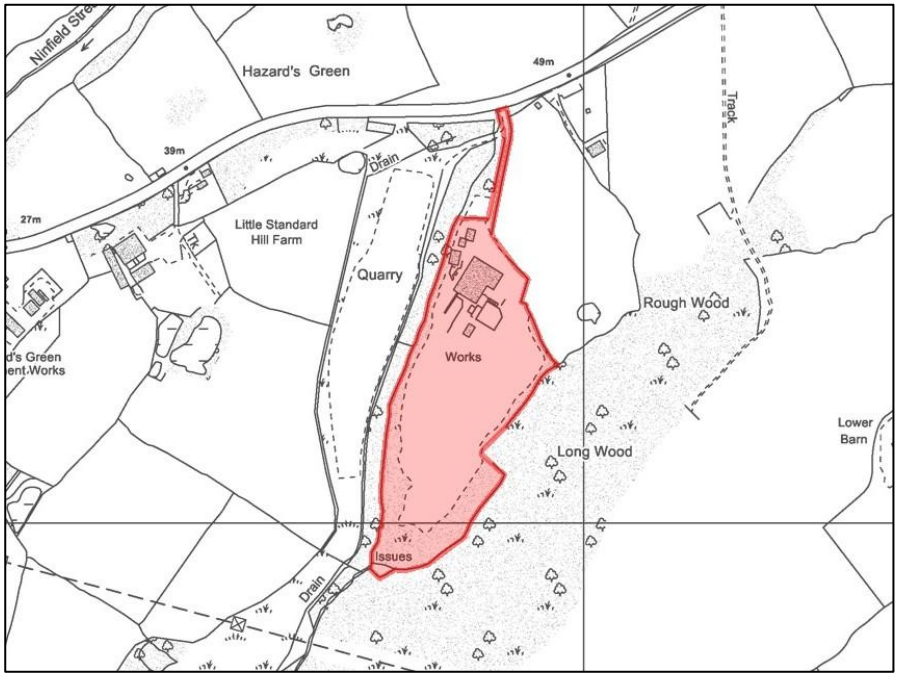
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1251/3170
Site Address: Tarmac Ninfield Block Plant, A269 Standard Hill, Ninfield, Battle
Settlement: -
Parish: Ninfield
Site Area (ha) Gross: 6.25

The site is an established blocks plant located to the west of Ninfield and accessed along the A269. The southern and eastern part of the site is bordered by ancient woodland which would impact on the developable area of the site. Although development at this location would occur on brownfield land, the site is disconnected from the defined built up-area and development boundary of any settlement. The site benefits from an existing access onto the A269 via a narrow path. It is unlikely that such access would be suitability for intensification. Additionally, the A269 at this location varies which would make the provision of pedestrian access challenging. Therefore, the development of this site does not meet the requirements of 'achieving sustainable' development under the NPPF and is considered unsuitable for employment and residential uses.

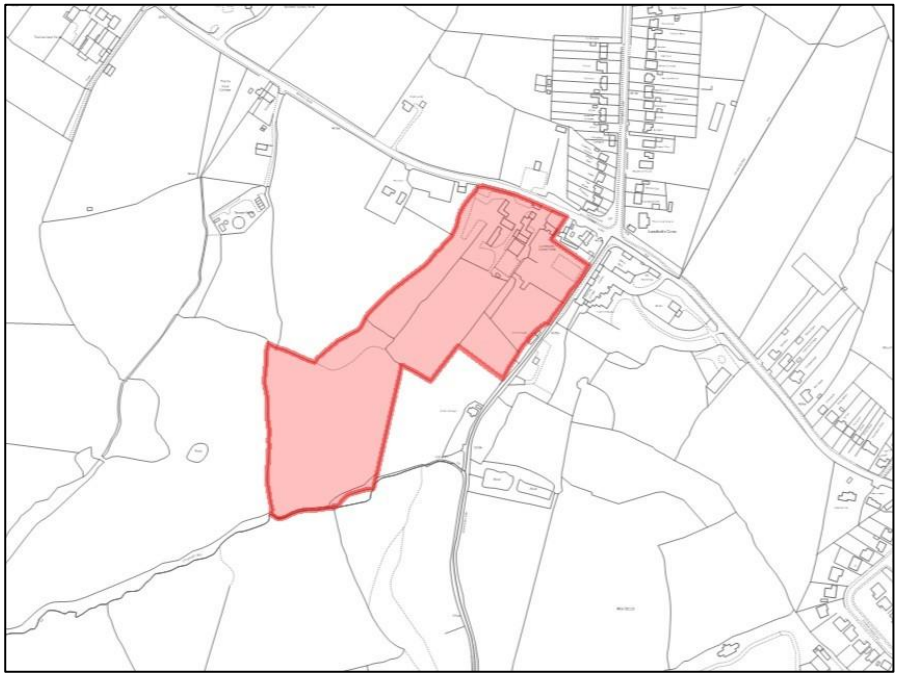
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1292/1630
Site Address: Lunsford Cross Farm, Ninfield Road, Bexhill on Sea
Settlement: Lunsford Cross
Parish: Ninfield
Site Area (ha) Gross: 5.24

The site is comprised of agricultural land located to the west of Lunsford's Cross and to the south of Ninfield Road, adjacent to the boundary with the neighbouring authority, Rother District Council. The site is immediately adjacent to the built-up are of Lunsford's Cross, which is not identified as a sustainable settlement. In this respect the site is considered remote from services and facilities being a significant distance south of Ninfield. Significant development has however been identified by Rother District Council up to the shared administrative boundary and therefore the proposed site reads as a natural extension to planned development at this this location. The site would however benefit from being close by public transport options, with regular links to neighbouring settlements. The site is within the wider High Weald Cuckmere/Pevensey Catchment assessment unit which has high sensitivity to all type of development in the 2023 Landscape Sensitivity Assessment. Development of the site would be out of keeping with and have a detrimental impact upon the surrounding landscape. In isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area, unless suitably mitigated and designed. If a Local Plan proposes wider scale development of this area with associated connectivity with the neighbouring settlement and appropriate infrastructure provision, then the site may be suitable for development. The site is also assessed as part of SHELAA site 1293/1630.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

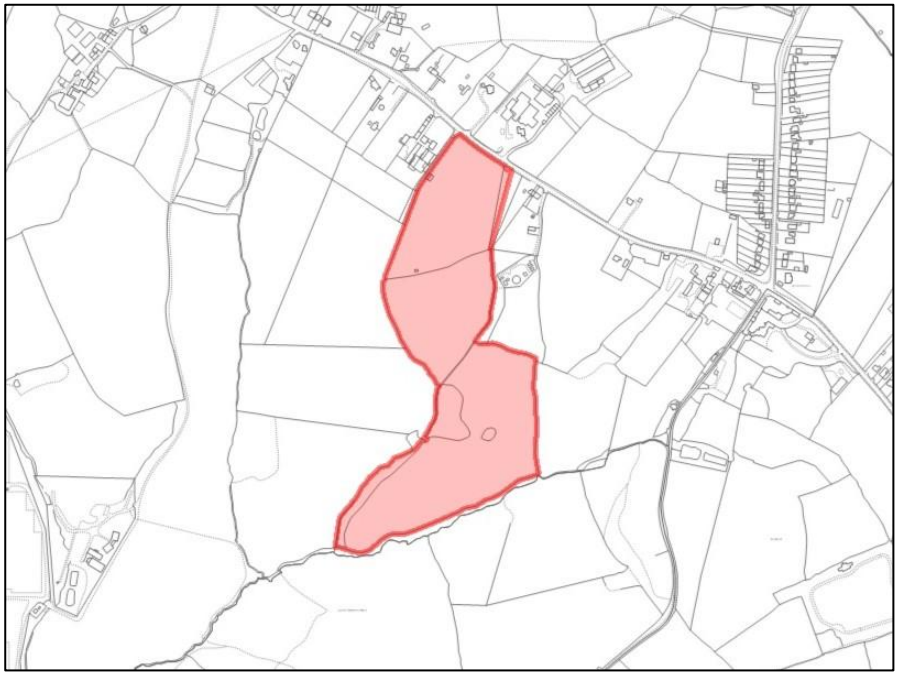
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

DELIVERY	Year 1-5:	Year 6-10:	Year 11+:	**Total Capacity:** 60



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1288/1630
Site Address: Land on the South West side of Ninfield Road, Bexhill on Sea
Settlement: Lunsford Cross
Parish: Ninfield
Site Area (ha) Gross: 10.97

The site is comprised of agricultural land located to the west of Lunsford's Cross and to the south of Ninfield Road. There is a small amount of ancient woodland located within the site which would impact on the developable area. The site is situated in an isolated location and is therefore remote from services and facilities being a significant distance south of Ninfield. The site is within the wider High Weald Cuckmere/Pevensey Catchment assessment unit which has high sensitivity to all type of development in the 2023 Landscape Sensitivity Assessment. Development of the site would be out of keeping with and have a detrimental impact upon the surrounding landscape. The site is to the west of a sewage and therefore residential development in this location may not be suitable for parts of the site. In isolation, large scale residential development would be unsuitable in this semi-rural location and would be out of character with the surrounding area, unless suitably mitigated and designed. If a Local Plan proposes wider scale development of this area with associated connectivity with the neighbouring settlement and appropriate infrastructure provision, then the site may be suitable for development. The site is also assessed as part of SHELAA site 1293/1630.

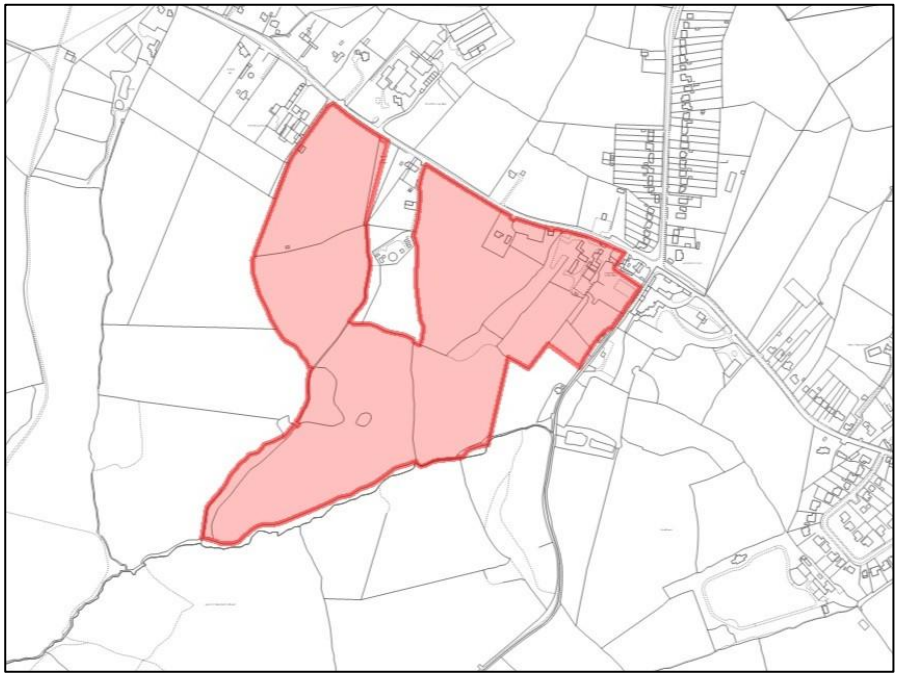
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	Yes	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1293/1630
Site Address: Land South of Ninfield Road including Lunsford Cross Farm
Settlement: Lunsford Cross
Parish: Ninfield
Site Area (ha) Gross: 20

The site is comprised of agricultural land, residential dwelling and garden located to the west of Lunsford's Cross and to the south of Ninfield Road, adjacent to the boundary with the neighbouring authority, Rother District Council. The site is immediately adjacent to the built-up are of Lunsford's Cross, which is not identify as a sustainable settlement. In this respect the site is considered remote from services and facilities being a significant distance south of Ninfield. Significant development has however been identified by Rother District Council up to the shared boundary and therefore the proposed site reads as a natural extension to the planned development at this this location. The site would however benefit from being close by public transport options, with regular links to neighbouring settlements. The site is within the wider High Weald Cuckmere/Pevensey Catchment assessment unit which has high sensitivity to all type of development in the 2023 Landscape Sensitivity Assessment, although it is noted that the smaller portion of the site (SHELAA Ref 983/1630) is considered to be of moderate sensitivity. Development of the site would be out of keeping with and have a detrimental impact upon the surrounding landscape, failing appropriate mitigations. The site surrounds a sewage works and therefore residential development in some parcels may not be suitable for parts of the site. There is also a small amount of ancient woodland located within the site which would impact on the developable area. The proposal at this location would allow the provision of a comprehensive development of the area alongside significant infrastructure delivery that would support growth beyond the district boundaries. The site would need to be carefully master planned to allow for appropriate connectivity across the site and to the neighbouring sustainable settlement within Rother District. Mitigations should be put in place to ensure that the intrinsically rural features of the site are retained alongside the landscape features.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	Yes	1 L M H	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 170	**Year 11+:** 130	**Total Capacity:** 300

Pevensey

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
106/3200	Land at Wallsend Road, Pevensey	Pevensey	Absolute constraint (Flooding)
183/3210	Land north of Coast Road, Pevensey Bay	Pevensey Bay	Absolute constraint (Flooding)
747/3210	Land at Castle View Caravan Site, Eastbourne Road, Pevensey Bay	Pevensey Bay	Absolute constraint (Flooding)
774/3200	Land at Riverside, Bexhill Road, Pevensey	Pevensey	Too small for assessment
936/3200	Land to the north of High Street, Pevensey	Pevensey	Absolute constraint (Flooding)
1100/3200	The Old Mint House, High Street, Pevensey	Pevensey	Too small for assessment
1146/3210	Land north of Eastbourne Road, Pevensey Bay	Pevensey Bay	Absolute constraint (Flooding)
1258/3200	The Smugglers Inn, High Street, Pevensey	Pevensey	Absolute constraint (Flooding)

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
774/3200	Land at Riverside, Bexhill Road, Pevensey	Pevensey	0.32	The site is too small to yield the minimum number of units required for the assessment.
1100/3200	The Old Mint House, High Street, Pevensey	Pevensey	0.17	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

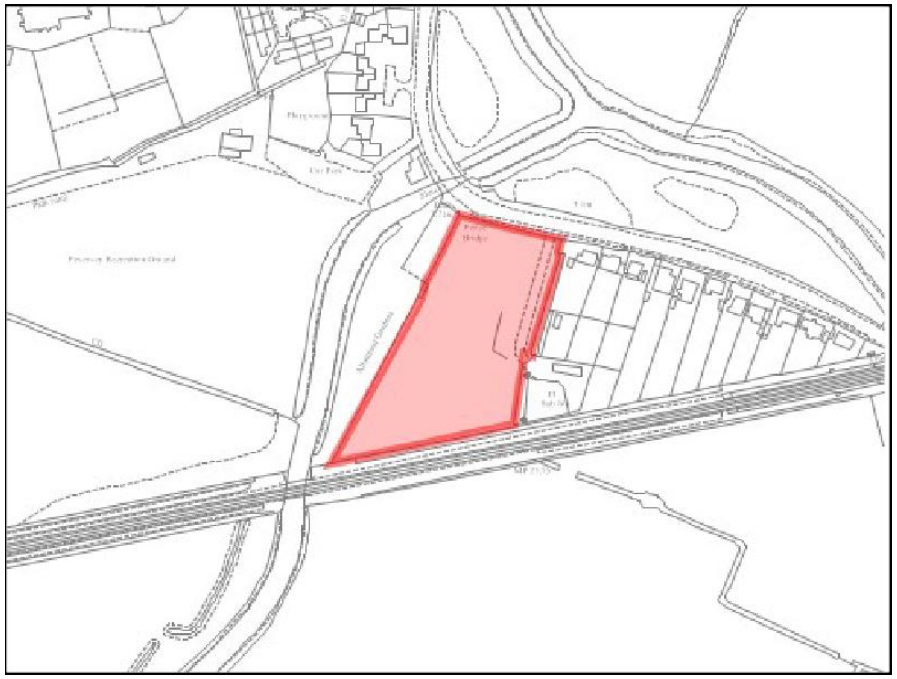
NONE

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
106/3200	Land at Wallsend Road, Pevensey	Pevensey	The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.

183/3210	Land north of Coast Road, Pevensey Bay	Pevensey Bay	The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.
747/3210	Land at Castle View Caravan Site, Eastbourne Road, Pevensey Bay	Pevensey Bay	The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.
936/3200	Land to the north of High Street, Pevensey	Pevensey	The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.
1146/3210	Land north of Eastbourne Road, Pevensey Bay	Pevensey Bay	The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.
1258/3200	The Smugglers Inn, High Street, Pevensey	Pevensey	The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.

Stage 1 - Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

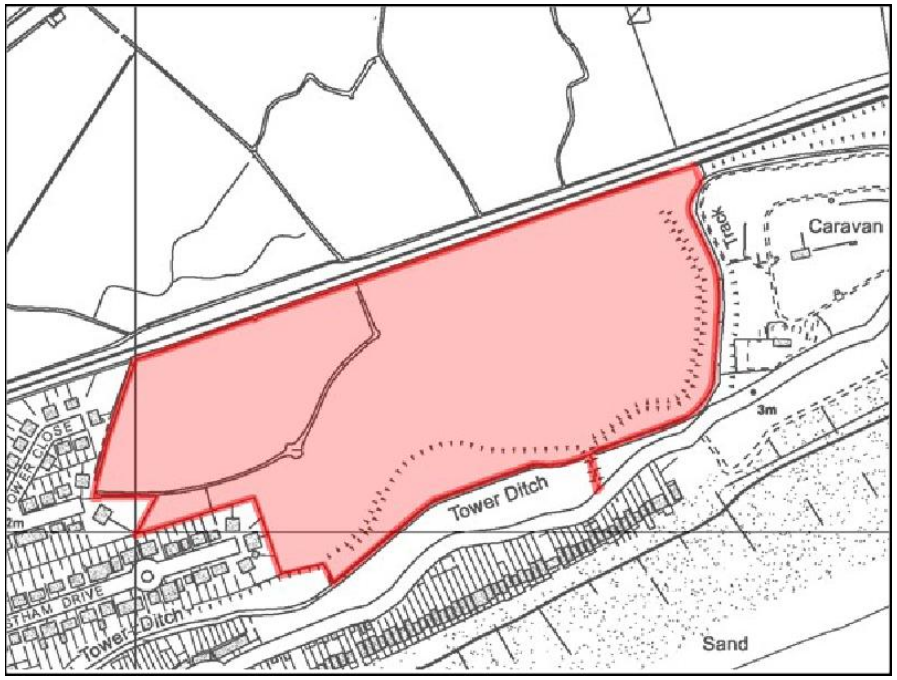
Site Reference: 106/3200
Site Address: Land at Wallsend Road, Pevensey
Settlement: Pevensey
Parish: Pevensey
Site Area (ha) Gross: 0.93

The site comprises of overgrown scrub land to the south of Pevensey, to the south of the A259. The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

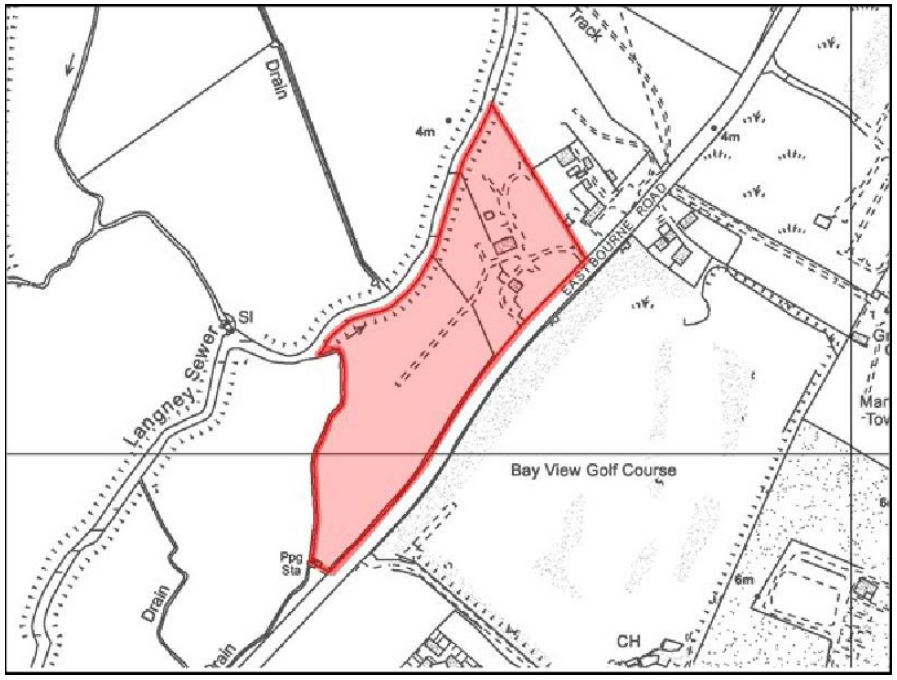
Site Reference: 183/3210
Site Address: Land north of Coast Road, Pevensey Bay
Settlement: Pevensey Bay
Parish: Pevensey
Site Area (ha) Gross: 13.74

The site comprises of agricultural land to the east of Pevensey Bay, to the north of Coast Road. The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

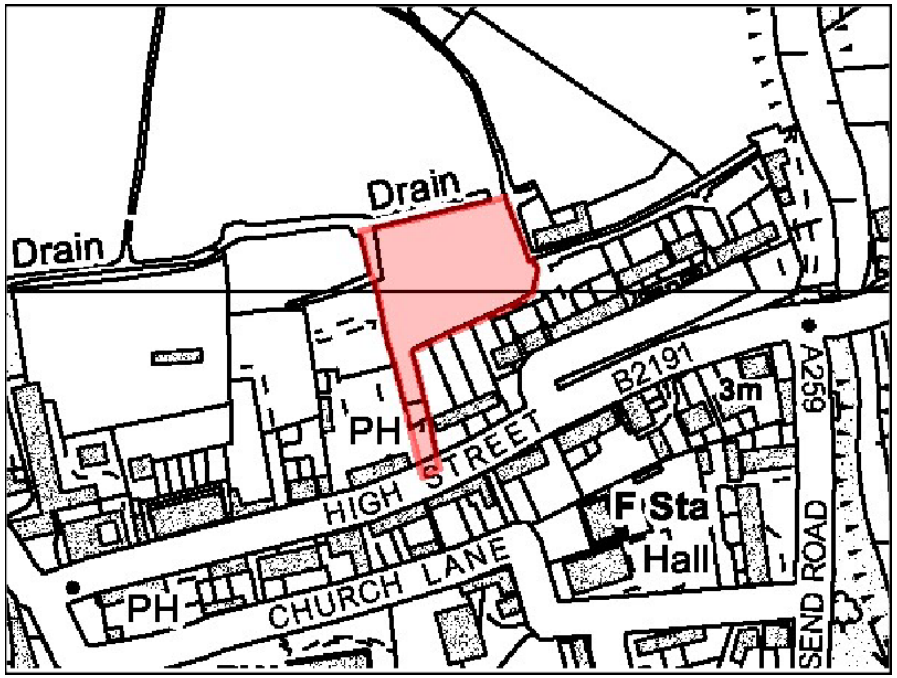
Site Reference: 747/3210
Site Address: Land at Castle View Caravan Site, Eastbourne Road, Pevensey Bay
Settlement: Pevensey Bay
Parish: Pevensey
Site Area (ha) Gross: 4.97

The site comprises of a residential caravan park between the towns of Eastbourne and Pevensey Bay, to the west of Eastbourne Road. The site is visually and functionally separated from the adjacent settlement and housing development would appear unrelated and isolated from either settlement. The entirety of the site is located within Flood Zone 3 and the site is therefore considered unsuitable for housing development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

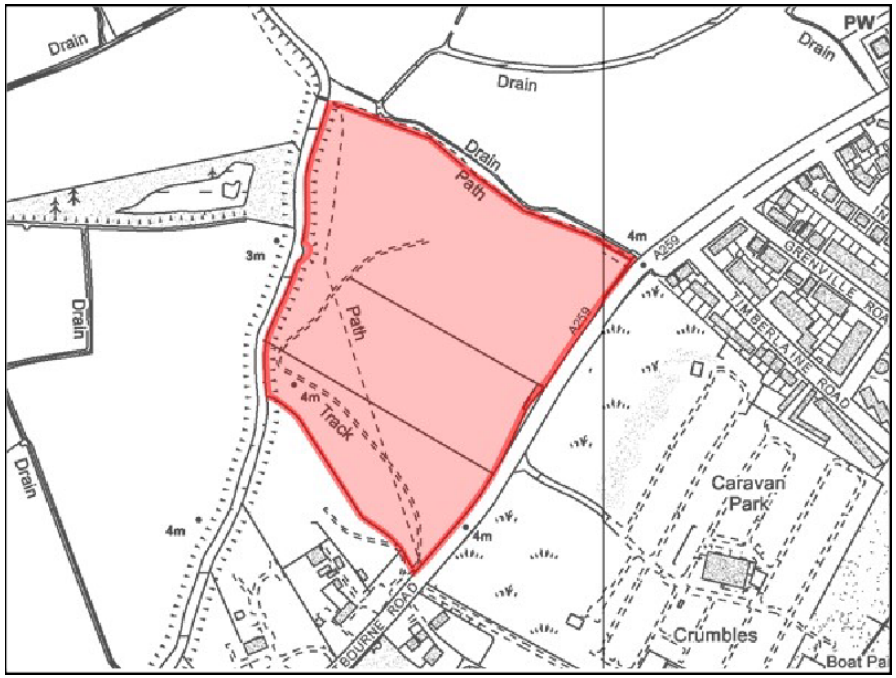
Site Reference: 936/3200
Site Address: Land to the north of High Street, Pevensey
Settlement: Pevensey
Parish: Pevensey
Site Area (ha) Gross: 0.38

The site comprises of agricultural land to the north of Pevensey High Street. The site, with the exception of the existing vehicular access, is wholly within Flood Risk Zone 3, which would preclude residential development in this location. The Pevensey Levels Ramsar Site and SAC does bound the site to the north and east. The site also sits adjacent to the Pevensey Conservation Area to the west, which includes a number of listed buildings and whose setting would need to be protected. The existing vehicular access to the site is via a pub car park and this would potentially be unsuitable to serve the quantum of development envisioned.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

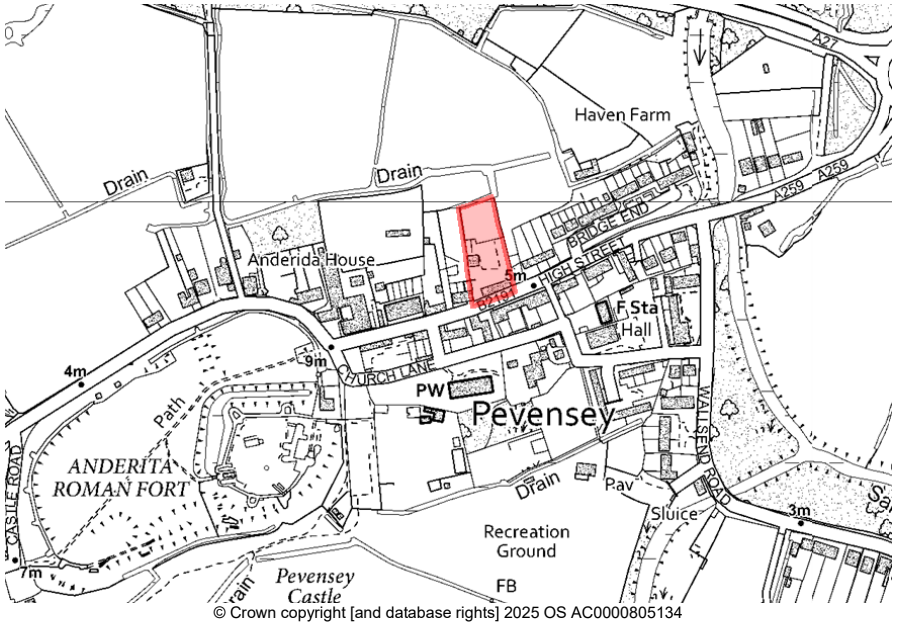
Site Reference: 1146/3210
Site Address: Land north of Eastbourne Road, Pevensey Bay
Settlement: Pevensey Bay
Parish: Pevensey
Site Area (ha) Gross: 9.4

The site comprises of agricultural land to the southwest of Pevensey Bay, to the west of Eastbourne Road. The site is almost entirely within Flood Zone 3 as defined by the Environment Agency (EA) and is concluded to be within Flood Zone 3a by the Council's own Strategic Flood Risk Assessment (SFRA).

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1258/3200
Site Address: The Smugglers Inn, High Street, Pevensey
Settlement: Pevensey
Parish: Pevensey
Site Area (ha) Gross: 0.3

The site comprises the historic Smugglers Inn (Grade II Listed), areas of grassed seating, hardstanding and parking as well as an outbuilding and further grass garden in the northern part of the site. The site is wholly within Flood Zone 3 which would preclude residential development at this location. The Pevensey Levels Ramsar Site and SAC bounds the site to the north. It is within the Pevensey Conservation Area and includes a grade II listed building of which the setting would need to be protected. The existing vehicular access to the site is via a pub car park and this would potentially be unsuitable to serve the quantum of development envisioned.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Polegate

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate	Polegate	Site with extant planning permission
097/1510	Rear of 25 Pevensey Road, Polegate	Polegate	Too small for assessment
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	Polegate	Developable
193/1510	Land bounded by A27 and Levett Road, Polegate	Polegate	Site with extant planning permission
204/1510	Cophall Farm, Baytree Lane, Polegate	Polegate	Not deliverable or developable
241/1510	Land at Shepham Lane, Polegate	Polegate	Site with extant planning permission
255/1510	Land at and adjoining Honey Farm, Eastbourne Road, Polegate	Polegate	Not deliverable or developable
257/1510	Land adjacent to Cophall Farm, Eastbourne Road, Polegate	Polegate	Not deliverable or developable
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	Site with extant planning permission
271/1510	Land south of Aberdale Road, Polegate	Polegate	Not deliverable or developable
457/1510	Little Shepham, Shepham Lane, Polegate	Polegate	Site with extant planning permission
463/1510	Land at Station Road, Polegate	Polegate	Not deliverable or developable
465/1510	Land at Brook Street, Polegate	Polegate	Too small for assessment
518/1510	Former Waterhouse Coaches site, Dittons Road, Polegate	Polegate	Developable
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	Polegate	Developable
711/1510	Land at Bramley Farm, Bay Tree Lane, Polegate	Polegate	Not deliverable or developable
719/1510	Land at Little Bramley Farm, Bay Tree Lane, Polegate	Polegate	Not deliverable or developable
772/1510	Land south of Dittons Farmhouse, Dittons Road, Polegate	Polegate	Site with extant planning permission
833/1310	Land south of Summerhill Lane, Hailsham	Hailsham	Not deliverable or developable
835/1510	Land at Polly Arch, Lynholm Road, Polegate	Polegate	Too small for assessment
856/1510	Byeways, Sayerland Lane, Polegate	Polegate	Not deliverable or developable
871/1510	Land southeast of Sayerland Lane, Polegate	Polegate	Site with extant planning permission Not deliverable or developable
872/1510	Bay Tree House and Garden, Bay Tree Lane, Polegate	Polegate	Not deliverable or developable
896/1510	Land at North Polegate, A22, Polegate	Polegate	Developable
939/1510	Land at rear of Nightingale Villas, Hailsham Road, Polegate	Polegate	Not deliverable or developable
967/1510	Polegate Station Car Park (Site 2), High Street, Polegate	Polegate	Developable

Site reference	Address	Settlement	Outcome
1065/1510	Land north of Lewes Road, Polegate	Polegate	Not deliverable or developable
1066/1510	Og's Wood, Hailsham Road, Polegate	Polegate	Not deliverable or developable
1068/1510	Polegate Station Car Park (Site 1), High Street, Polegate	Polegate	Developable
1069/1510	Polegate West	Polegate	Not deliverable or developable
1071/1510	Priory Court Farm, Sayerland Lane, Polegate	Polegate	Not deliverable or developable
1072/1510	Land northeast of Mornings Mill Farm, Lynholm Road, Polegate	Polegate	Not deliverable or developable
1169/1510	Land at Honey Farm, A27, Polegate	Polegate	Not deliverable or developable
1209/1510	Land at Nightingale Place, Hailsham Road, Polegate	Polegate	Not deliverable or developable
1285/1510	Site A - Land adjacent land at North Polegate A22	Polegate	Not deliverable or developable
1286/1510	Site B - Land adjacent land at North Polegate A22	Polegate	Not deliverable of developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
097/1510	Rear of 25 Pevensey Road, Polegate	Polegate	0.05	The site is too small to yield the minimum number of units required for the assessment.
465/1510	Land at Brook Street, Polegate	Polegate	0.09	Too small for assessment the site is too small to yield the minimum number of units required for the assessment
835/1510	Land at Polly Arch, Lynholm Road, Polegate	Polegate	0.18	The site is too small to yield the minimum number of units required for the assessment.

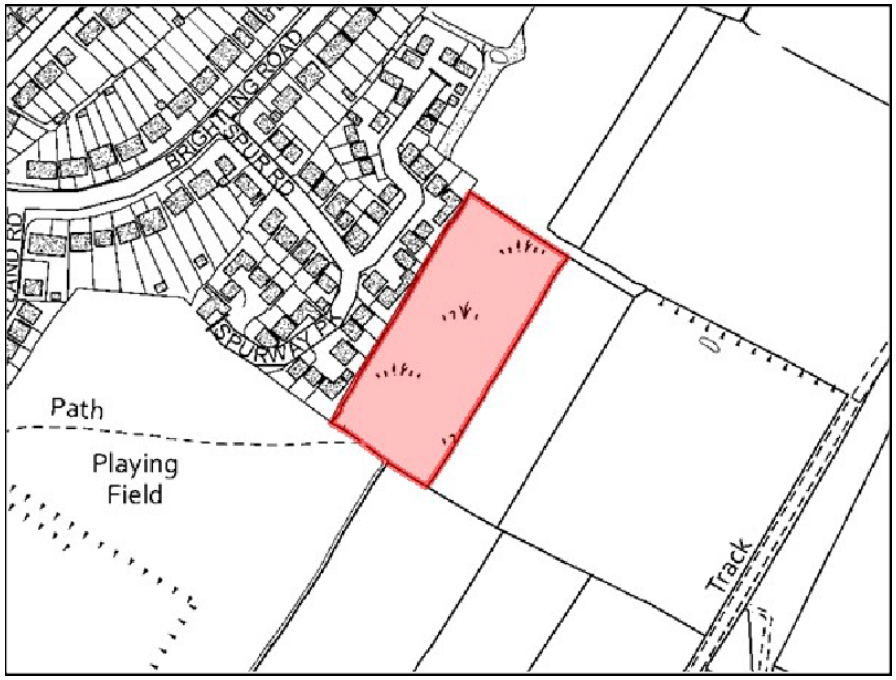
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
048/1510	Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate	Polegate	WD/2020/0379/MAO – 24 (net) dwellings
193/1510	Land bounded by A27 and Levett Road, Polegate	Polegate	WD/2021/1637/MAO and WD/2023/2958/MRM - 180 (net) dwellings
241/1510	Land at Shepham Lane, Polegate	Polegate	WD/2023/0066/MAO – 240 (net) dwellings
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	Polegate	WD/2025/0904/MAJ – Food store and Care home (C2)
457/1510	Little Shepham, Shepham Lane, Polegate	Polegate	WD/2016/3047/MAO and WD/2022/2975/MRM - 108 (net) dwellings
772/1510	Land south of Dittons Farmhouse, Dittons Road, Polegate	Polegate	WD/2020/0819/MFA - 78 (net) dwellings
871/1510	Land southeast of Sayerland Lane, Polegate	Polegate	WD/2024/1991/PIP – 3 units

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 120/1510
Site Address: Hindsland Fields (east), Eastbourne Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 1.15

The site comprises of an overgrown former playing field that lies behind existing development to the east of Spurway Park. This site is well located at the southern fringe of Polegate and is in close proximity to existing services, facilities and public transport. The site does not benefit from an existing vehicular access and therefore delivery would be dependent upon securing vehicular and pedestrian access via third party land. Other potential housing sites in the immediate vicinity have been identified as suitable in SHELAA and have planning permission (see reference 180/1510 under planning reference WD/2011/0774/MEA and 236/3370 under WD/2021/0594/MEA) and this land could be considered comprehensively with those other sites as part of a mixed-use scheme. Development is likely to require off site highway works, and further transport studies would be needed to ascertain the nature and extent of these requirements. The 2023 Landscape Sensitivity Assessment states that the landscape is low to moderately sensitive to development. Any proposed development should seek to retain and enhance the existing hedgerows on the western boundary to maintain the sites visual enclosure within the landscape. Development of this site would involve the loss of a playing field (albeit that the site is not currently used and has not been used for many years and is overgrown), the need for which would need to be assessed by the Council against development plan policy and as part of the Local Plan process.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

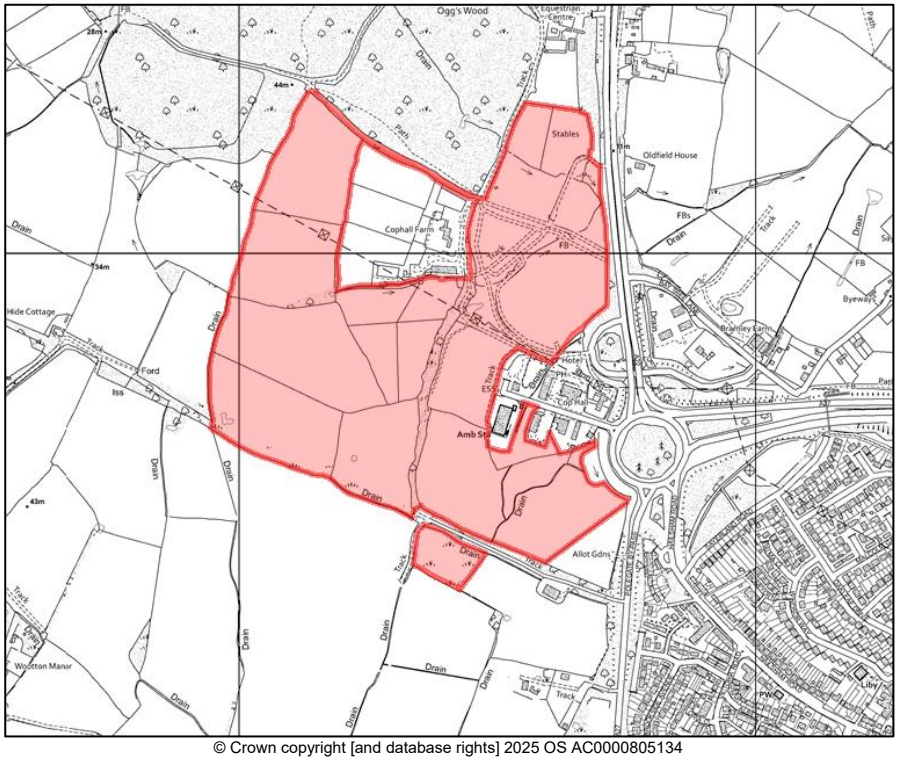
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	**Year 11+:** 20	**Total Capacity:** 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 204/1510
Site Address: Cophall Farm, Baytree Lane, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 46.46

The site comprises a large area of undulating land northwest of Polegate, adjacent to the A27/A22 junction. It includes agricultural fields around Cophall Farm, areas of mature vegetation (partly protected by a TPO), and a developed area containing a hotel, petrol station and other commercial uses. Surrounding land is predominantly agricultural, with Wootton Manor (Grade II listed) and its historic park to the south-west, and Ancient Woodland at Ogg's Wood to the north. A public right of way crosses the north-eastern part of the site. To the southeast of the site is the urban area of Polegate, which is enclosed by the A27 that wraps around the north and western edge of the settlement. The site is isolated and detached from any local facilities, amenities and the main urban area of Polegate, including sustainable modes of travel such as the railway station at Polegate. The site lacks connectivity including for pedestrian to Polegate and has been severed off by the A27 that is now duelled in this location. This constraint would need to be overcome. The 2026 Landscape and Visual Appraisal considers the site to have moderate-high sensitivity to small-scale and medium-scale residential development and commercial/industrial development. Areas of higher sensitivity include land close to Cophall Wood and Abbott's Wood / Wilmington Wood ancient woodlands. Land around the Cophall services may have a lower sensitivity to medium-scale residential and commercial / industrial development due to the existing commercial development. Features which reduce sensitivity are proximity to the busy A27 to the east which reduces tranquillity and remoteness, and the presence of the Cophall services in the north. The areas immediately adjacent to the Cophall roundabout may have a slightly lower sensitivity to medium-scale and large-scale development as larger-scale buildings are already present in these locations. This site also forms part of SHELAA site 1069/1510 that has been assessed separately.

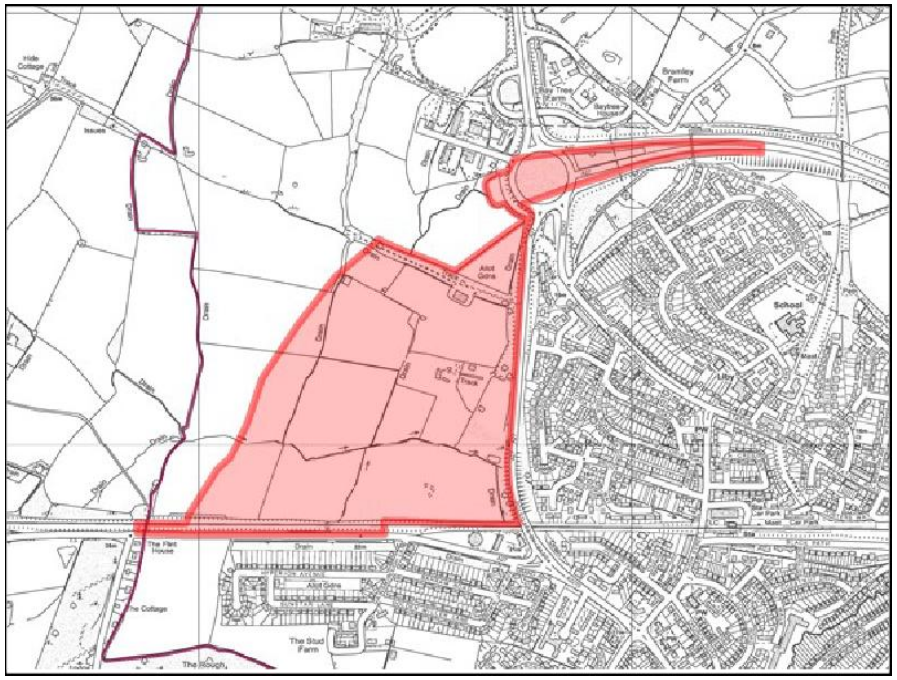
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 255/1510
Site Address: Land at and adjoining Honey Farm, Eastbourne Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 41.52

This is an extensive site comprising mainly of fields used for grazing together with a small area used for commercial uses adjacent to the A27, which runs to the west and the south of the site, as well as allotment gardens. The site is severed from Polegate by the A27 that is duelled in this location. Despite the site's proximity to the A27, the site is rural in nature (used mainly for livestock farming) and is severed from local services and facilities, including public transport links in Polegate. Owing to its location, this site is unsuitable for residential development and would be out of keeping with the surrounding land uses. The site would only be suitable subject to significant infrastructure improvements to deal with the site's severance with Polegate (through a grade separated junction at Cophall Roundabout and associated road infrastructure). Upgraded pedestrian linkages with the town would also be required to make the site suitable for development. This is unlikely to be achievable or viable on the site as currently proposed. Furthermore, harm is likely to result to landscape and potentially heritage assets even if access were addressed. The 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to development within the northern and eastern parts of the site, lowering to moderately sensitive in the southern part. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and the landscape impact on the setting of the South Downs National Park would also need to be considered as part of any scheme and may have significant adverse impacts. The site also faces constraints in the form of flood risk, presence of Priority Habitat Deciduous Woodland, a watercourse, potential contaminated land and TPO trees. Owing to its location and site constraints, this site is considered unsuitable for residential development and would be out of keeping with the surrounding land uses. Parts of this site have also been submitted to the Council as part of larger SHELAA site referenced 1069/1510.

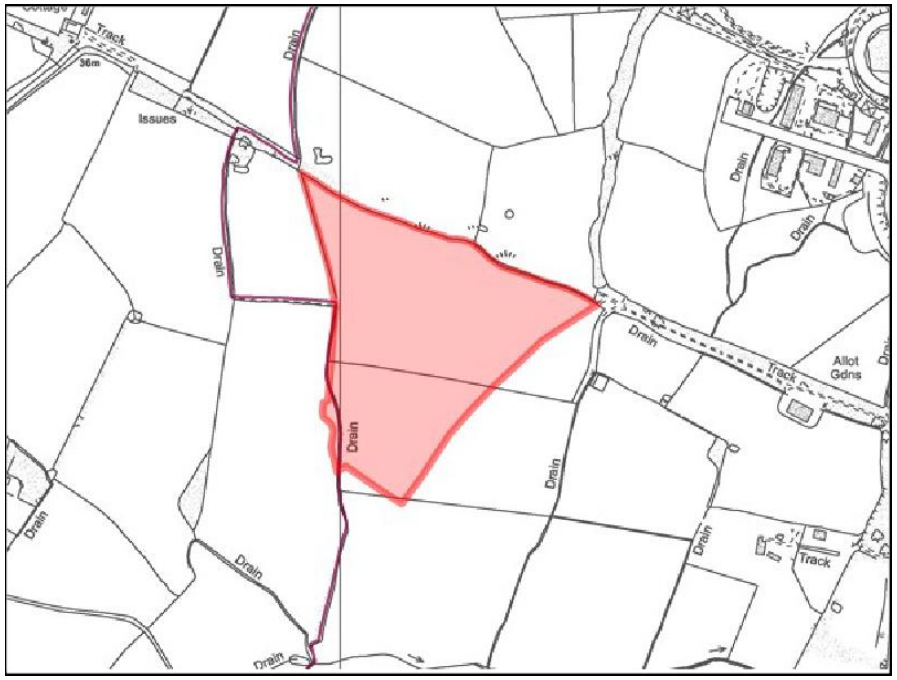
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 257/1510
Site Address: Land adjacent to Cophall Farm, Eastbourne Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 7.88

This site is formed of agricultural land situated in an isolated and detached location to the west of the A27. The site is dependent upon a vehicular access from other adjoining SHELAA sites submitted. Despite the site's proximity to the A27, the site is rural in nature and is severed from local services and facilities, including public transport links in Polegate. Owing to its location, this site is unsuitable for residential development and would be out of keeping with the surrounding land uses. Furthermore, harm is likely to result to landscape and potentially heritage assets. The 2023 Landscape Sensitivity Assessment states that neighbouring sites are at least moderately sensitive to development, The site lies in proximity to the South Downs National Park, and the isolated location of the site would create an alien detached enclave of development. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and the landscape impact on the setting of the South Downs National Park would need to be considered as part of any scheme and may have significant adverse impacts. This site also forms part of SHELAA site 1069/1510 that has been assessed separately

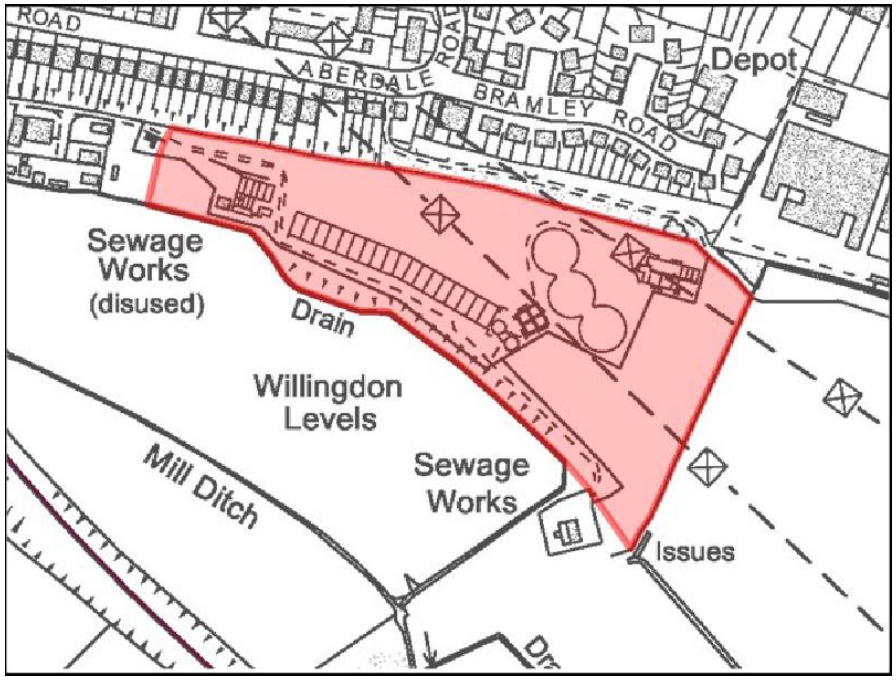
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 271/1510
Site Address: Land south of Aberdale Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 3.76

The site is comprised of a former sewage treatment works located behind existing housing along Aberdale and Bramley Road. The site is potentially highly contaminated and there are likely to be severe constraints over a possible future housing use. The site as submitted cannot demonstrate a suitable vehicular access. In addition, the creation of a vehicular access is not possible without the demolition of existing residential properties (and therefore the need for third party land). The site is also dominated by two large power lines which cross the site, severely restricting the potential for housing development. The 2023 Landscape Sensitivity Assessment states that the site has low to moderate sensitivity to development due to sensitive landscape features including mature scrub, hedgerows and hedgerow trees. The historic field pattern in the east of the site, public access in the north of the site on the Cuckoo Trail and long views to the South Downs National Park increase sensitivity. Additionally, the east of the site is more open to the wider landscape, which also increase sensitivity. Development in this location would protrude into the countryside and beyond the established development boundary of Polegate that is predominantly contained to the north of the Cuckoo Trail. As such, development on the site would breach this established pattern of development and appear as an incongruous incursion into the countryside constituting an unacceptable form of backland development. In view of these main development constraints, the site is considered unsuitable for development.

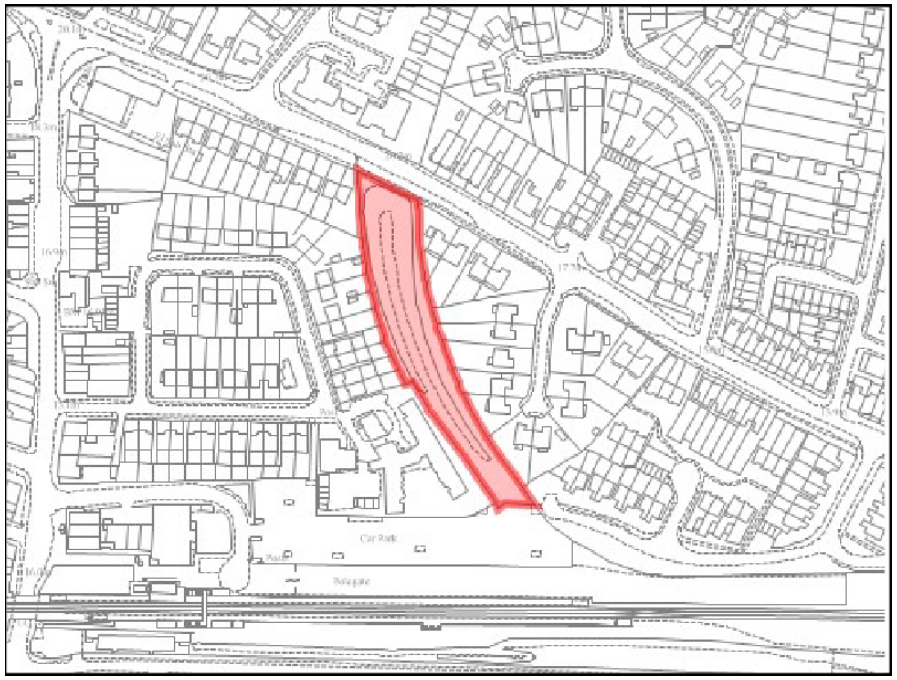
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 463/1510
Site Address: Land at Station Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 0.39

The site is in a town centre location, well integrated into the existing settlement and within close proximity to services in Polegate. However, the access to the site from the north (Station Road) is difficult due to the change in levels as well as to the south where existing development restricts access via the existing access road at Porters Way. The site is overgrown (with substantial mature trees) and there are also a number of significant level changes on the site, which would make development difficult. The site is also narrow and is unlikely to form a good form of residential development.

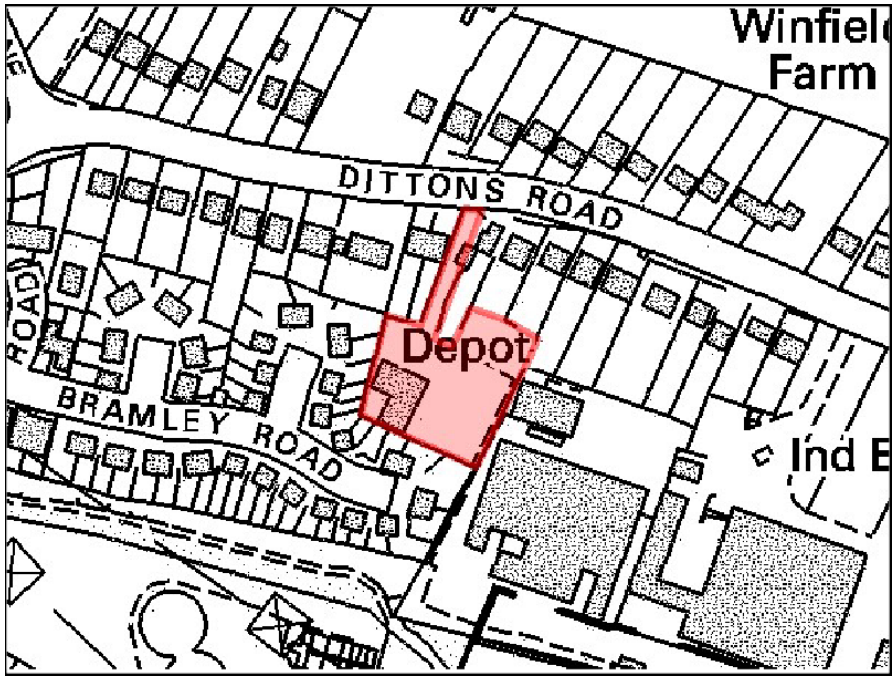
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 518/1510
Site Address: Former Waterhouse Coaches site, Dittons Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 0.36

The site comprises of derelict brownfield land (a former depot), including a dilapidated warehouse building, which lies behind existing linear residential development along Dittons Road (B2247). The site sits adjacent to the Chaucer Industrial Estate to the east but has its own vehicular access. Development of the site would have minimal visual impact on the wider landscape. The site is well situated within the existing built form of Polegate and benefits from close proximity to local services, amenities and public transport. This site is considered suitable for residential development, subject to a suitable vehicular access being achieved from Dittons Road. The existing vehicular access from Dittons Road to the site is narrow but there may be improvements possible. Any development would need to take into consideration the residential amenity of existing surrounding dwellings, particularly along the existing access road. Any development would also need to provide additional landscaping on the eastern boundary to provide separation from the existing Chaucer Industrial Estate.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

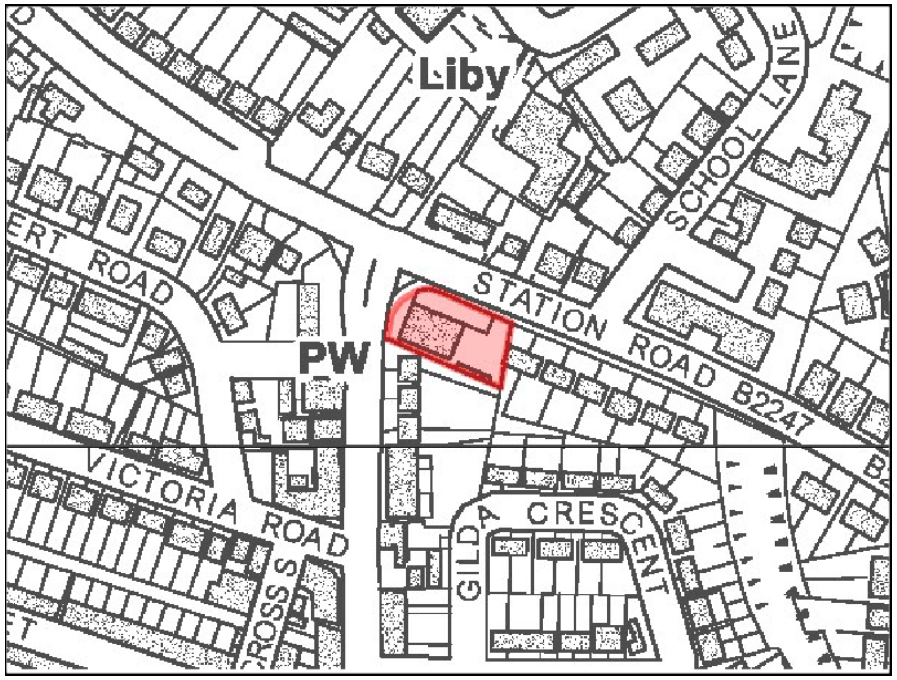
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 8	Year 11+:

Total Capacity: 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 622/1510
Site Address: Land at Royal Mail Delivery Office, 74 High Street, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 0.14

The site comprises of the Royal Mail delivery office (and car park) and an existing retail unit (Kontour Cycles), which is located within the existing development boundary of Polegate close to existing services and amenities in the town centre. The site has the potential to be well integrated into the existing settlement and development would not be harmful to the wider landscape. A suitable access already exists to the site. The site is already surrounded by residential development to both the east (along Station Road) and south (along the High Street) so has the potential to integrate well with the existing built form. Development of this site for housing would involve the loss of existing employment and retail land, the need for which would be required to be assessed by the Council against policies within the Wealden Local Plan.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	Year 11+: 8

Total Capacity: 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 711/1510
Site Address: Land at Bramley Farm, Bay Tree Lane, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 9.09

The site comprises fields used for grazing located to the south of the built-up area of Hailsham abutting the A22 to the east. It is located on a rural road with no public footpaths, and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. Owing to its location and the rural nature of the site it is not considered suitable for residential development in this location. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment it may be considered suitable for employment development with associated infrastructure and amenities. In these circumstances comprehensive redevelopment of the whole area would require access to be considered which may include access from the A22 in the west, enhanced connectivity with nearby settlements, and assessment of specific use(s) and traffic impact. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. The site sits within a strong rural landscape with a coherent green infrastructure network. There is a strong tree belt along the boundary to the north and west which should be protected and enhanced, and landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries. The site, alongside neighbouring SHELAA sites 719/1510 and 896/1510 forms part of a larger ongoing outline planning application for employment development under planning reference WD/2023/0260/MEA. The southeastern corner of the site was refused application for 7 (net) dwellings under planning reference WD/2022/2559/O. The appeal was dismissed due to harm to the character and appearance of the area. This site has been assessed comprehensively as part of SHELAA Site 896/1510.

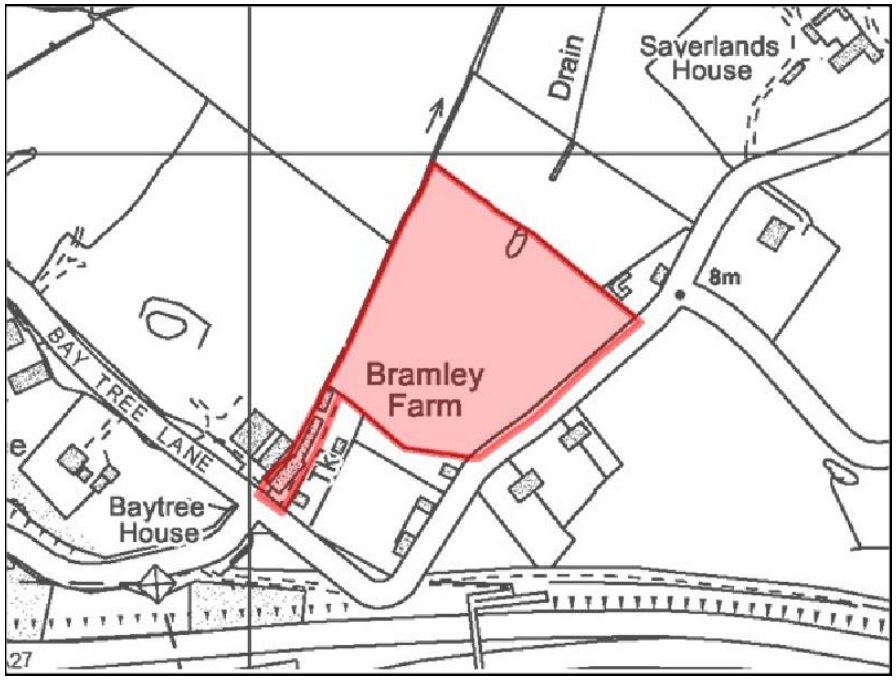
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 719/1510
Site Address: Land at Little Bramley Farm, Bay Tree Lane, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 1.98

The site comprises of former farm buildings and a field used for grazing located to the south of the built-up area of Hailsham to the north of Bay Tree Lane. It is located on a rural road with no public footpaths, and the land is rural in nature. Some areas of the site are subject to surface water flooding. An area of the site in the southwest is within an East Sussex Archaeological Notification Area. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham or any rural settlements. Owing to its location and the rural nature of the site it is not considered suitable for residential development in this location. However, if a Local Plan proposes large scale development of this area and the site was submitted as part of a comprehensive redevelopment it may be considered suitable for employment development with associated infrastructure and amenities. In these circumstances comprehensive redevelopment of the whole area would require access to be considered which may include access from the A22 in the west, enhanced connectivity with nearby settlements, and assessment of specific use(s) and traffic impact. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development. The site sits within a strong rural landscape with a coherent green infrastructure network. There is a strong tree belt along the boundary to the north and west which should be protected and enhanced, and landscape buffering would be required to protect the hedgerows on the site and to reinforce existing field boundaries. The site, alongside neighbouring SHELAA sites 711/1510 and 896/1510 forms part of a larger ongoing outline planning application for employment development under planning reference WD/2023/0260. This site has also been assessed comprehensively as part of SHELAA Site 896/1510.

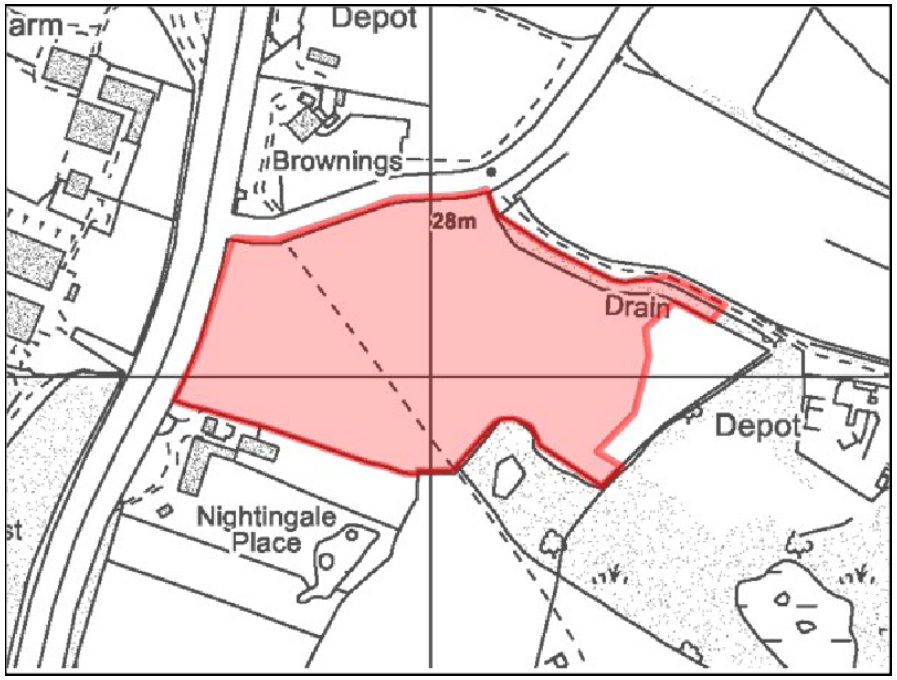
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 833/1310
Site Address: Land south of Summerhill Lane, Hailsham
Settlement: Hailsham
Parish: Polegate
Site Area (ha) Gross: 3.61

The site comprises a single grass field located to the south of the built-up area of Hailsham. The A22 runs along the western boundary of the site and Summer Hill Lane on the northern boundary. The site is isolated and detached from any local facilities, amenities and public transport as well as the urban areas of Hailsham and Polegate. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development. Owing to its location and the rural nature of the site, on its own it is not considered suitable for development

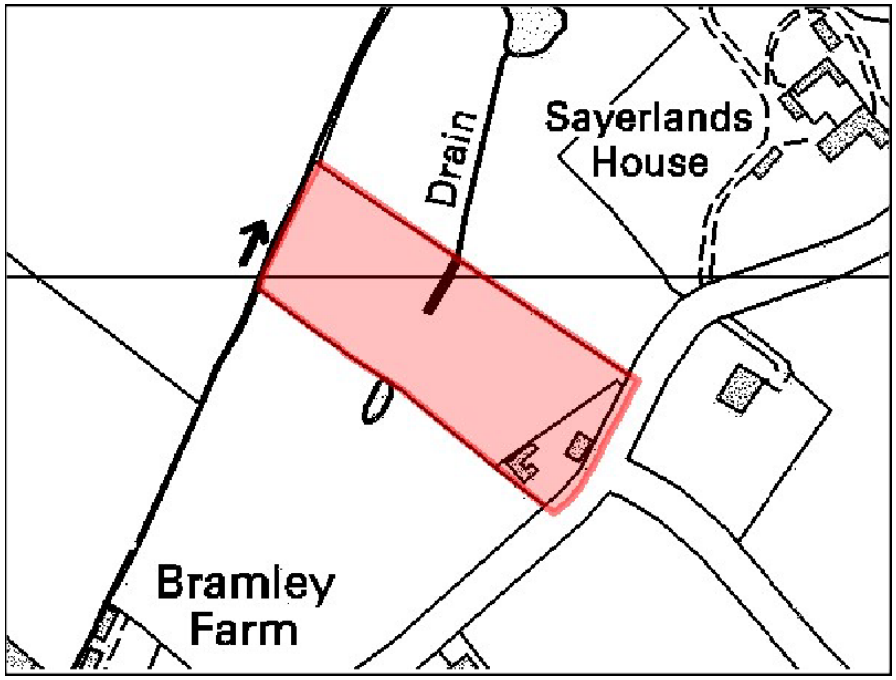
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 856/1510
Site Address: Byeways, Sayerland Lane, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 1.03

The site comprises of a house, garden and paddock located to the north of the built-up area of Polegate and to the north of Sayerland Lane. It is located on a rural road with no public footpaths, and the land is rural in nature. The site is isolated and detached from any local facilities, amenities, public transport and the urban area of Polegate. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. Owing to its location and the rural nature of the site, it is not considered suitable for residential development. However, if a Local Plan proposes large scale development of this area and this scheme was submitted as part of a comprehensive development, it may be considered suitable for development with a necessary improvement in associated infrastructure (particularly the road network) and amenities.

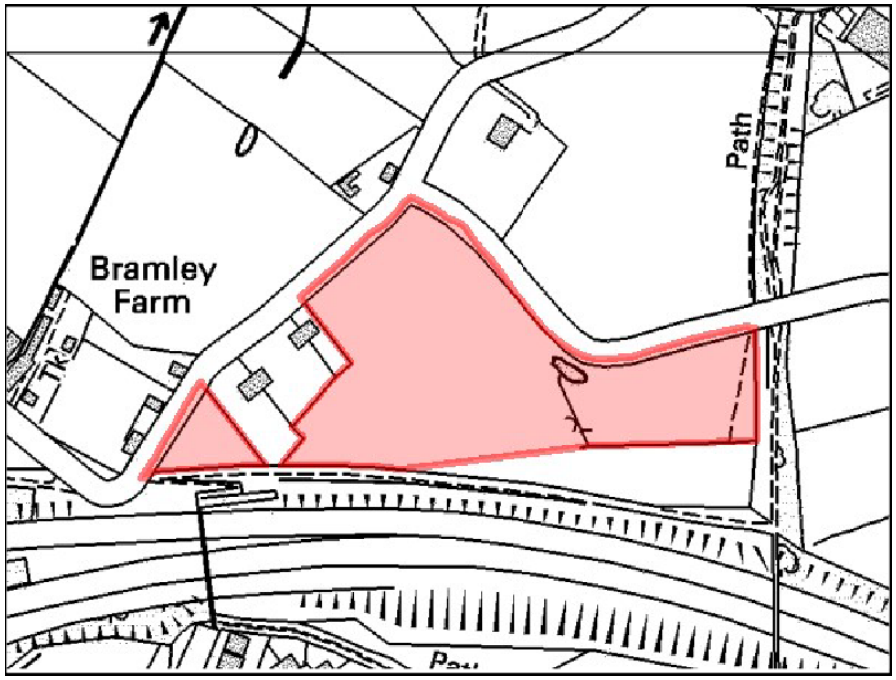
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 871/1510
Site Address: Land southeast of Sayerland Lane, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 2.82

Note: Site with part planning permission (WD/2024/1991/PIP granted at appeal September 2025) Granted permission for 3 units of part of the site The site comprises fields used as paddocks located to the north of the A27 and Polegate. It is located on a rural road (Sayerland Lane) with no public footpaths, and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and any urban or rural settlement. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately to sensitive to development. Owing to its location and the rural nature of the site it is not considered suitable for development. The site's location south of Sayerland Lane, somewhat detached from any larger strategic site if a Local Plan proposes large scale development of the land to the north of Polegate/south of Hailsham may restrict future development potential in this location unless integration and comprehensive master planning, with suitable linkages, were shown.

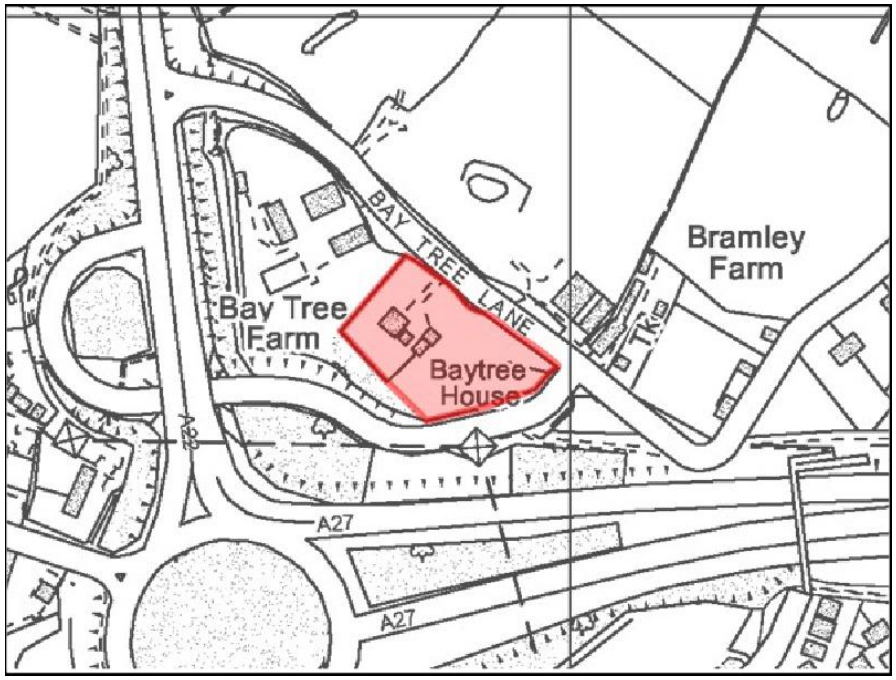
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 872/1510
Site Address: Bay Tree House and Garden, Bay Tree Lane, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 0.7

The site comprises a house, garden and amenity land to the north of the built-up area of Polegate and to the south of Bay Tree Lane and north of the A27. It is located on a rural road with no public footpaths, and the land is rural in nature. The site is covered by an East Sussex Archaeological Notification Area. The site is isolated and detached from any local facilities, amenities, public transport and the urban area of Polegate. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development. Owing to its location and the rural nature of the site, it is not considered suitable for development. The site's location south of Bay Tree Lane, somewhat detached from any larger strategic site if a Local Plan proposes large scale development of the land to the north of Polegate/south of Hailsham may restrict future development potential in this location, unless integration and comprehensive master planning, with suitable linkages, were shown.

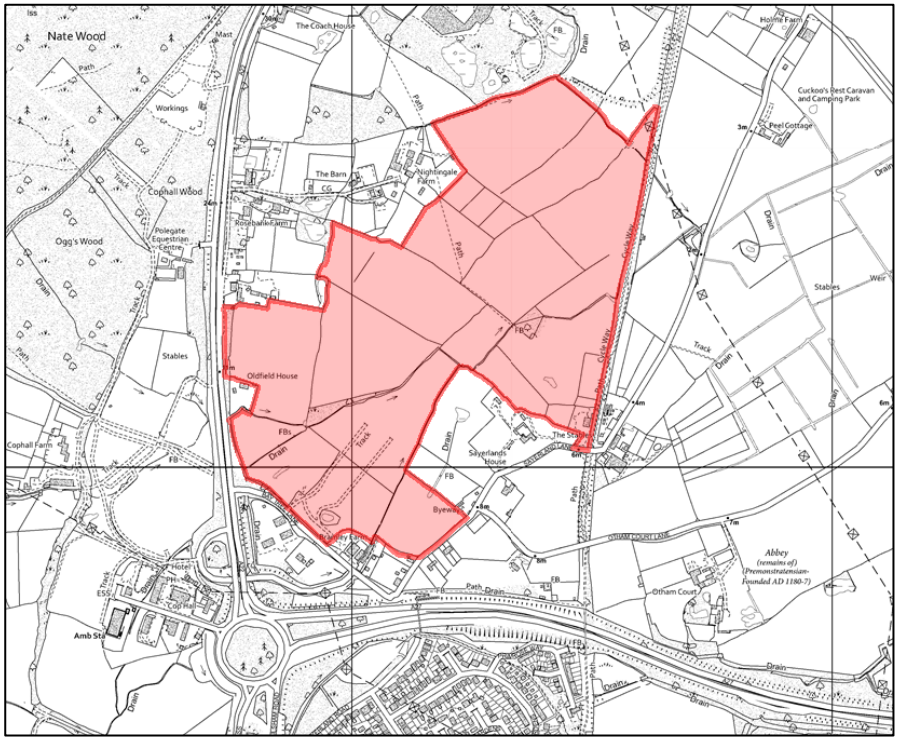
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 896/1510
Site Address: Land at North Polegate, A22, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 58.39

This extensive site comprises mainly grazing fields and scattered dwellings between Hailsham, Polegate and the A27. Bounded by the A22 to the west and the Cuckoo Trail to the east, it is remote from services, facilities, public transport and the urban areas of Hailsham and Polegate, making it unsuitable for residential development.However, if a Local Plan proposes large scale development of the land to the south of Hailsham and the site was submitted as part of a comprehensive redevelopment, parts of it may be considered suitable for employment development with the necessary improvement in associated infrastructure (particularly the road network) and amenities. This may require access from the A22 the west, following detailed assessment, and the ne4ed to consider enhanced connectivity with nearby settlements, and assessment of specific use(s) and traffic impact. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. Any proposed development would need to be planned with great care and consideration of key sensitivities, including ancient woodland at Nightingale Farm Shaw, intact historic field patterns, strong hedgerow network including mature hedgerow trees, access through the site on public rights of way and views into the site from the Cuckoo Trail. Development should be predominantly located in southwestern areas of the site away from the areas at risk of flooding and relate better to the A22 to the west and existing commercial development at Bay Tree Lane and at the nearby Cophall Services. An area of the site in the south is within an East Sussex Archaeological Notification Area, the setting of Sayerlands House is also a consideration. The vast majority of this site, excluding small land parcels in the southeast and northwest corners is subject to an ongoing outline planning application for employment development under planning reference WD/2023/0260. The southeastern corner of the site was refused application for 7 (net) dwellings under planning reference WD/2022/2559/O. The appeal was dismissed due to harm to the character and appearance of the area.

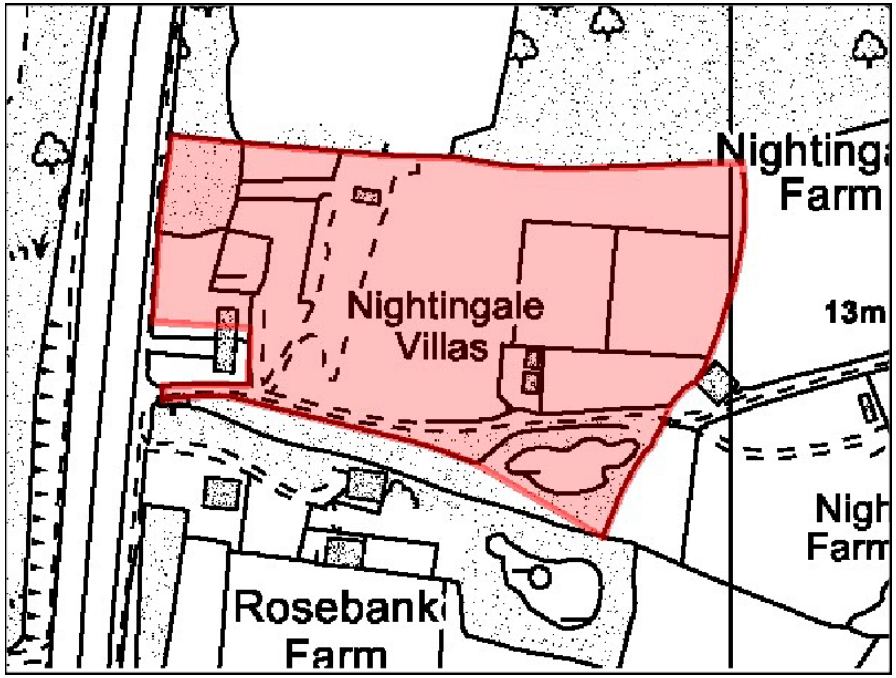
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: Yes
Availability: Yes
Achievability: Yes

Conclusion

Developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 939/1510
Site Address: Land at rear of Nightingale Villas, Hailsham Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 2.91

The site comprises a yard area used as a workshop, stables and paddocks located to the south of the built-up area of Hailsham. The A22 runs along the western boundary of the site, although there is a separate narrow access road alongside the site. The 2023 Landscape Sensitivity Assessment states that the site is of moderate sensitivity to development. The site is isolated and detached from any local facilities, amenities, public transport and the urban area of Hailsham or any other settlement. Owing to its location and the rural nature of the site, it is not considered suitable for development.

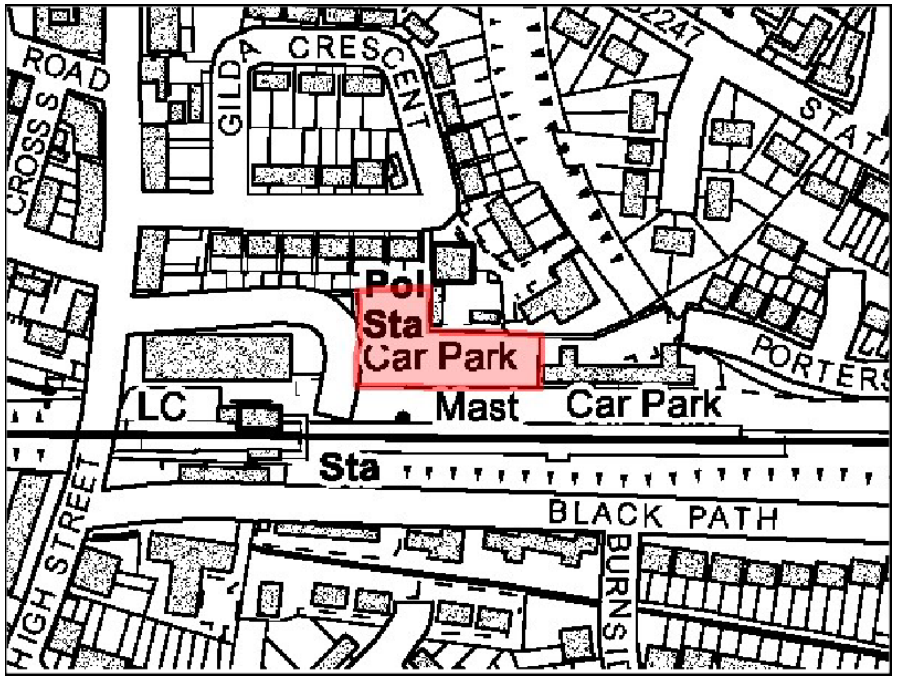
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 967/1510
Site Address: Polegate Station Car Park (Site 2), High Street, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 0.24

The site is a privately owned car park located within the existing development boundary of Polegate in the Town Centre. The site is bounded by existing residential development to the north and east, with Polegate rail station to the south and existing development on Polegate High Street to the west, which includes a retail parade. The site is centrally located within Polegate and is sustainable. The site already benefits from a suitable vehicular access and pedestrian links to the wider area. The use of the car park is predominately for those visiting Polegate Town Centre and the rail station and it would need to be demonstrated that either the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following a parking survey in this location. If this can be demonstrated, in principle, the site is considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding the future amenities of occupiers of the development. The site is subject to a full planning application for 36 (net) dwellings under planning reference WD/2022/1216/MAJ but this was refused owing to the density and massing of the development. A revised smaller scheme could be supported in principle. The site is fully covered by SHELAA site 1068/1510 and therefore it is expected that the two sites will be developed in conjunction.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

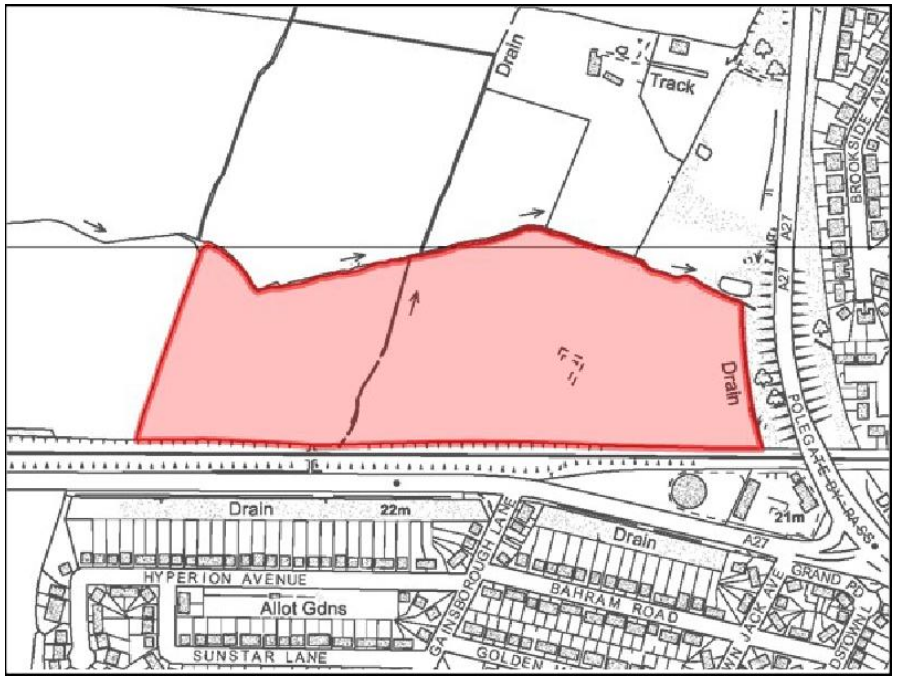
Residential Suitability: Yes
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:**20

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1065/1510
Site Address: Land north of Lewes Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 8.73

This site is comprised of a single large field used for grazing adjacent to the A27, which runs to the west and the north of the site. The site is severed from Polegate by the A27 that is duelled in this location, as well as the rail line (Eastbourne to Lewes) that is to the south of the site. Despite the site's proximity to the A27, the site is rural in nature and is severed from local services and facilities, including public transport links in Polegate. Owing to its location, this site is unsuitable for residential development and would be out of character with the surrounding development. Furthermore, harm is likely to result to landscape and potentially heritage assets. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. The impact on the setting of the listed buildings forming Wootton Manor located to the west of the site, the Historic Park and Garden and the landscape impact on the setting of the South Downs National Park would also need to be considered as part of any scheme and may have significant adverse impacts. Part of the site, in the eastern corner, is within Flood Risk Zone 3, which also would reduce the developable area of the site. This site has also been submitted to the Council as part of larger SHELAA site referenced 1069/1510.

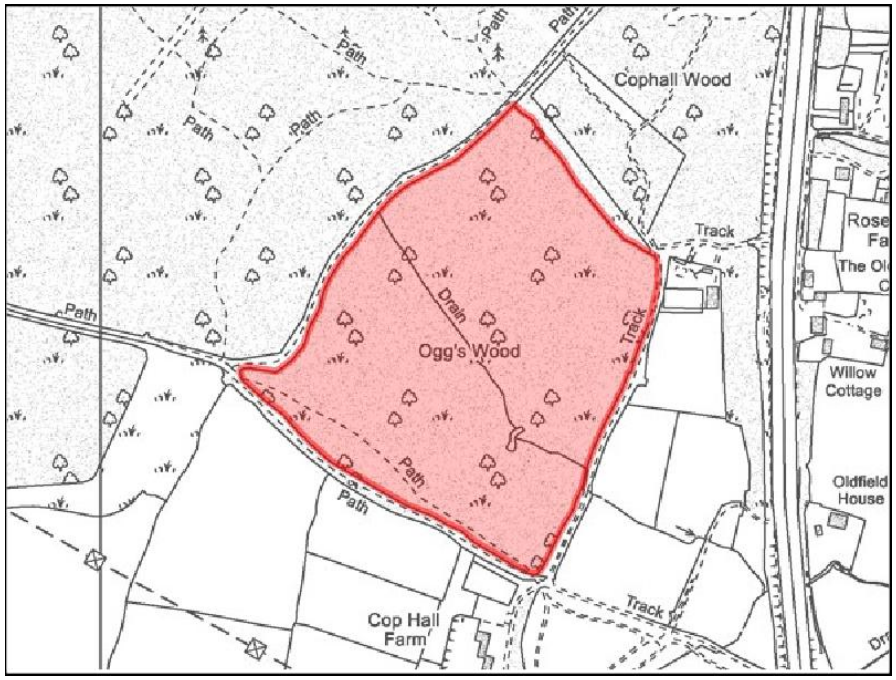
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1066/1510
Site Address: Og's Wood, Hailsham Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 11.77

The site, known as Ogg's Wood, is located to west of the A22 and to the north of built-up area of Polegate. The site is an isolated location, detached from any local facilities, amenities and public transport and the urban area of Polegate. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. The site comprises of dense woodland, which is surrounded on its western and northern boundaries by Ancient Woodland. It is associated with larger area of woodland adjacent to it to the north and west known as Abbots Wood. The site is also incorporated within a biodiversity opportunity area and contains a public right of way towards the southern boundary of the site. Notwithstanding this, the site may be considered as part of green infrastructure provision of any comprehensive development within the immediate area south, including SHELAA site 1069/1510.

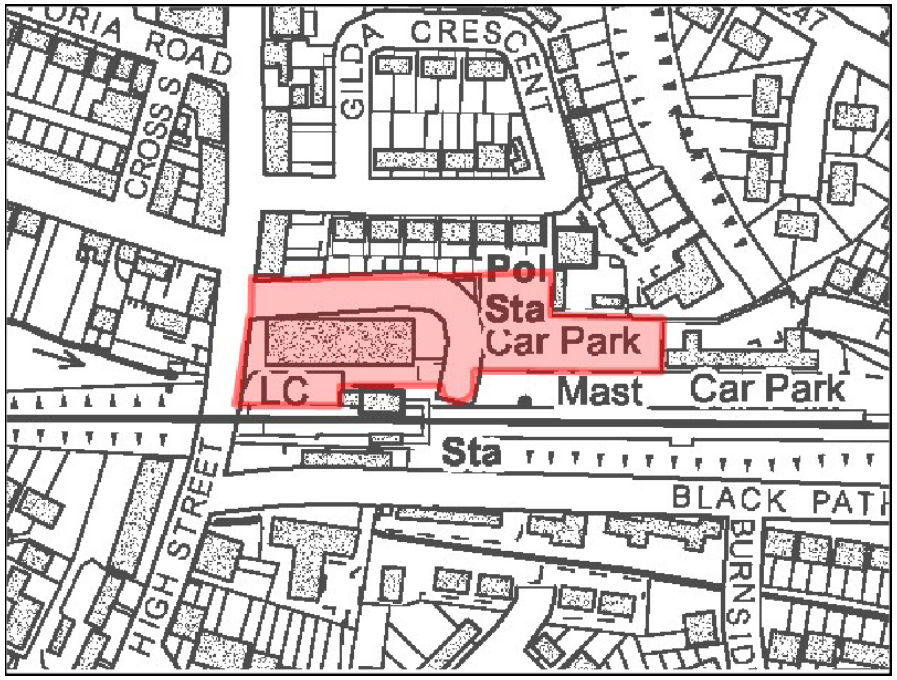
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1068/1510
Site Address: Polegate Station Car Park (Site 1), High Street, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 0.76

The site comprises two parcels of land east of Polegate High Street and north of Polegate railway station. The eastern parcel is a car park (assessed as SHELAA site 967/1510), while the western parcel contains a mixed-use building with ground-floor commercial uses and nine flats above. The site adjoins residential development, the railway station and town centre uses, and benefits from good vehicular and pedestrian access. Development of the site would need to take into consideration the potential loss of town centre uses within Polegate Town Centre, the need for which would need to be assessed by the Council against the policies in the emerging Wealden Local Plan. Development of the site would need to consider the mitigation of rail noise, given the close proximity of Polegate Station to the site's southern boundary. If residential development was to be brought forward, if would need to be integrated well with the character of the area that contains two storey dwellings and three storey flatted development. As discussed for SHELAA site 967/1510, it would also need to be demonstrated that the loss of the privately owned car park (if required) is appropriate following a parking survey in this town centre location. The eastern part of the site comprising the privately owned car park was subject to a full planning application for 36 (net) dwellings under planning reference WD/2022/1216/MAJ but this was refused owing to the density and massing of the development. A revised smaller scheme could be supported in principle on this part of the site. The site encompassed site 967/1510 and it is therefore expected that the sites will be delivered in conjunction.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

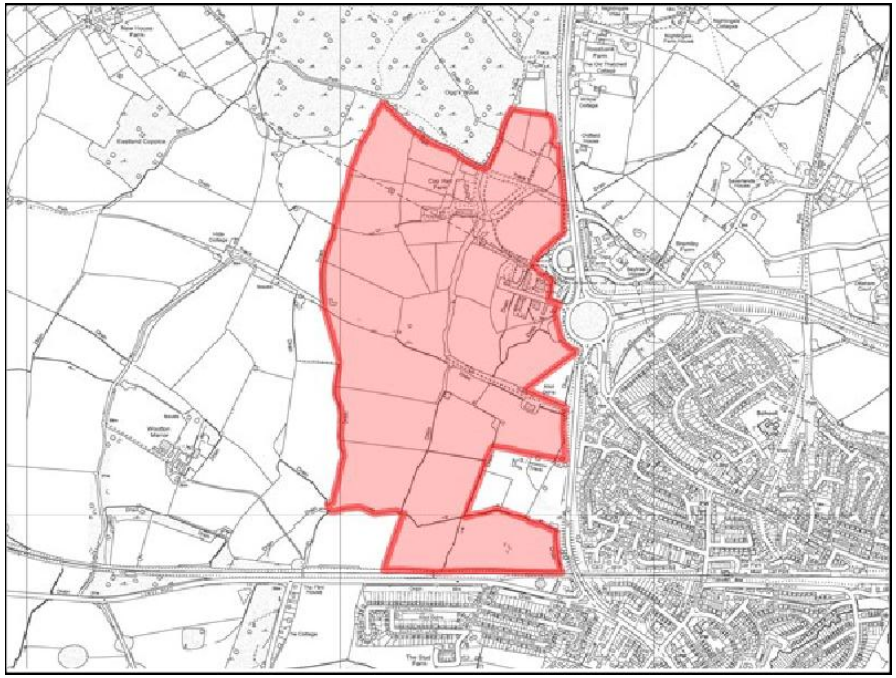
Residential Suitability: Yes
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:**25	Year 11+:

Total Capacity: 25



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1069/1510
Site Address: Polegate West
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 89.2

This is an extensive site comprising mainly of undulating fields used for grazing to the west and northwest of the urban settlement of Polegate. The site is predominantly agricultural grazing land, although a small proportion of the site is formed of the residential dwellings and associated farm buildings of Cophall Farm. The eastern portion of the site nearest to Cophall Roundabout, is previously developed land, which is formed of a service station, commercial units and a hotel/public house, amongst other uses. The site is bounded to the east and south by the A22/A27 interchange, which separates the site from the urban settlement of Polegate. Part of the site is within Flood Risk Zone 3 and at risk of flooding from surface water. The 2026 Landscape and Visual Appraisal considers that the site has a moderate sensitivity to small-scale and medium-scale residential development and a moderate-high sensitivity to commercial development. There are a number of existing hedgerows and tree belts, separating the different fields within the site's boundaries. A public right of way extends east to west through the northern portion of the site. There are portions of the site, which are relatively well enclosed within the wider landscape, benefitting from the extensive level of screening which surrounds the site. However, there are particular constraints in terms of the landscape setting of the South Downs National Park, which lies in close proximity to the site's southern boundary. The South Downs National Park is highly visible from the elevated parts of the site, particularly where the topography of the site slopes upwards towards a ridge in the centre of the site. The Appraisal considers that the north of the site has a higher sensitivity due to proximity to Cophall Wood and Abbott's Wood / Wilmington Wood ancient woodlands, views into the site from public rights of way, and intervisibility with the South Downs National Park and High Weald Natural Landscape. Land around the Cophall services may have a lower sensitivity to medium-scale residential and commercial / industrial development due to the existing commercial development. If development were to come forward, the Appraisal recommends that it be set back from the floodplain of the small watercourse in the south-east of the site, and from the ancient woodland to the north-west and north-east. Development should be predominately located in the south of the site so as to avoid areas of remnant ancient woodland and to minimise intervisibility with the South Downs National Park. Commercial / industrial development should be set around the existing Cophall services development. Development in the south should also be mindful of the setting of the Wootton Manor Registered Park and Garden which lies to the south-west.

There are 4 Grade II and 1 Grade II* listed buildings to the west of the site and a Registered Park and Garden (Wootton Manor) adjacent to the south west of the site. There are heritage sensitivities with this site, notably on the southern half, where the 2026 Heritage Impact Assessment considers that development has the potential to cause a medium degree of harm to the setting of the Grade II* listed Wootton Manor and its surrounding Registered Park and Garden. This could be mitigated to some extent through restricting development to the north of the site and through design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald.

There is an existing vehicular access at the site's eastern boundary, although this would not be suitable for large scale growth. The site does not currently benefit from any pedestrian links into Polegate and would be separated by the A27. Development of this site would require careful consideration in relation to impacts on highway capacity,

including a consideration of vision-led transport in this case. In considering this, the site would likely only be found suitable once significant infrastructure improvements are brought forward and connectivity across the A22/A27 were addressed. Notwithstanding this, the site is unsuitable due to other constraints and issues identified, thus resolution of highway matters would be unlikely to alter assessment on suitability. The draft proposals from the site promoters show how some issues may be addressed in part (e.g. no development within flood zones), however significant concerns remain regarding other matters, in particular highways capacity, landscape and wider sustainability. The site has access to some services and employment at the Cophall Roundabout. There is a signalled pedestrian crossing linking the site to Polegate Town Centre and train station which is around 1km from the site. The vision led approach to transport planning in the 2024 NPPF is a material consideration and would need to address these sustainability concerns.

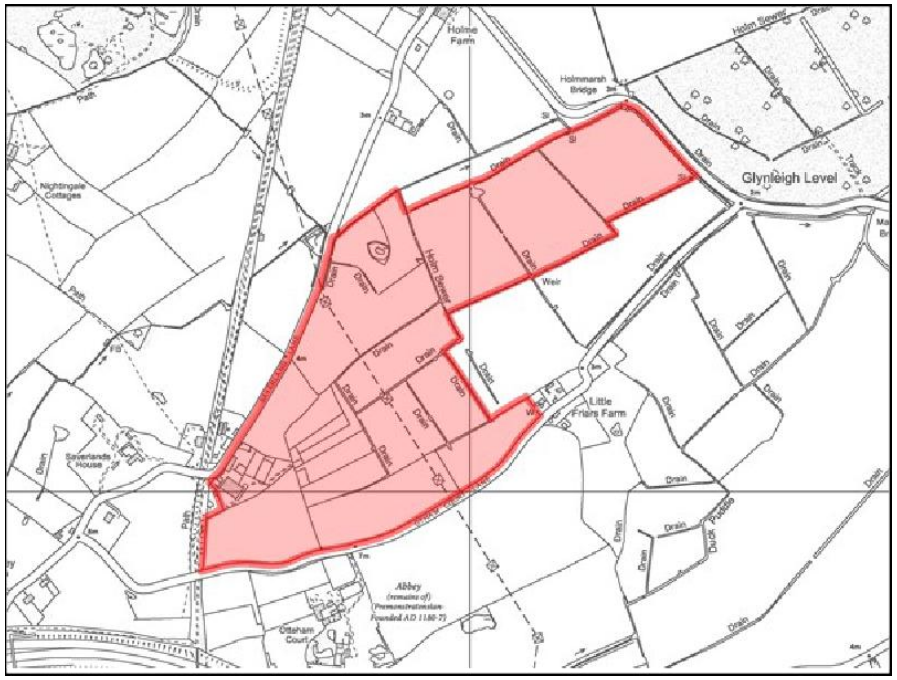
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1071/1510
Site Address: Priory Court Farm, Sayerland Lane, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 32.6

This site comprises land in agricultural, equestrian and country pursuits and education use, as well as a commercial café named the Cuckoo Shack. The site is in close proximity to the Cuckoo Trail which runs along its western boundary and is accessed via narrow roads to the south and north (Sayerland Lane and Otham Court Lane). However, the site is situated in an isolated location and detached from any local facilities, amenities and the urban area of Polegate and Hailsham that lies to the south / north of the site. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. Owing to its location and the rural nature of the site it is not considered suitable for housing development. The site is almost wholly within Flood Zone 2, which would preclude residential development on this site to a large degree.

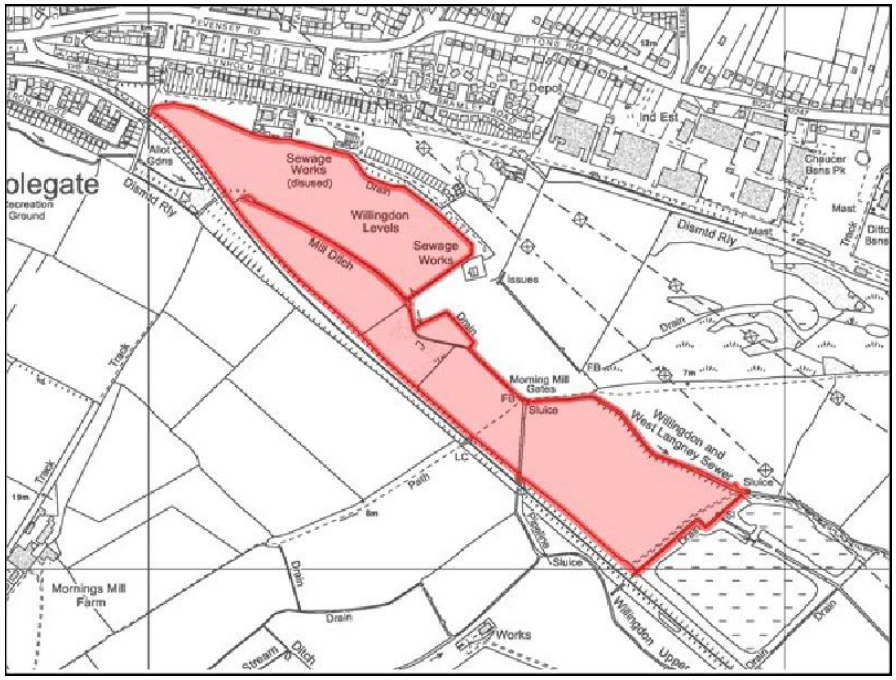
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1072/1510
Site Address: Land northeast of Mornings Mill Farm, Lynholm Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 15.37

The site comprises a number of fields in agricultural use on the outer periphery of Polegate, to the northeast of Mornings Mill Farm and to the south of Lynholm Road and Bramley Road. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to development. The site has been put forward for a green infrastructure use only (but has been found unsuitable for housing or employment development) and is partly located within a Biodiversity Opportunity Area at both the eastern and western portions of the site. The site is also crossed by a public right of way that joins Lower Willingdon (Eastbourne Road) with the Cuckoo Trail. Given its location near to existing residential development at both Willingdon and Polegate, its partial designation as a Biodiversity Opportunity Area and being publicly accessible in part, it is considered in principle to be suitable for green infrastructure. This land would need to consider any pedestrian links. The site is almost wholly covered by Flood Zone 2 and 3, which would preclude other forms of development on this site.

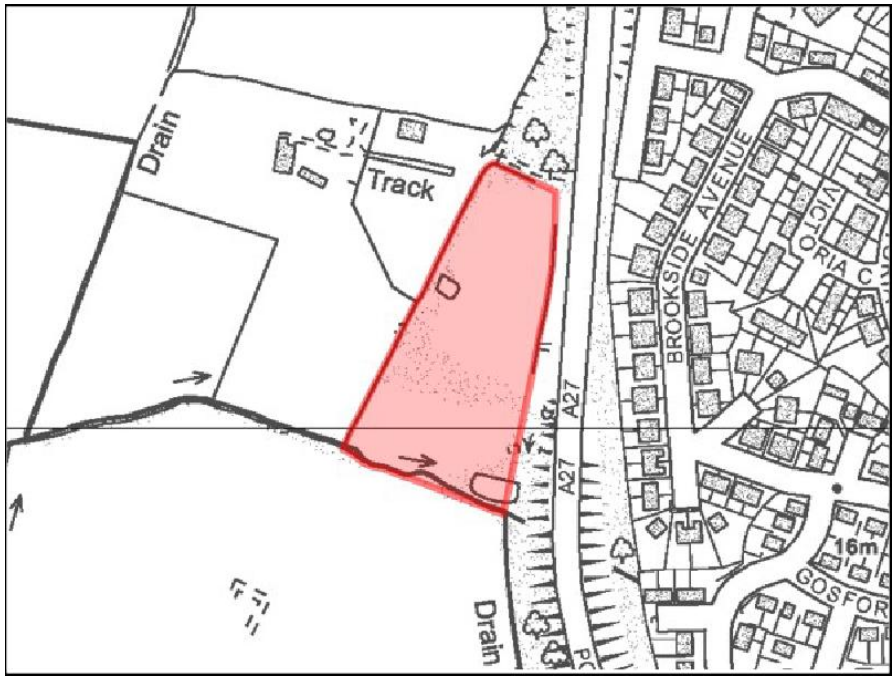
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1169/1510
Site Address: Land at Honey Farm, A27, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 1.54

The site comprises of former agricultural land to the west of Polegate and the A27 that is currently being used (in part) as a site compound by Highways England for improvements works to the A22/A27. This site is not considered suitable for development given its isolated and severed location from Polegate, with no reasonable pedestrian or vehicular links to Polegate. The site is isolated and detached from any local facilities, amenities and the main urban area of Polegate, including sustainable modes of travel such as the railway station at Polegate. The site lacks connectivity to Polegate and has been severed off by the A27 that is now duelled in this location. Furthermore, harm is likely to result to landscape and townscape even if access were addressed, noting that the landscape impact on the setting of the South Downs National Park would need to be considered. The southern part of the site is covered by Flood Risk Zone 2, which precludes residential development on this part of the site. Given the issues above, this site is considered unsuitable for housing development.

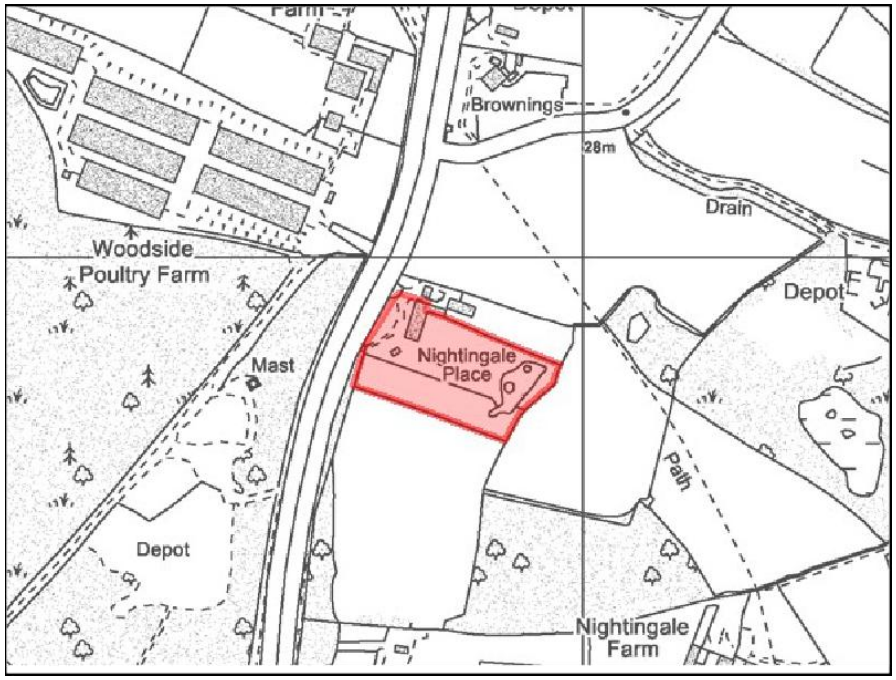
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1209/1510
Site Address: Land at Nightingale Place, Hailsham Road, Polegate
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 1.23

The site comprises an existing residential dwelling, large garden curtilage and a pond located to the south of the built-up area of Hailsham. The A22 runs along the western boundary of the site. The site is isolated and detached from any local facilities, amenities and public transport and the urban area of Hailsham. Owing to its location and the rural nature of the site, it is not considered suitable for development in this location.

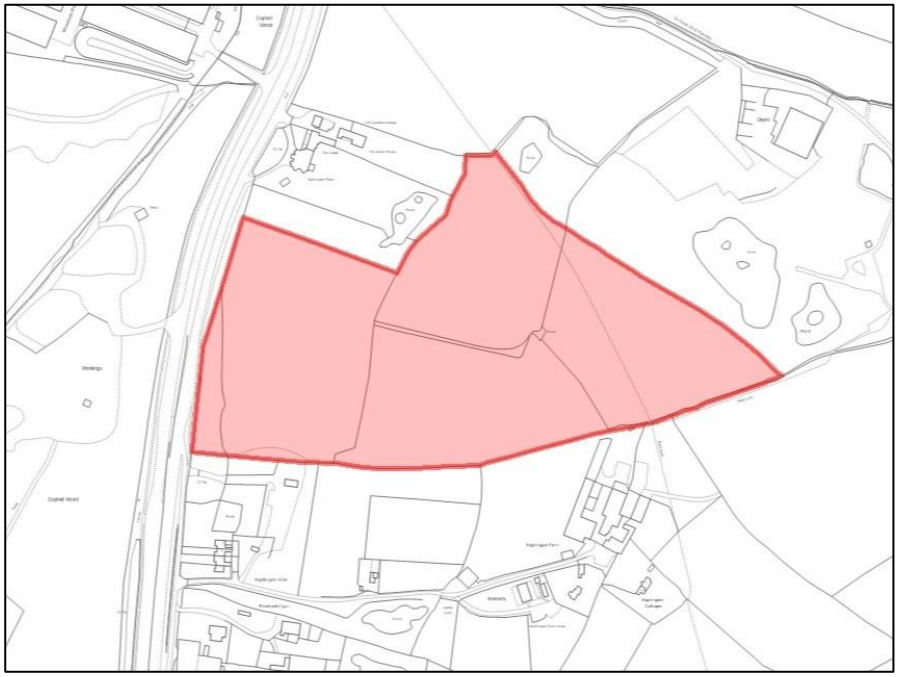
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1285/1510
Site Address: Site A - Land adjacent land at North Polegate A22
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 8

The site comprises agricultural land between the built-up area of Hailsham and Polegate. The A22 runs along the western boundary of the site which could accommodate access for the site. Alternatively, the site could be accessed via the neighbouring site to the southeast (SHELAA Ref 896/1510). There is a large parcel of ancient woodland along the central part of the southern boundary of the site which would reduce the developable area. The site is assessed as part of the Hailsham West assessment unit within the 2023 Landscape Sensitivity Assessment which is considered to have moderate to high sensitivity to commercial/industrial development. Any proposed development would need to be planned with great care and consideration of key sensitivities, including ancient woodland at Nightingale Farm Shaw, intact historic field patterns, strong hedgerow network including mature hedgerow trees, access through the site on public rights of way and views into the site from the Cuckoo Trail. It is noted that the neighbouring site to the south (SHELAA Ref 896/1510) is equally being promoted for employment development and subject to an ongoing planning application WD/2023/0260/MEA. Development at this location would however further encroach into and reduce the gap between Hailsham and Polegate. In addition, the site in isolation is detached from any facilities, amenities, public transport and the urban area of any settlement and would likely fail to provide the access and infrastructure required to make development acceptable in planning terms. Owing to its location and the rural nature of the site, it is not considered suitable for development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	Yes	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1286/1510
Site Address: Site B - Land adjacent land at North Polegate A22
Settlement: Polegate
Parish: Polegate
Site Area (ha) Gross: 2.75

The site comprises agricultural land to the north of the built-up area of Polegate and the A27. It is located on a rural road (Sayerland Lane) with no public footpaths, and the land is rural in nature. The site is isolated and detached from any local facilities, amenities and any urban or rural settlement. The 2023 Landscape Sensitivity Assessment states that the site is within the Polegate West and North assessment unit with a moderate to high sensitivity to commercial/industrial development. Owing to its location and the rural nature of the site it is not considered suitable for development. The site's location south of Sayerland Lane, somewhat detached from any larger strategic site if a Local Plan proposes large scale development of the land to the north of Polegate/south of Hailsham, may restrict future development potential in this location unless integration and comprehensive master planning, with suitable linkages, were shown.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable of developable

Rotherfield

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
005/1110	Land at Amber Nurseries, Treblers Road, Jarvis Brook, Crowborough	Crowborough	Not deliverable or developable
035/3290	Land adjacent to Bellsmead, Station Road, Town Row	Town Row	Absolute constraint (Flooding)
077/1630	Laurel Tree Farm, Boars Head	Boars Head	Not deliverable or developable
238/1630	Briar House Farm, Dewlands Hill, Rotherfield	-	Not deliverable or developable
300/1110	Oaks Field, Tubwell Lane, Crowborough	Crowborough	Not deliverable or developable
309/1630	Land to east of Laurel Tree Farm, Eridge Road, Boars Head	Boars Head	Not deliverable or developable
441/1960	Warren Farm Yard, Warren Farm Drive, Eridge	Eridge	Site with extant planning permission
452/3290	South west field, Douglas Road, Town Row	Town Row	Not deliverable or developable
456/3250	Land at South Street, Mayfield Road, Rotherfield	Rotherfield	Not deliverable or developable
481/1960	Hamsell Wood Farm and surrounding area, The Forstal, Eridge Green	Eridge	Not deliverable or developable
482/1960	Land adjacant to Forge Cottage, The Forstal, Eridge Green	Eridge	Not deliverable or developable
583/3250	Land north of Hornshurst Road, Station Road, Rotherfield	Rotherfield	Not deliverable or developable
637/3290	Seymours Yard, Catts Hill, Town Row, Rotherfield	Town Row	Too small for assessment
797/3250	Land at Station Road, Rotherfield	Rotherfield	Not deliverable or developable
961/1960	Land off A26, (Lot C), Eridge	Eridge	Not deliverable or developable
1010/1110	Owlsbury Depot, Hadlow Down Road, Crowborough	Crowborough	Not deliverable or developable
1015/1110	Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough	Crowborough	Not deliverable or developable
1016/1110	Danefield Farm, Boars Head, Crowborough	Crowborough	Not deliverable or developable
1017/1110	The Millbrook Nursery, Treblers Road, Crowborough	Crowborough	Not deliverable or developable
1018/1110	Hideaway, Tubwell Lane, Crowborough	Crowborough	Site with extant planning permission
1019/1630	Buildings at Saxonbury Farm, Tunbridge Wells Road, Mark Cross	-	Not deliverable or developable
1109/3250	Land south of Ashley Road, Town Row	Town Row	Not deliverable or developable
1139/3250	Land at Court Farm, Rotherfield Road, Rotherfield	Rotherfield	Not deliverable or developable
1175/3250	Land at Lone Oak, Yewtree Lane, Rotherfield	-	Not deliverable or developable
1182/3250	Land at Oaklands Farm, High Cross, Rotherfield	-	Not deliverable or developable
1197/3250	Land north of Peeps Lane, Rotherfield	-	Not deliverable or developable

1254/3250	Land adjacent to St Peters Mead	Rotherfield	Not deliverable or developable
1257/3250	Highfields Farm, Rotherfield, East Sussex, TN6 3JS	Rotherfield	Developable
1265/3250	Dewlands Gate, Rotherfield	Rotherfield	Not deliverable or developable
1287/1960	Eridge Estate, Tunbridge Wells	Eridge	Not deliverable or developable
1291/3290	Land at the Stables, Chant Lane, Rotherfield	Town Row	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
637/3290	Seymours Yard, Catts Hill, Town Row, Rotherfield	Town Row	0.07	Too small for assessment

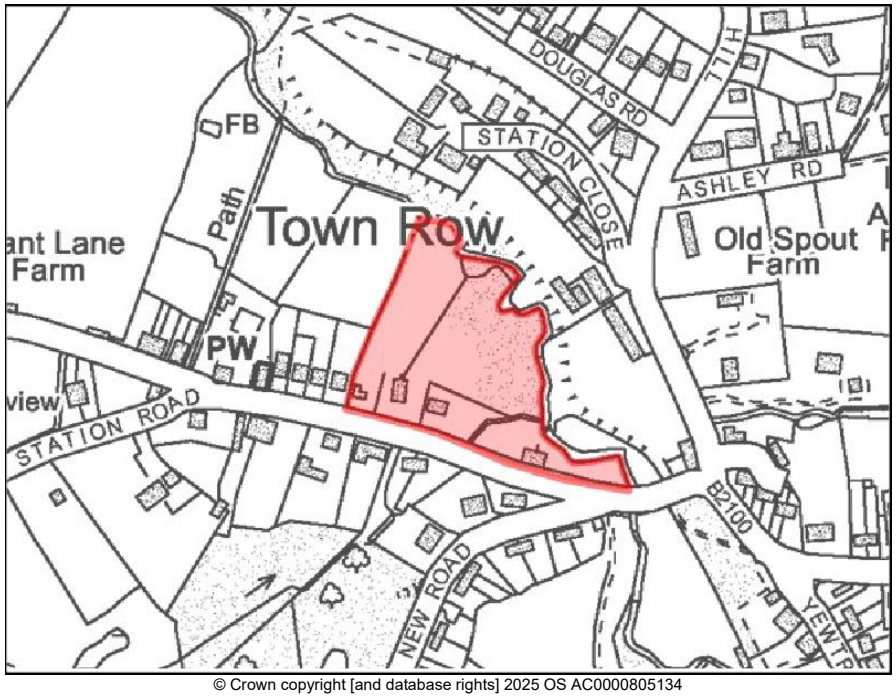
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
441/1960	Warren Farm Yard, Warren Farm Drive, Eridge	Eridge	The site has achieved full planning permission for 6 (net) dwellings under planning reference WD/2021/0384/F.
1018/1110	Hideaway, Tubwell Lane, Crowborough	Crowborough	The site was granted outline planning application for 8 (net) dwellings in September 2025, under planning reference WD/2023/0099/O

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
035/3290	Land adjacent to Bellsmead, Station Road, Town Row	Town Row	The site is covered by Flood Risk Zones 2 and 3 and is at risk of pluvial flooding on the eastern portion of the site

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 035/3290
Site Address: Land adjacent to Bellsmead, Station Road, Town Row
Settlement: Town Row
Parish: Rotherfield
Site Area (ha) Gross: 1.24

The site comprises of a number of residential dwellings and gardens near the centre of Town Row, to the north of Station Road (B2100) and west of Spout Hill. The site is in a semi-rural location, remote from local services and facilities, and disconnected from the boundary of any sustainable settlement. The site lies wholly within the High Weald National Landscape and therefore development in this location would have a detrimental impact on the wider landscape. The site is covered by Flood Risk Zones 2 and 3 and is at risk of pluvial flooding on the eastern portion of the site, which precludes development in this location. The development of the site would require the removal of an existing dwelling to provide a suitable vehicular access but this is considered achievable. A dwelling, Pippins Russetts, is a Grade II listed building and lies to the south of the site; therefore, housing development could have a detrimental impact on its setting. Further investigation may be required to determine whether there are archaeological remains present on the site, given the presence of an ANA that covers the existing dwellings located within the site. The scheme must also take into consideration the significant ecological impacts of development, given the presence of a BOA to the southeast of the site and the presence of priority habitats within the northern and eastern parts of the site. The majority of the site that sits behind the dwellings fronting onto Station Road is also woodland, with amenity value. Whilst it is possible that a scheme could be designed on the site that potentially resolves those issues, the site's location within Town Row, which has been found to be an unsustainable settlement, would make any residential development unsuitable.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	Yes	1 2 3 L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 005/1110
Site Address: Land at Amber Nurseries, Treblers Road, Jarvis Brook, Crowborough
Settlement: Crowborough
Parish: Rotherfield
Site Area (ha) Gross: 0.39

The site comprises of land used as allotments associated with a residential property located to the west of the site, fronting onto Treblers Lane. The site is located to the north of the junction of Treblers Road and Clackhams Lane and south of the urban area of Jarvis Brook, within Crowborough. The site is in a semi-rural location, remote from local services and facilities, and disconnected from the urban boundary of Crowborough. Treblers Road is a narrow rural road with no footpath. The site is surrounded by farmland/woodland that is within the High Weald National Landscape to the eastern and southern boundaries. The site is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, housing development would be out of keeping and would have an unacceptable impact on landscape character and the appearance of the countryside. Development would also have a detrimental impact upon the Grade II* Historic Park and Garden and the Grade II Listed Building, that lie to the east of the site, with the extent of this harm as yet uncategorised. Further investigation may be required to determine whether there are archaeological remains present on the site, given the presence of an ANA. Vehicular access to the site is severely constrained, as it would need to be provided by one of two narrow lanes from the north or the lane from the south, which are considered unsuitable to serve a residential development. It would require the provision of a new or upgraded vehicular access and the consideration of the existing PRoW network that surrounds the site. Whilst it is possible that the above issues could be potentially resolved, the site cannot be provided with a suitable pedestrian access due to the insufficient width of Treblers Road or Clackhams Lane, which cannot be widened to provide footpaths due to third party land ownership. Therefore, development of this site would result in an unsustainable development with a reliance on the private motor vehicle to access the services and amenities available within Crowborough.

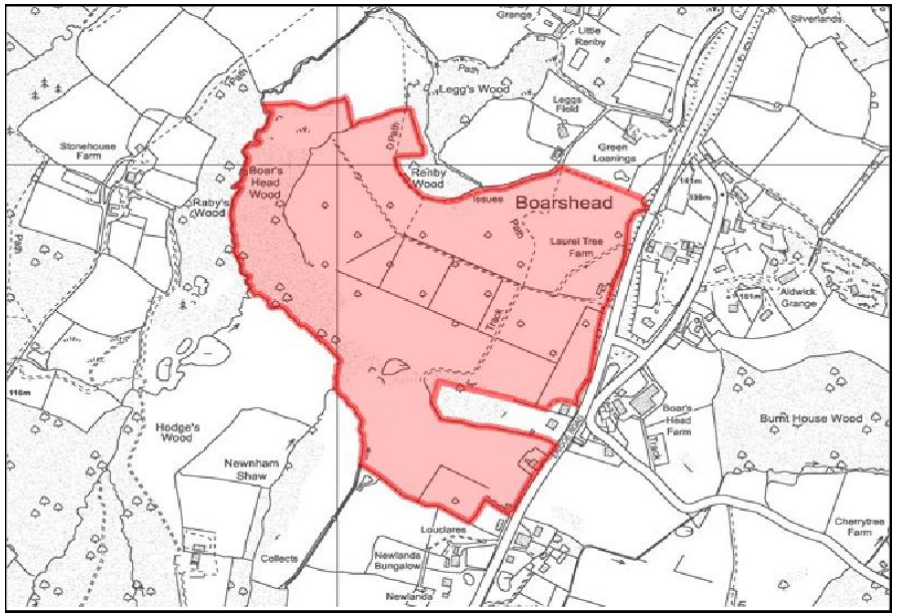
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

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

The site comprises of a residential dwelling, farm shop and agricultural land associated with a fruit farm located to the northeast of Crowborough at Boarshead and to the west of the A26. Ancient woodland covers parts of the western and central portions of the site and bounds the site's western, eastern and northern boundaries in several places. Four Grade II listed buildings lie to the east of the site and two public rights of way cross the site's boundary. The site is situated in an isolated location, remote from local services and facilities, and is visually and functionally separated from Crowborough and is therefore considered unsuitable for development. The site also lies wholly within the High Weald National Landscape and development would have an unjustified and significant impact on the attractive rural character and appearance of the landscape.

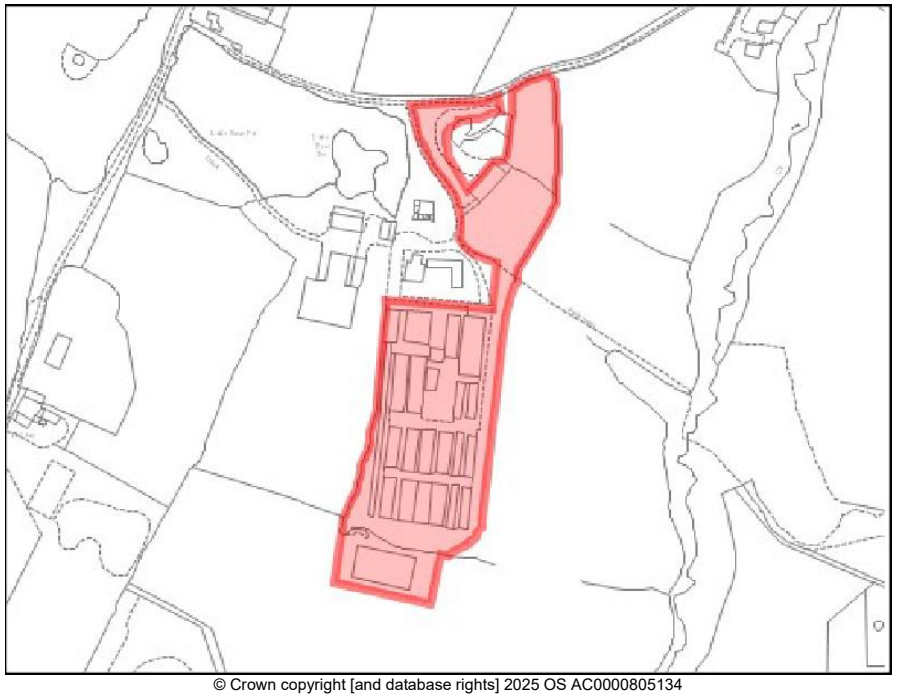
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 238/1630
Site Address: Briar House Farm, Dewlands Hill, Rotherfield
Settlement: -
Parish: Rotherfield
Site Area (ha) Gross: 2.14

The site comprises of dilapidated barns and agricultural land in the open countryside to the south of Rotherfield. A public right of way crosses the centre of the site from west to east. The site lies wholly within the High Weald National Landscape. The site is in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from any nearby settlement. The site is currently accessed from the main highways network by an unmade track on the northern boundary which is unsuitable to serve further residential development without significant upgrading. Ancient woodland is located on the site's western boundary and along the track relating to Dewlands Hill and for this reason, it would not be possible to widen and/or improve the vehicular access to the site without additional third-party land.

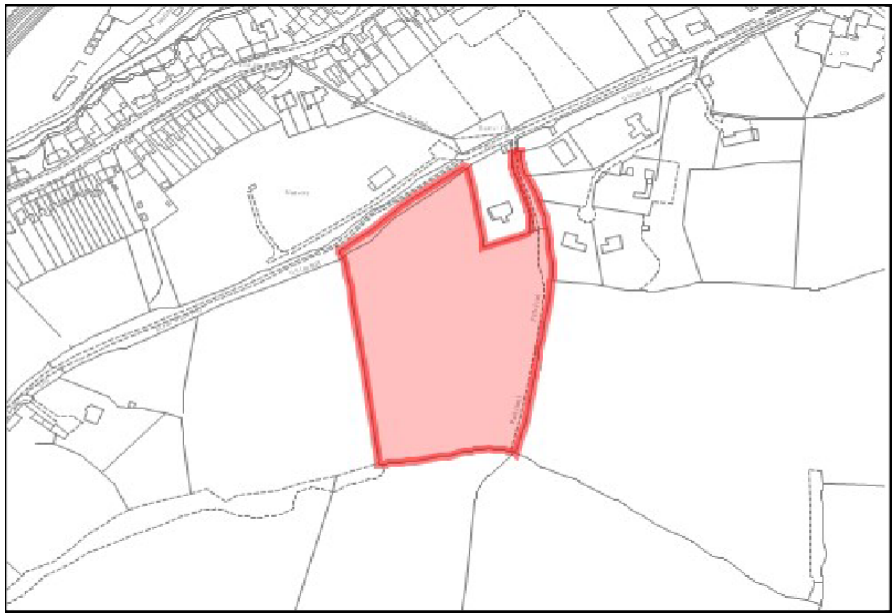
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 300/1110
Site Address: Oaks Field, Tubwell Lane, Crowborough
Settlement: Crowborough
Parish: Rotherfield
Site Area (ha) Gross: 2.15

The site comprises of agricultural land in a semi-rural location on the southeastern edge of Crowborough. A public right of way crosses north to south through the site's eastern boundary. This site is within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal considers the site to have moderate to high sensitivity to small scale residential development, that it demostrates a strong expression of the core components of character of the National Landscape and that development would have a high impact on the landscape and visual qualities/features that define the National Landscape. The assessment identifies that the site and immediate surrounds express several of the core character components of natural beauty, including relatively steep sloping landform; presence of mature woodland, shaws, trees and hedgerows, a largely intact assart historic field pattern; grazed pastures and an historic routeway along the eastern edge of the site. The sloping topography and the significant trees and hedgerows on its boundaries mean the site is relatively well enclosed however. Development here would be out of character with the townscape and settlement pattern in this location south of Tubwell Lane, detached from any immediately adjoining development. The site would also require the creation of an upgraded or new vehicular access onto Tubwell Lane. This is considered unachievable given the site's mature tree boundaries and the narrow form of Tubwell Lane, which cannot be widened in this location. Such changes would also significantly alter the character and form of this part of the High Weald National Landscape, urbanising this transition location and encroaching into the countryside.

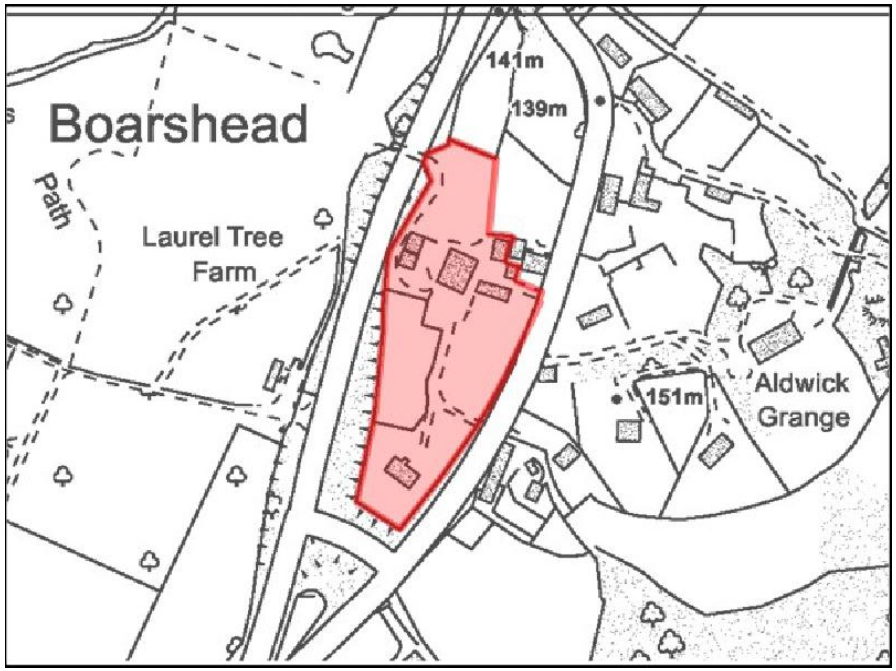
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 309/1630
Site Address: Land to east of Laurel Tree Farm, Eridge Road, Boars Head
Settlement: Boars Head
Parish: Rotherfield
Site Area (ha) Gross: 1.46

The site comprises of a residential dwelling, gardens and associated farm buildings to the north of Crowborough at Boars Head. Grade II listed buildings, Laurel Tree Farm and The Forge, lie to the north and east of the site. The site is in an isolated location, remote from public transport, local services and facilities, and is visually and functionally separated from any nearby settlement. Housing development would be unsuitable in this location and would appear out of keeping with the attractive rural character and appearance of the landscape of this area. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on this designation.

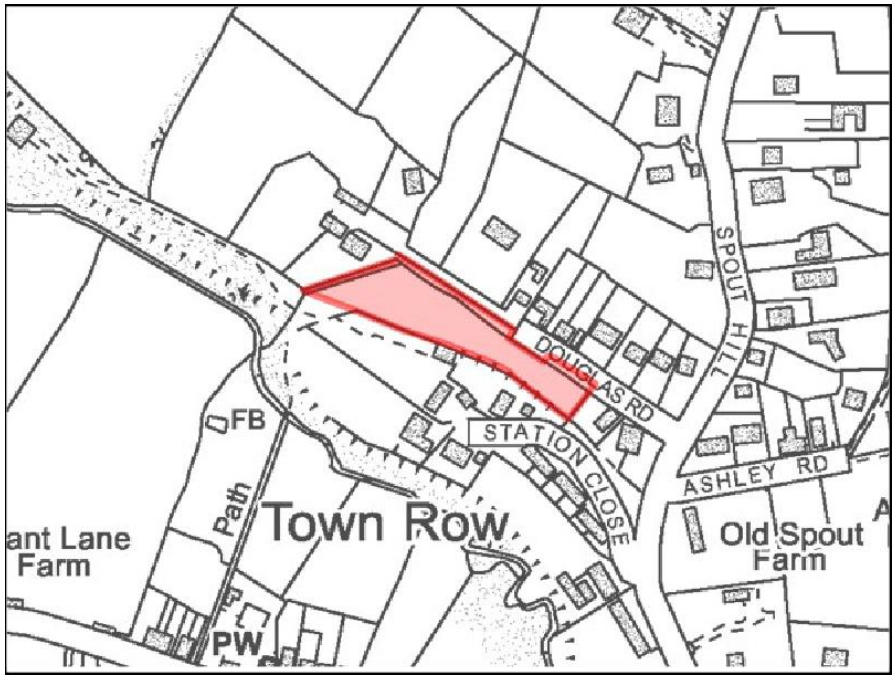
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 452/3290
Site Address: South west field, Douglas Road, Town Row
Settlement: Town Row
Parish: Rotherfield
Site Area (ha) Gross: 0.48

The site comprises of land previously used for allotments located to the north of Town Row and to the southwest of Douglas Road. The site is in a semi-rural location, remote from local services and facilities, and disconnected from the boundary of any sustainable settlement. A public right of way runs along the site's northwestern boundary. Development of the site is constrained by its narrow form and topography. In addition, Douglas Road is narrow and would require widening that would further exacerbate the narrow form of the land, particularly given a new vehicular access would be required. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape. The scheme must also take into consideration the ecological impacts of development, given the presence a BOA and priority habitat to the west. Whilst it is possible that the above issues could be potentially resolved, the site cannot be provided with a suitable vehicular or pedestrian access due to the insufficient width of Ashley Road, which cannot be widened due to third party land ownership. Furthermore, the site lies within Town Row, which has been found to be an unsustainable settlement and therefore residential development here would be unsuitable.

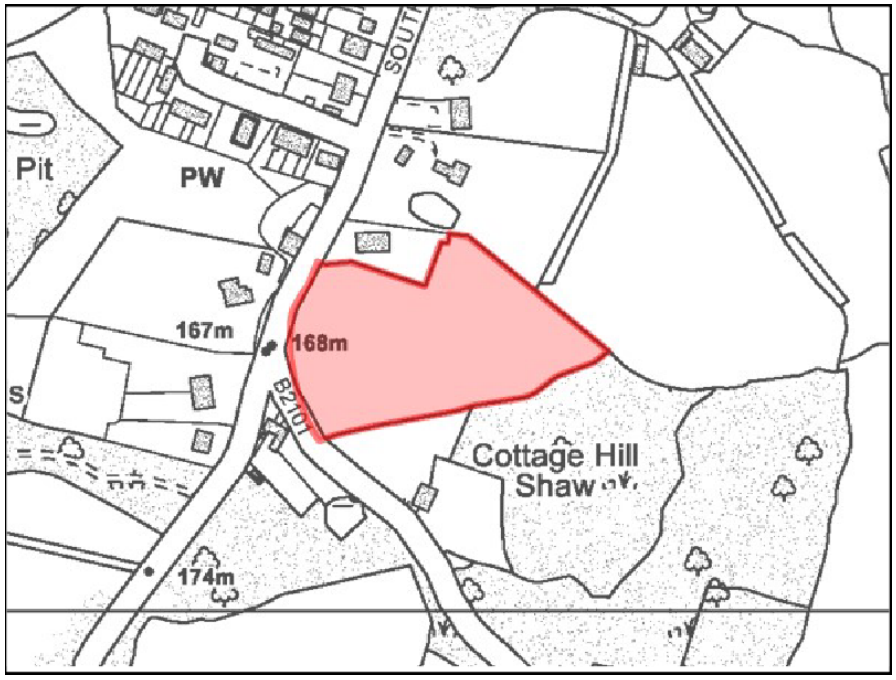
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 456/3250
Site Address: Land at South Street, Mayfield Road, Rotherfield
Settlement: Rotherfield
Parish: Rotherfield
Site Area (ha) Gross: 1.49

The site comprises of agricultural land to the south of Rotherfield. Ancient woodland bounds the site for the entire length of its southern boundary. The site is in a remote location, visually and functionally separated from Rotherfield and therefore remote from public transport, local services and facilities. The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the wider landscape, as well as the setting to the village. The site is located on a dangerous junction, where the creation of a safe vehicular access would be difficult to achieve, particularly because the gradient of the B2101 changes rapidly and any access point would need to be located on the inside of a bend in the road. The site was refused full planning permission for 21 dwellings under planning reference WD/2021/2306/MAJ. The planning application was refused as it was considered that the proposed development would have a detrimental impact on the character and appearance of the High Weald National Landscape, due its topography and would result in a poor level of visual amenity, which would put additional pressure on the Ancient Woodland adjacent to the site and would have a severe highway impact.

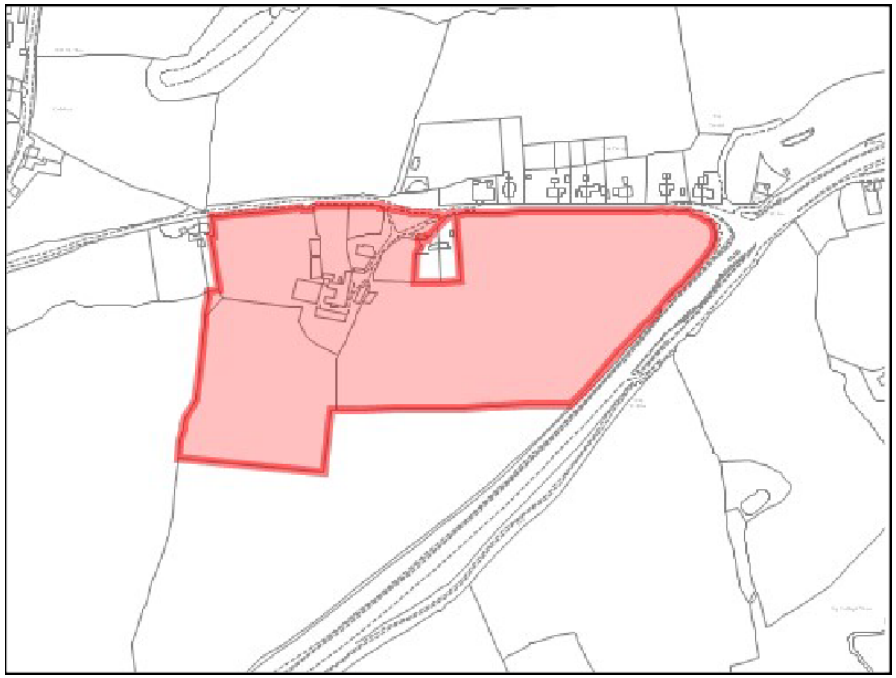
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 481/1960
Site Address: Hamsell Wood Farm and surrounding area, The Forstal, Eridge Green
Settlement: Eridge
Parish: Rotherfield
Site Area (ha) Gross: 7.17

The site comprises of a residential dwelling, agricultural land and associated farm dwellings in the countryside to the south of Eridge Green. The residential dwelling on site, Hamsell Wood Farmhouse, is Grade II listed and the northwestern portion of the site lies within the Eridge Green and The Forstal Conservation Area. The site is located in an isolated location, remote from local services and facilities (with the exception of Eridge Rail Station) and is disconnected from the urban boundary of any nearby settlement. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape. Development would have a significant visual impact because of the site's exposure in the landscape, particularly regarding the long views from the south. The vehicular access to the site is severely constrained, as the Forstal is a narrow lane, which has insufficient capacity to serve further residential development.

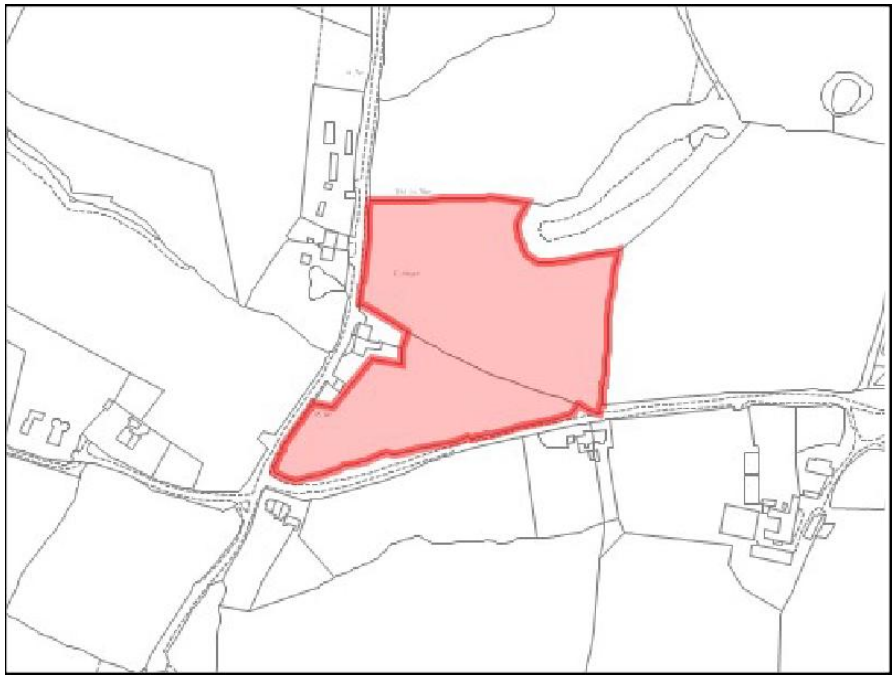
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 482/1960
Site Address: Land adjacant to Forge Cottage, The Forstal, Eridge Green
Settlement: Eridge
Parish: Rotherfield
Site Area (ha) Gross: 2.5

The site comprises of agricultural land in the countryside near to Eridge. The southern portion of the site lies within the Eridge Green and The Forstal Conservation Area and Ancient woodland bounds the site's northeastern boundary. The site is situated in an isolated location, remote from local services and facilities (with the exception of Eridge Rail Station) and is disconnected from the boundary of any nearby settlement. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape. Vehicular access to the site is unsatisfactory, due to the narrow and restricting adjoining roads, and no suitable site access exists.

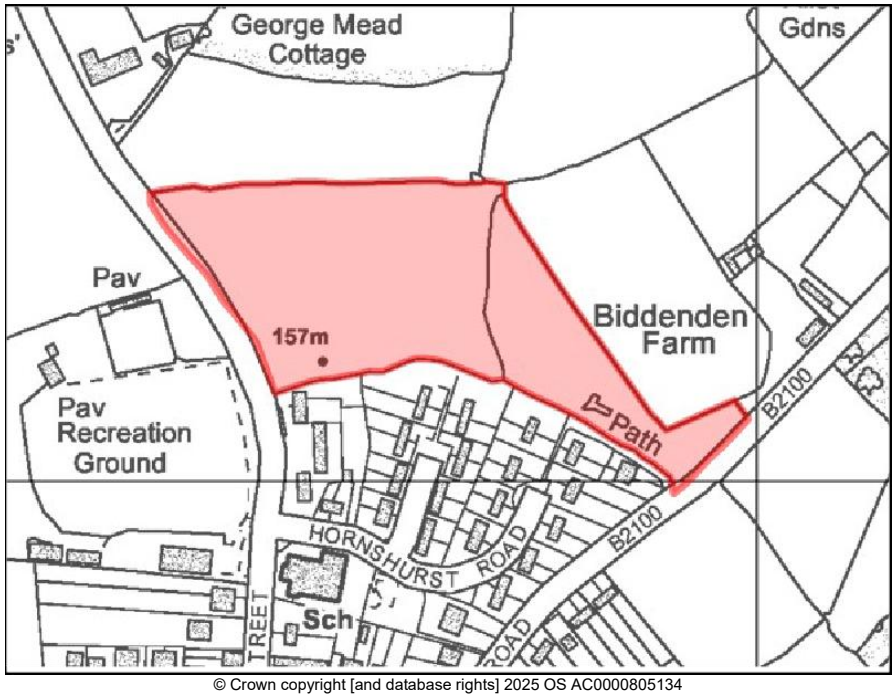
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 583/3250
Site Address: Land north of Hornshurst Road, Station Road, Rotherfield
Settlement: Rotherfield
Parish: Rotherfield
Site Area (ha) Gross: 2.87

The site comprises of two fields used for grazing (each surrounded by mature trees) located to the north of Rotherfield between the B2100 and Eridge Lane. The vehicular access to the site would not be suitable from Eridge Lane given its narrow width and steep banks. The development of the site would require the provision of a vehicular access from Station Road and the extension of footpaths to the site. The development of the site would be required to consider the BOA and priority habitat that lies to the east, beyond Station Road. The design of the scheme would also be required to consider the significantly sloping topography of the site and the two high pressure gas mains that cross through the site. Whilst these issues may be resolved , the site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2022 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Rotherfield.

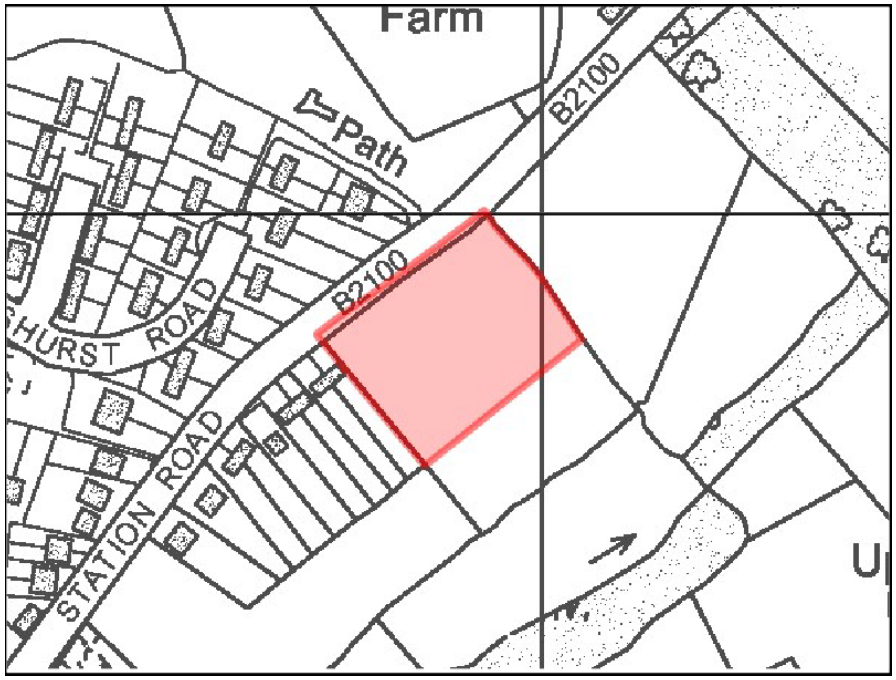
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 797/3250
Site Address: Land at Station Road, Rotherfield
Settlement: Rotherfield
Parish: Rotherfield
Site Area (ha) Gross: 0.64

The site comprises of a single paddock located on the northeastern edge of Rotherfield, adjacent to the linear residential development along the B2100. The site is located on the edge of Rotherfield and benefits from reasonable pedestrian connectivity to the existing services and amenities of Rotherfield. The development of the site would require the provision of a vehicular access from Station Road and the extension of footpaths to the site. There is no footway directly along the front of the site and if provided, this would not connect directly to the existing footway network. The Landscape and Visual Appraisal 2026 considers the site to be of high sensitivity to small scale residential development, due to the site's elevated landform forming part of the principal Forest Ridge; the mature field boundaries contributing to the highly interconnected woodland habitats in the locality; the good quality semi-improved natural grassland; the glimpsed long views south contributing to the rurality of the landscape and the use of the site as part of the Rotherfield Millennium Green contributing to the opportunities for informal outdoor recreation. The assessment also considers the site to have a strong expression of the core components of character of the National Landscape and that development would have a high impact on them. Therefore development of the site would have an unjustified impact on the character and appearance of the wider landscape. Furthermore, the site would have a significant impact upon biodiversity that could not be resolved as the site is classified wholly as a priority habitat.

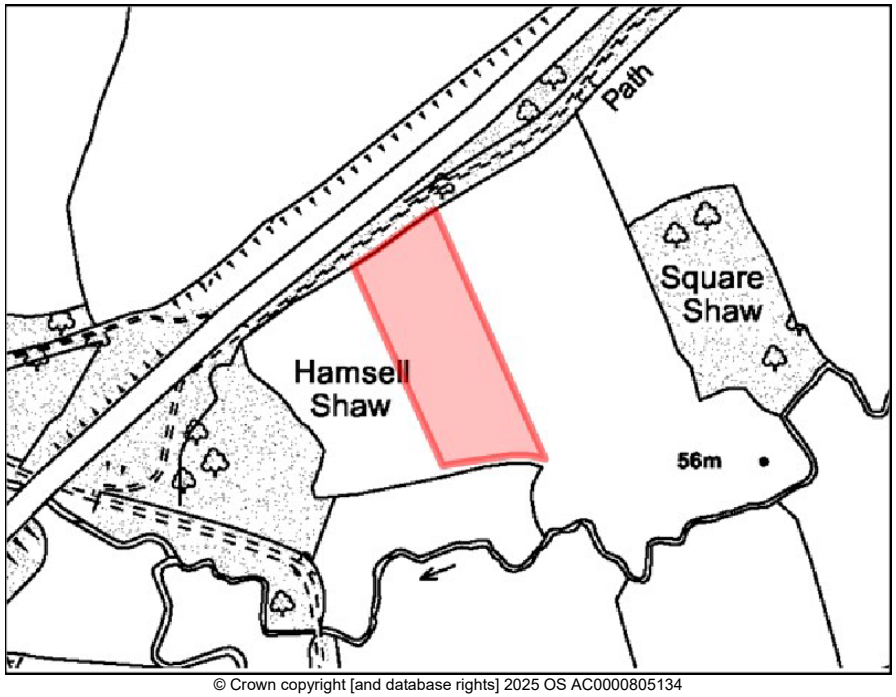
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 961/1960
Site Address: Land off A26, (Lot C), Eridge
Settlement: Eridge
Parish: Rotherfield
Site Area (ha) Gross: 0.87

The site comprises part of an agricultural field located in the countryside to the south of Eridge Green along the A26. The site is situated in an isolated location and is remote from local services and facilities with no vehicular access to the A26. The site lies wholly within the High Weald National Landscape and is in an exposed location where development would have an unjustified impact on the character and appearance of the wider landscape. Housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

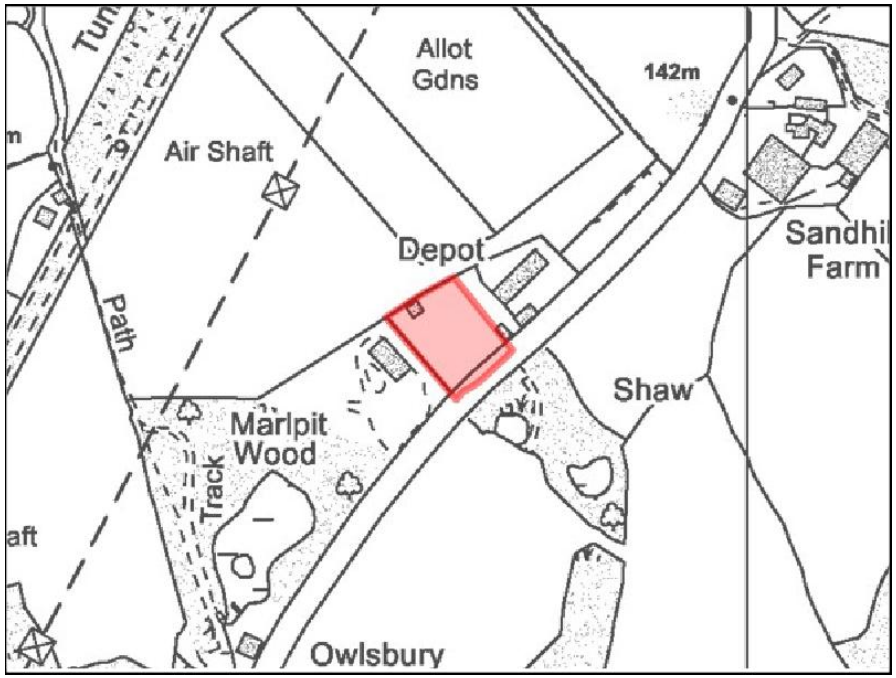
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1010/1110
Site Address: Owlsbury Depot, Hadlow Down Road, Crowborough
Settlement: Crowborough
Parish: Rotherfield
Site Area (ha) Gross: 0.29

The site comprises of a yard used for commercial uses to the south of Crowborough along the Hadlow Down Road. The site lies wholly within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is of low to moderate sensitivity to commercial/industrial development, has a weak expression of the core components of character of the National Landscape and that development would have a low impact. Notwithstanding this, the site is situated in an isolated location, disconnected from the urban area of Crowborough and is therefore remote from local services and facilities. Housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside, as well as neighbouring employment uses. In addition, the site is detached and therefore isolated from the services and facilities in Crowborough, including any public transport (bus stops). Any development would need to consider the highway capacity in this location, as the road is an ancient highway and is unadopted, with limited scope for improvement and safe spaces for active travel users. Furthermore, flood risk issues may affect opportunities to intensify and extend the existing built form. These issues make potential for intensified development unsuitable.

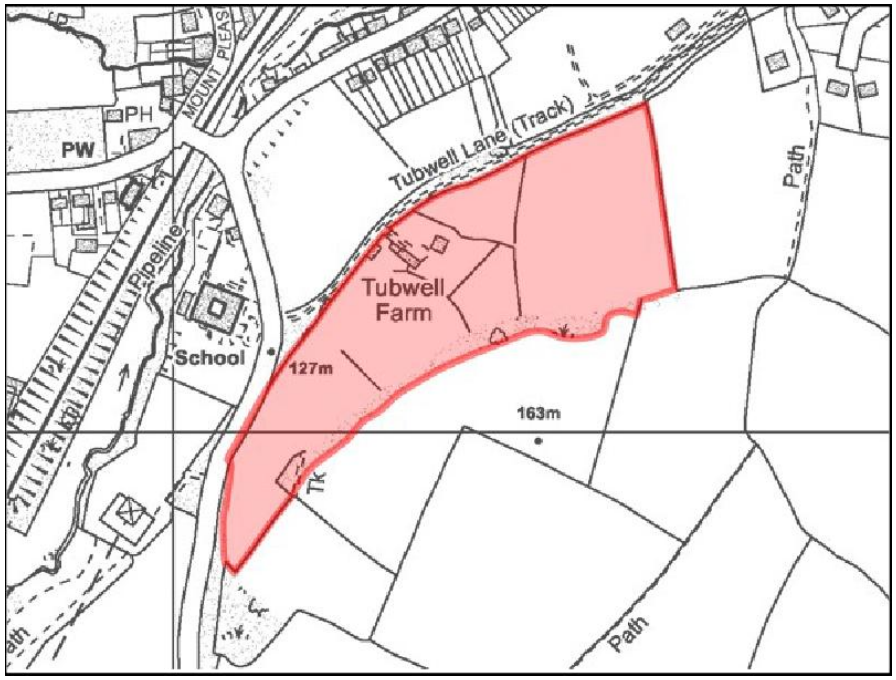
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1015/1110
Site Address: Orchard Farm (formerly Tubwell Farm), Tubwell Lane, Crowborough
Settlement: Crowborough
Parish: Rotherfield
Site Area (ha) Gross: 4.46

The site comprises of agricultural land located to the south of Crowborough, to the east of Hadlow Down Road and Jarvis Brook Primary School. A public right of way crosses the eastern portion of the site from north to south. The site is in a semi-rural location, adjacent to the settlement of Crowborough and is therefore in close proximity to its main services, facilities and public transport options available within the settlement. Considering the position of existing residential development along Western Road, the development of the neighbouring SHELAA site 065/1110 and opposite the primary school on Hadlow Road, it potentially would form a logical extension to the urban area of Crowborough. The site lies wholly within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal considers the site to have moderate to high sensitivity to small scale residential development due to the eastern half of the site largely retaining its historic assart field pattern; the historic use of parts of the site as an orchard (with what appears to be remnants in the form of a row of trees through the middle of the most eastern field); the site being in pastoral use and its steeply sloping elevated landform forming part of the principal Forest Ridge. However, the site is visually enclosed by surrounding woodland, trees and hedgerows and combined with the sloping landform this limits views of and into the site from the wider landscape. The site is also influenced by the proximity of the settlement edge. The 2026 appraisal considers the site to have a strong expression of the core components of character of the National Landscape and that development would have a high impact on the landscape and visual qualities/features that define the National Landscape. The surface water flood risk adjacent to the western boundary would require consideration. Notwithstanding this, the creation of a new vehicular access from the Hadlow Down Road or utilising the site access of the development site opposite would require careful consideration given complexities of achieving this due to land levels and without harm to the character of the High Weald National Landscape. To date the provision of a suitable access has not been demonstrated.

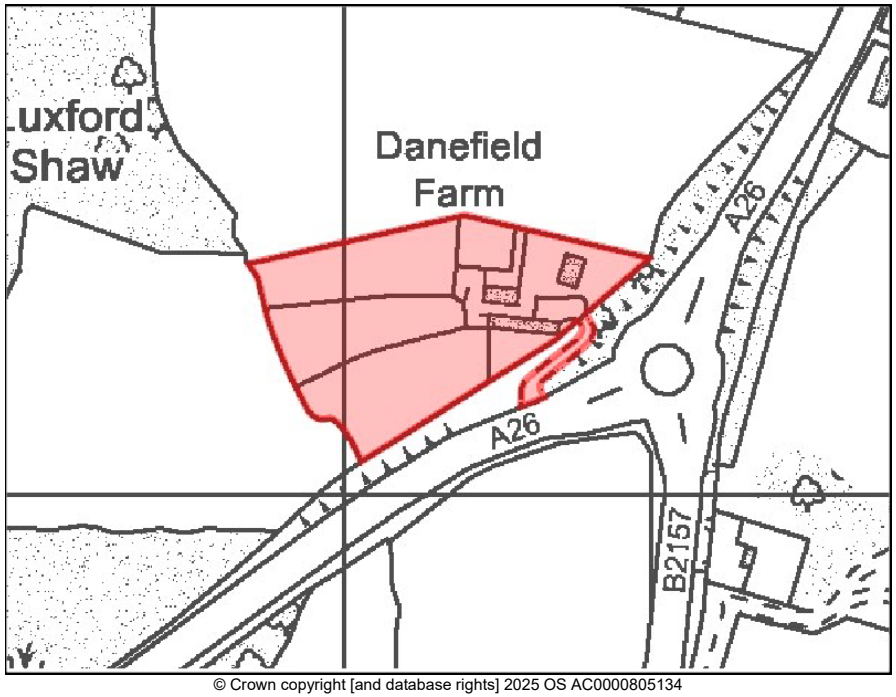
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1016/1110
Site Address: Danefield Farm, Boars Head, Crowborough
Settlement: Crowborough
Parish: Rotherfield
Site Area (ha) Gross: 1.02

The site comprises of a residential dwelling, agricultural land and associated farm buildings to the northeast of Crowborough. Ancient woodland bounds the sites northwestern boundary. An existing farm building on site gained full planning consent for 1 dwelling under planning reference WD/2020/2603/F. The eastern part of the site gained planning permission for two self-build dwellings under planning reference WD/2023/1473/F, The site is in a semi-rural location, remote from local services and facilities and development would represent an unsuitable extension of Crowborough into the countryside. The site lies wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unjustified impact on the attractive rural character and appearance of the landscape, particularly given its exposed and open nature. The existing vehicular access may be unsuitable to serve large scale residential development, given its close proximity to the Boars Head roundabout that links the A26 and Eridge Road. The remaining land to the west of the site sought Permission in Principle (PIP) for six dwellings under application reference WD/2023/2599/PIP. That application was refused and dismissed at appeal due to the site's location detached from any settlement, it's unsustainable location, with development causing significant harm to the High Weald National Landscape and being harmful to the adjacent Ancient Woodland. Thus, this part of the site is deemed unsuitable for any residential development beyond that already permitted.

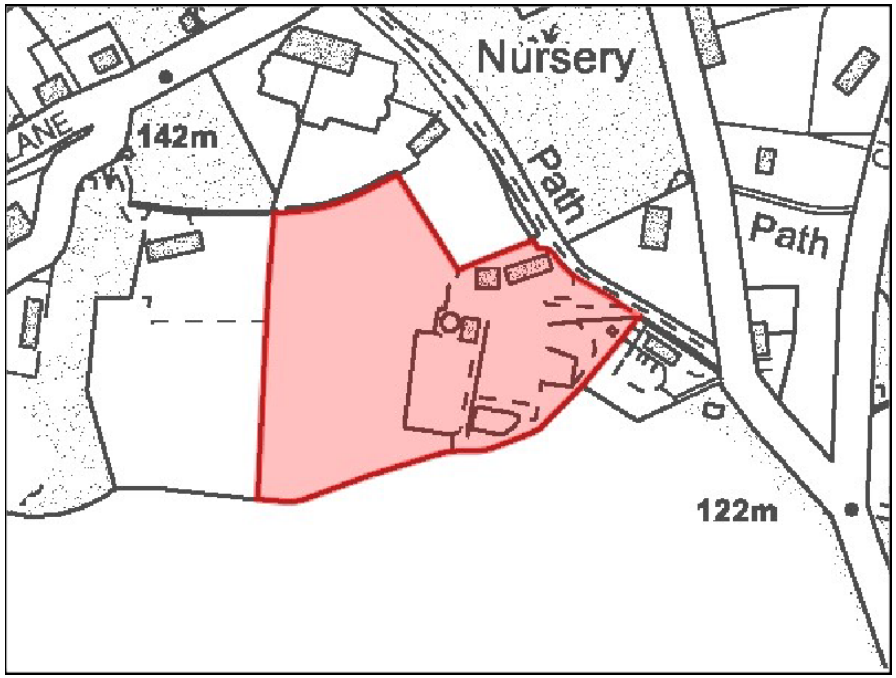
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1017/1110
Site Address: The Millbrook Nursery, Treblers Road, Crowborough
Settlement: Crowborough
Parish: Rotherfield
Site Area (ha) Gross: 1.43

The site comprises of a horticultural nursery and buildings used for storage to the southeast of Crowborough and to the west of Treblers Road. The site is in a semi-rural location but is located in relatively close proximity to the services, amenities and public transport options located within Crowborough, albeit the site is disconnected from the settlement boundary. The site lies wholly within the High Weald National Landscape and is located within the Crowborough South assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, development would have an unjustified impact on the attractive rural character and appearance of the landscape, albeit that the eastern part of the site has horticultural nursery buildings in-situ. In addition, the development of the site for housing would require the provision of an upgraded vehicular access onto Treblers Road. The site cannot achieve a suitable pedestrian access to the site along Treblers Road, because it cannot be widened to provide formal pedestrian footpaths in this location. The site was subject to an outline planning application for 6 (net) dwellings under planning reference WD/2017/0499/MAO that was refused owing to its impact on the High Weald National Landscape, which was upheld at planning appeal.

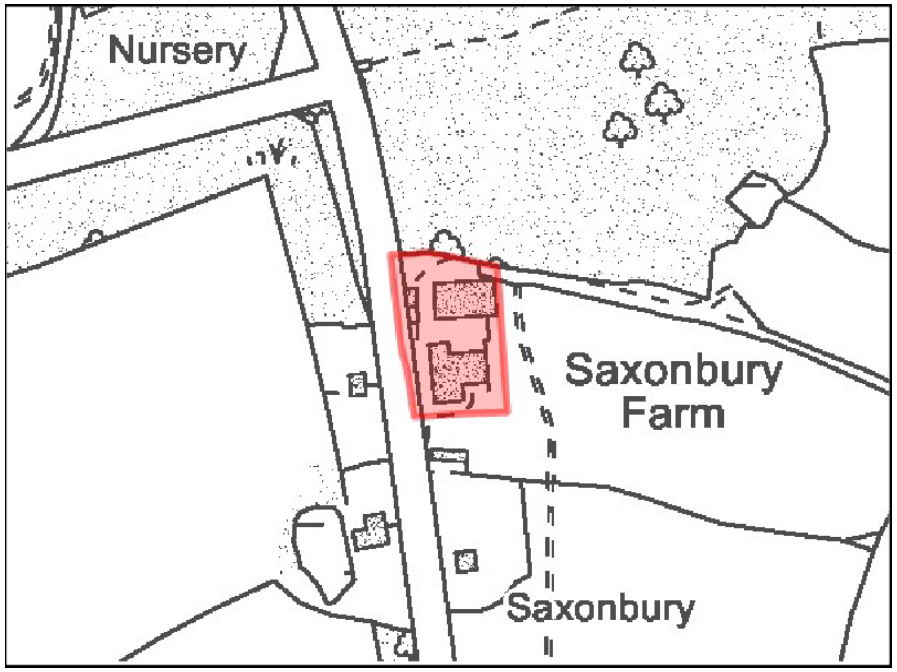
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1019/1630
Site Address: Buildings at Saxonbury Farm, Tunbridge Wells Road, Mark Cross
Settlement: -
Parish: Rotherfield
Site Area (ha) Gross: 0.3

The site is comprised of redundant agricultural buildings located in the open countryside to the north of Marks Cross. Ancient woodland bounds the site on the northern boundary. The site is in an isolated location, remote from local services and facilities, and is disconnected from the boundary of any nearby settlement. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the attractive rural character and appearance of the landscape. Mark Cross is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

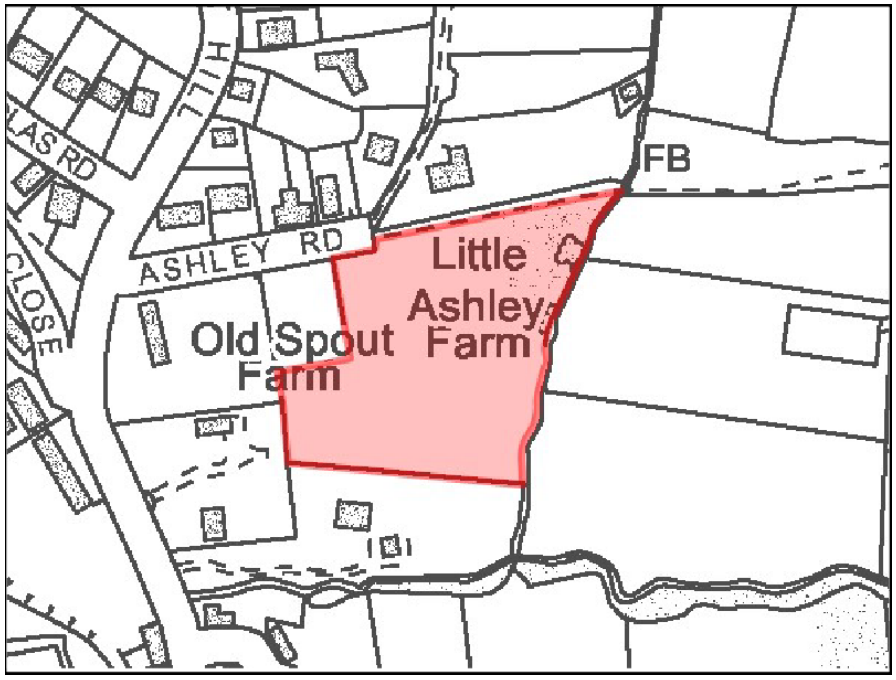
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1109/3250
Site Address: Land south of Ashley Road, Town Row
Settlement: Town Row
Parish: Rotherfield
Site Area (ha) Gross: 1.11

The site comprises of amenity land and paddocks located near to the centre of Town Row and to the southeast of Ashley Road. The site is in a semi-rural location, remote from local services and facilities, and disconnected from the boundary of any sustainable settlement. The site lies wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the wider landscape, particularly given its topography. Two dwellings to the west of the site, along Spout Hill named Old Spout Farmhouse and Great Danegate, are Grade II listed. New housing development could be detrimental to their setting. Ashely Road is a public right of way that runs along the northern boundary of the site, which is narrow and with limited opportunity to widen at any point. Further investigation may be required to determine whether there are archaeological remains present on the site, given the presence of an ANA adjacent the sites western boundary. The scheme must also take into consideration the ecological impacts of development, given the presence a BOA to the northeast of the site. The site would also be required to mitigate the impacts of surface water flood risk within the eastern part of the site that is associated with the watercourse to the south. The site would need to consider the PRoW that runs along the site's northern boundary. Whilst it is possible that the above issues may potentially be resolved, the site cannot be provided with a suitable vehicular or pedestrian access due to insufficient width of Ashley Road, which cannot be widened due to third party land ownership. Furthermore, the site lies within Town Row, which has been found to be an unsustainable settlement.

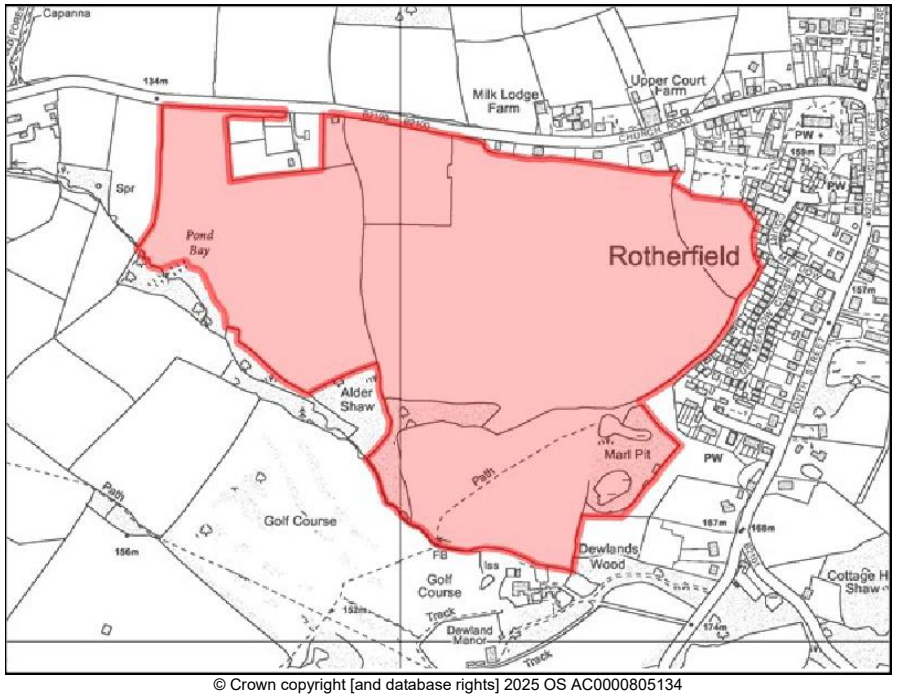
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1139/3250
Site Address: Land at Court Farm, Rotherfield Road, Rotherfield
Settlement: Rotherfield
Parish: Rotherfield
Site Area (ha) Gross: 34.76

This is an extensive site comprising of agricultural fields to the west of Rotherfield and to the south of the B2100 (Church Road). A public right of way passes through the southern portion of the site from east to west. Ancient woodland is incorporated on the site to the southwestern and southeastern boundaries. The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Parts of the site are highly visible in the wider landscape, which forms part of the attractive rural setting of the village. Therefore, development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape in this location. The land submitted adjoins Rotherfield to the east of the site and to the south of B2100 (Church Road), the development of the whole parcel of land would significantly increase the size of the existing village, disproportionate in scale and out of character with the settlement pattern, leading to potential partial coalescence of Rotherfield with the eastern edge of Crowborough along the B2100. Any access taken from Rotherfield Road would also span a highly prominent ridge across the site, being harmful and suburban in this location. The B2100 at this section does not have a footpath on either side of the highway and this would be difficult to achieve and would require third party land. The eastern part of the site is adjacent to the Rotherfield Conservation Area, and therefore development solely in this location could significantly impact the historic character of the surrounding area, even though it would be more contained in the High Weald National Landscape. Access to this part of the site through neighbouring land is also not shown to be possible. The eastern part of the site was subject to an outline planning application for up to 75 (net) dwellings under planning reference WD/2023/0893/MEA which was refused.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1175/3250
Site Address: Land at Lone Oak, Yewtree Lane, Rotherfield
Settlement: -
Parish: Rotherfield
Site Area (ha) Gross: 1.81

The site comprises of agricultural land located in the countryside to the east of Rotherfield at Trulls Hatch. Ancient woodland bounds the site's northwestern boundary. The site is in an isolated location along Yew Tree Lane and is therefore remote from local services, amenities and public transport. Yew Tree Lane itself is narrow and currently only has sporadic low density residential development to the north, until it reaches the A267 to the east. The site lies wholly within the High Weald National Landscape and development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape.

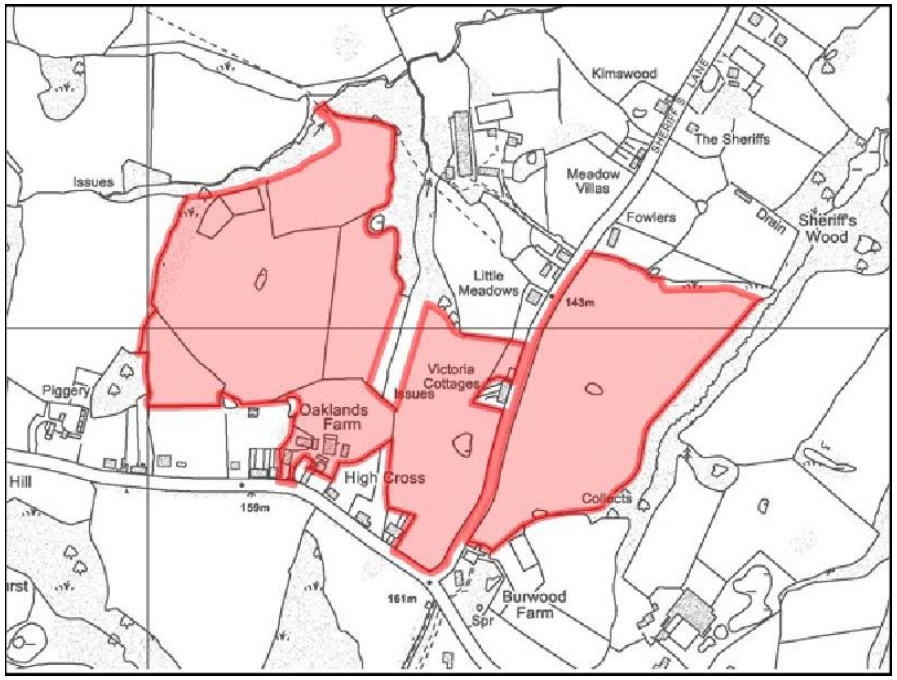
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1182/3250
Site Address: Land at Oaklands Farm, High Cross, Rotherfield
Settlement: -
Parish: Rotherfield
Site Area (ha) Gross: 17.67

This is an extensive site that is comprised of residential dwellings, agricultural land and associated farm buildings located in the countryside to the southeast of Rotherfield. Ancient woodland bounds the site to the northern, western and eastern boundaries. The site fronts onto the B2101 (High Cross) at several locations and sits either side of Sheriffs Lane that is narrow and rural in nature. A public right of way crosses the far northern portion of the site from east to west. The site is in an isolated location and is therefore remote from local services, amenities and public transport. The site lies wholly within the High Weald National Landscape and development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape, particularly given the topography and openness of the site.

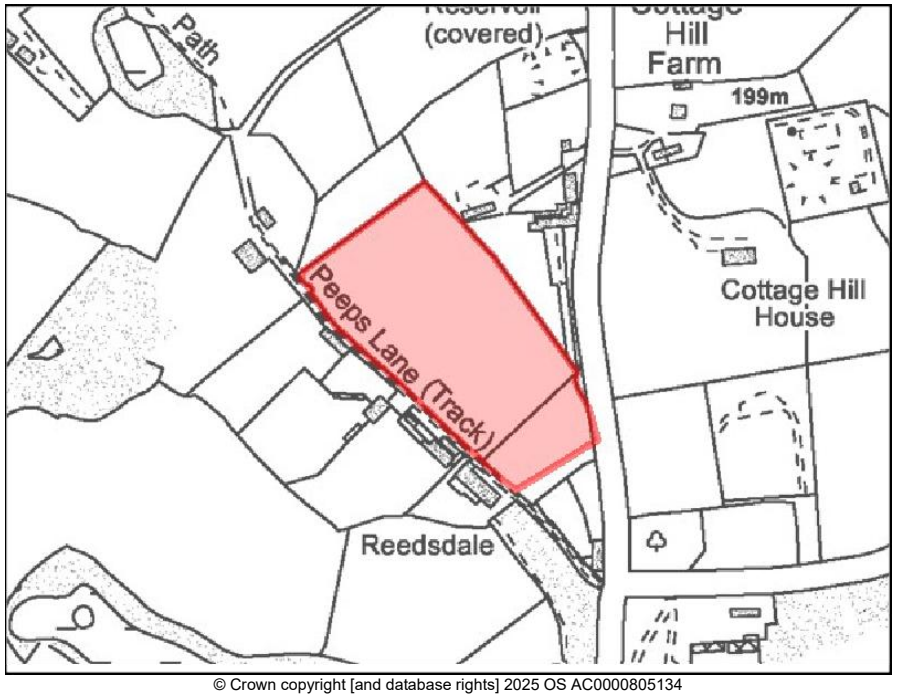
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1197/3250
Site Address: Land north of Peeps Lane, Rotherfield
Settlement: -
Parish: Rotherfield
Site Area (ha) Gross: 1.65

The site comprises of grazing land and a residential garden located in the open countryside to the south of Rotherfield and to the west of Cottage Hill. A public right of way runs east to west along the southern boundary of the site. The site is remote from existing services and amenities and is visually and functionally separated from Rotherfield. The site is wholly located within the High Weald National Landscape and development would have a detrimental impact upon the attractive and high-quality landscape that surrounds Rotherfield to the south. The existing vehicular access to the site from Cottage Hill is not suitable to serve further development as it cannot be widened, given the steep banks of Cottage Hill as it moves northwards. A suitable vehicular access cannot be achieved from Peeps Lane to the south as it is a narrow-unmade track that would require significant upgrading to serve further development.

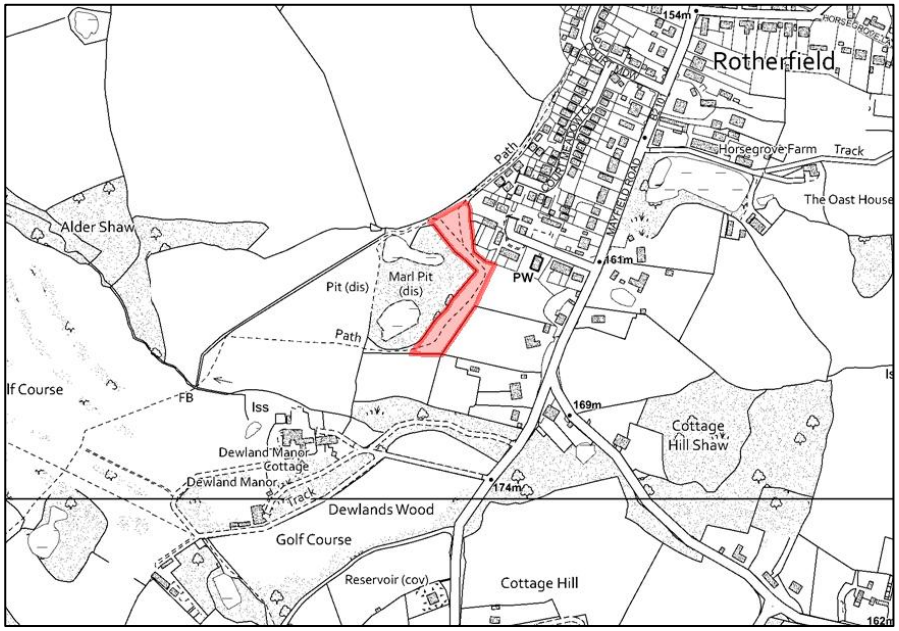
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1254/3250
Site Address: Land adjacent to St Peters Mead
Settlement: Rotherfield
Parish: Rotherfield
Site Area (ha) Gross: 0.60

The site comprises of agricultural field to the south west of Rotherfield and is bordered by ancient woodland to the west. The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site is highly visible in the wider landscape and forms part of the attractive rural setting of the village. Therefore, development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape in this location.

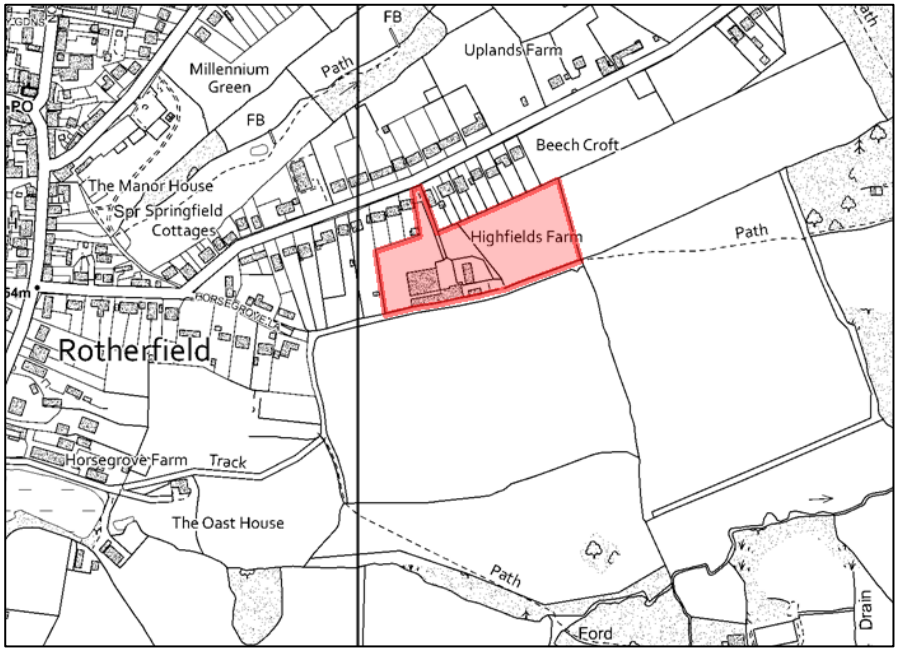
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1257/3250
Site Address: Highfields Farm, Rotherfield, East Sussex, TN6 3JS
Settlement: Rotherfield
Parish: Rotherfield
Site Area (ha) Gross: 1.54

The site comprises a dwelling, agricultural building and adjoining field to the east of Rotherfield. It is accessed from New Road, a residential street of mixed housing types, with neighbouring gardens backing onto the site. Access is currently via a single-track road, which may be suitable depending on the scale of development and could potentially be widened. The site benefits from good access to local services, facilities and public transport. The 2026 Landscape and Visual Appraisal identifies the site as having moderate sensitivity to small-scale residential development, with moderate effects on National Landscape character that could be reduced through mitigation. Key features include its elevated position on the Forest Ridge, a public right of way along the southern boundary, mature trees and hedgerows, interconnected woodland habitats, and dark skies. The site benefits from relatively long reaching views across the wider area and development across the entirety of the site would have significant negative impacts on the wider landscape. However, development on the western part of the site would replace the existing building and, subject to low rise development, could reduce the prominence of the current built form at this location. Development in the eastern part of the site, is likely to have more significant impact on the wider landscape due to the open nature of the countryside thus would be unsuitable in any form. Any scheme for the site will need to take into consideration the significant ecological impacts of development, given the presence of a BOA to the south and east of the site as well as any impact to the High Weald. The western part of the site was subject to a full planning application for up to 10 (net) dwellings under planning reference WD/2024/2956/MAJ which was subsequently withdrawn.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

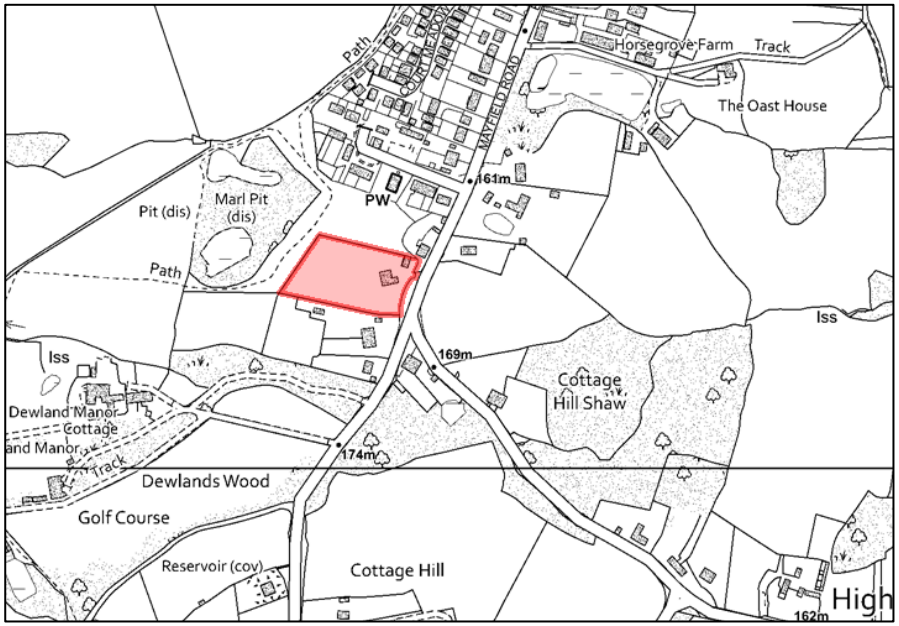
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 8	Year 11+:

Total Capacity: 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1265/3250
Site Address: Dewlands Gate, Rotherfield
Settlement: Rotherfield
Parish: Rotherfield
Site Area (ha) Gross: 0.75

The site comprises of residential curtilage to the south west of Rotherfield. The site lies wholly within the High Weald National Landscape and is located within the Rotherfield assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site does not abut the denser built form of Rotherfield and therefore reads visually and functionally separated from Rotherfield and therefore remote from public transport, local services and facilities. Additionally, it is highly visible in the wider landscape and forms part of the attractive rural setting of the village. Therefore, development would be out of keeping with and have an unjustified impact upon the character and appearance of the wider landscape in this location. The site is located on a busy junction, where the creation of a safe vehicular access would be difficult to achieve, particularly because the gradient of the B2101 changes rapidly and any access point would need to be located on the inside of a bend in the road.

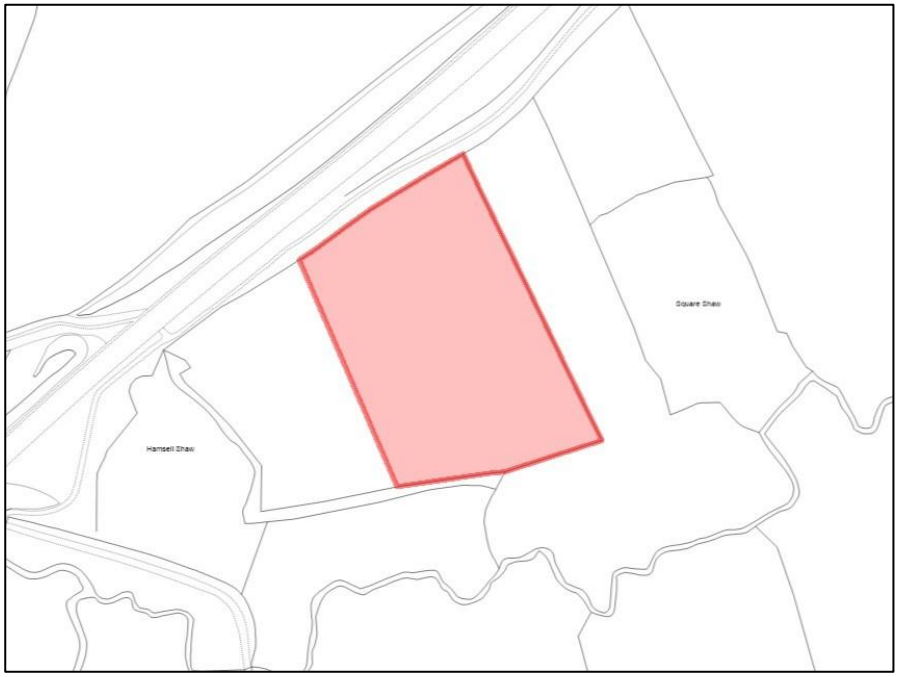
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1287/1960
Site Address: Eridge Estate, Tunbridge Wells
Settlement: Eridge
Parish: Rotherfield
Site Area (ha) Gross: 1.75

The site comprises part of an agricultural field located in the countryside to the south of Eridge Green along the A26. The site is situated in an isolated location and is remote from local services and facilities with no vehicular access to the A26. The site lies wholly within the High Weald National Landscape and is in an exposed location where development would have an unjustified impact on the character and appearance of the wider landscape. Housing development would be unsuitable in this location and out of keeping with the rural character and appearance of the countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1291/3290
Site Address: Land at the Stables, Chant Lane, Rotherfield
Settlement: Town Row
Parish: Rotherfield
Site Area (ha) Gross: 1.27

The site comprises of allotment gardens, stables and associated land located to the west of Town Row. The development of the site would require the provision of suitable access via Chant Lane and onto Station Road, including the provision of footpaths to the site. it is unlikely that this would be achievable given the narrow width of Chant Lane. The site is wholly within the High Weald National Landscape and is located within the Rotherfield assessment unit of the 2023 Landscape Sensitivity Assessment which states that this area has high sensitivity to all type of development. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape which surrounds Rotherfield.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable

Selmeston

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
182/1780	Land at Stonery Farm, Common Lane, Berwick Station	-	Site with extant planning permission Not deliverable or developable
265/3270	Land at Selmeston, The Street, Selmeston	Selmeston	Not deliverable or developable
541/3270	Land to south of Selmeston Church, The Street, Selmeston	Selmeston	Not deliverable or developable
620/3270	Land to the north of The Old Vicarage, The Street, Selmeston	Selmeston	Not deliverable or developable
1273/3270	Land at Swingate Cottages, north of the A27, Lewes	Selmeston	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

NONE

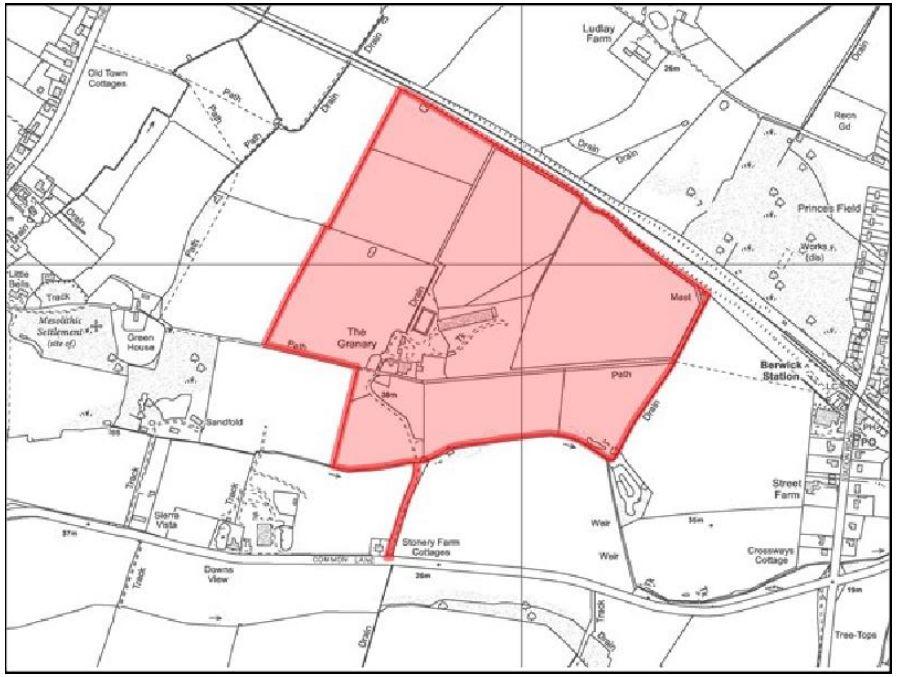
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
182/1780	Land at Stonery Farm, Common Lane, Berwick Station	-	WD/2023/0118/F – 2 (net) dwellings

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 182/1780
Site Address: Land at Stonery Farm, Common Lane, Berwick Station
Settlement: -
Parish: Selmeston
Site Area (ha) Gross: 32.59

This is a large and exposed site, which is isolated from existing services and facilities and detached from both Berwick Station and Selmeston. The existing chicken sheds on site have gained full planning permission for their conversion into 2 (net) dwellings under planning reference WD/2020/0112/F (completed). An additional part of the site was granted full planning permission for 2 (net) dwellings under planning reference WD/2023/0118/F (under construction). The remaining part of the site would be accessed from a rural road (Common Lane) with no footpaths and the land is rural in nature. It is also noteworthy that the 2023 Landscape Sensitivity Assessment states that the site is moderate to highly sensitive to development. Owing to this and the sites location set back from any road frontage and detached from any settlement pattern, and due to the rural nature of the site, it is not considered suitable for further development. Further development of this site would also likely have a detrimental impact on the character and appearance of the surrounding landscape, which is difficult to mitigate due to the exposed topography of the site. The site is also impacted by noise from the railway track to the north.

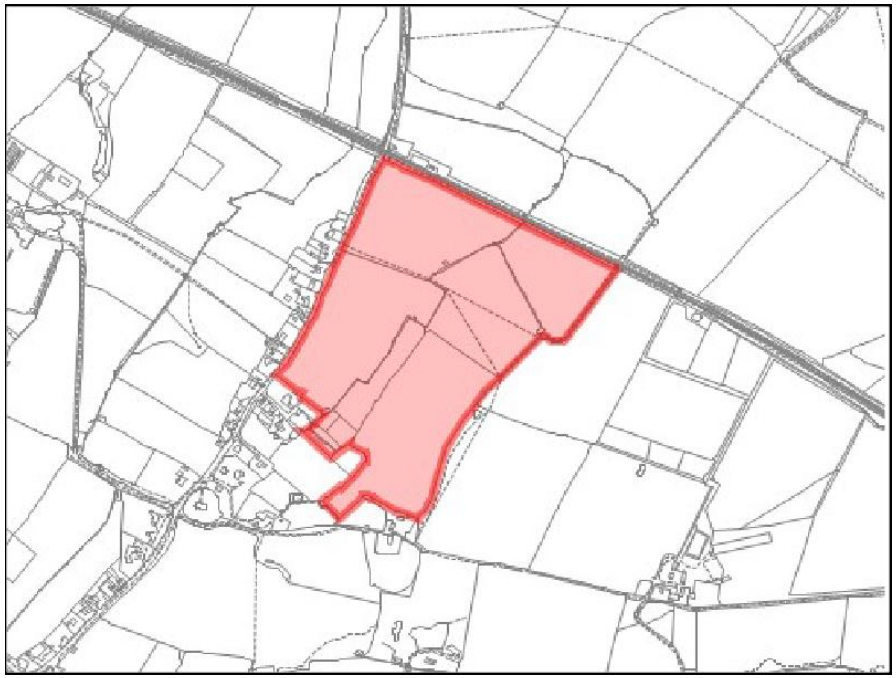
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 265/3270
Site Address: Land at Selmeston, The Street, Selmeston
Settlement: Selmeston
Parish: Selmeston
Site Area (ha) Gross: 17.57

The site is comprised of agricultural fields located in the countryside to the north of Selmeston, to the east of The Street. The development of this site for housing would be out of scale with its surroundings and wholly unsuitable in this unsustainable settlement with limited facilities, infrastructure and means to travel other than by private car. Due to the openness of the site and exposure to views, including the South Downs National Park, it would have a severely detrimental impact on the landscape and on the character of the surrounding countryside. The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There is concern about the impact of development on the surrounding rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian/vehicular conflicts. The site is also located adjacent to several residential Listed Buildings and the Selmeston Conservation Area; therefore, the potential for development on this site could have a detrimental impact on these heritage assets. Noise from the railway to the north also impacts this site, particularly given the slightly elevated position of the track.

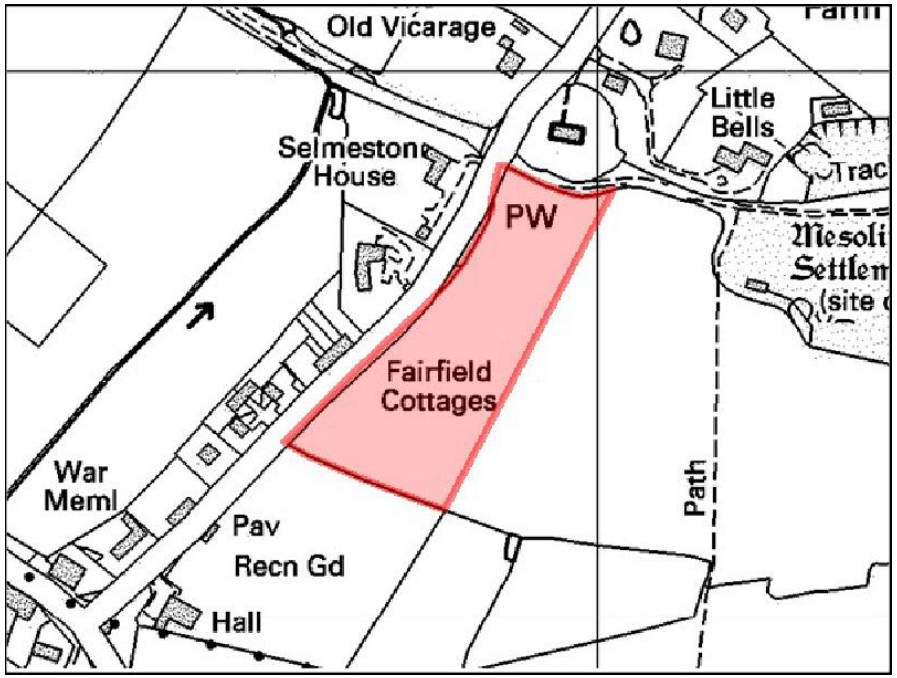
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 541/3270
Site Address: Land to south of Selmeston Church, The Street, Selmeston
Settlement: Selmeston
Parish: Selmeston
Site Area (ha) Gross: 1.60

The site is comprised of an agricultural field within Selmeston to the east of The Street. The development of this site would appear out of keeping with the attractive rural character and appearance of the landscape of this area, and development would be highly visible from surrounding areas, including the South Downs National Park.The 2023 Landscape Sensitivity Assessment states that the site is moderately to highly sensitive to development. There is concern about the impact of development on the surrounding rural lanes, most of which do not have footways as they are too narrow and where there would be the potential for pedestrian/vehicular conflicts. The site is adjacent to the Selmeston Conservation Area and adjacent to several Grade II listed buildings; therefore, development would also have a detrimental impact on the setting of those heritage assets.

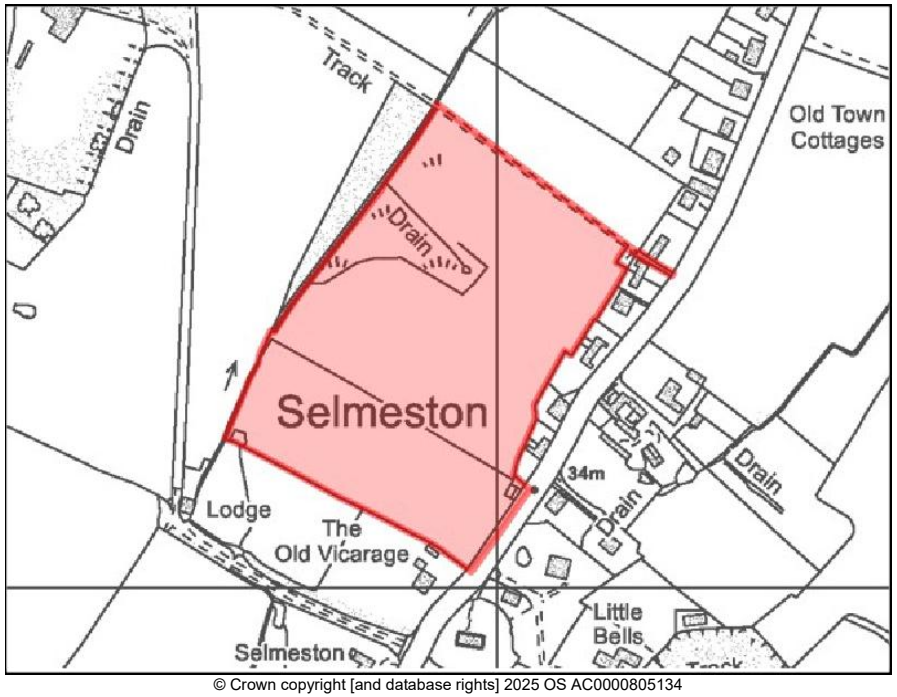
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 620/3270
Site Address: Land to the north of The Old Vicarage, The Street, Selmeston
Settlement: Selmeston
Parish: Selmeston
Site Area (ha) Gross: 5.33

This is a large site comprising of agricultural land located behind the linear and low-density housing in the centre of Selmeston, to the west of The Street. The site is remote from public transport and housing development would be unsuitable in this location. Development would appear out of keeping with the attractive rural character and appearance of the landscape of this area, in a largely backland location, and development would be highly visible from surrounding areas including the South Downs National Park, which is located to the south of the settlement. For these reasons, the 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development. The site forms part of the Selmeston Conservation Area and is adjacent to several Grade II listed buildings; therefore, development would also have a detrimental impact on the setting of those heritage assets.

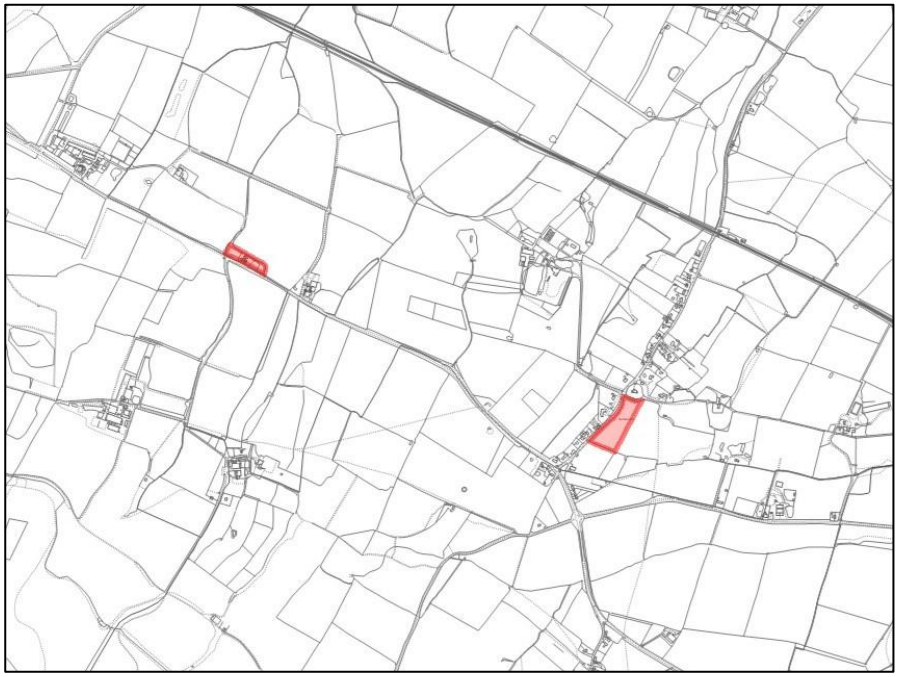
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1273/3270
Site Address: Land at Swingate Cottages, north of the A27, Lewes
Settlement: Selmeston
Parish: Selmeston
Site Area (ha) Gross: 2.18

The site comprises of residential properties along Lewes Road, A27. The site does not relate to any settlement and in this respect is situated in an isolated rural location, remote from existing services, amenities, albeit some public transport is available. Lewes Road does not benefit from existing footpath with very little prospect for future provision. Further residential development is therefore not considered suitable.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Uckfield

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
006/1410	Land at Thorncrest, Lewes Road, Uckfield	Uckfield	Developable
007/1410	Ridgewood House, Lewes Road, Uckfield	Uckfield	Site with extant planning permission
118/1410	Land to the west of Buckswood Grange, Rocks Road, Uckfield	Uckfield	Too small for assessment
137/1410	Land at Downlands Farm, Snatts Road, Uckfield	Uckfield	Not deliverable or developable
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	Site with extant planning permission
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	Uckfield	Developable
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	Site with resolution to grant planning permission
287/1410	Land at High Tree House, Eastbourne Road, Uckfield	Uckfield	Site with extant planning permission
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	Site with extant planning permission
468/1410	Land at Rocks Park Road, Uckfield	Uckfield	Not deliverable or developable
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	Uckfield	Deliverable
539/1410	Cress Farm, 20 Lewes Road, Ridgewood, Uckfield	Uckfield	Developable
591/1410	Garage and part of garden, 10 The Drive, Uckfield	Uckfield	Too small for assessment
676/1410	Fairway House, 31A Framfield Road, Uckfield	Uckfield	Too small for assessment
682/1410	Carrington, Hempstead Rise, Uckfield	Uckfield	Too small for assessment
714/1410	31a Framfield Road, Uckfield	Uckfield	Too small for assessment
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	Uckfield	Developable
1002/1410	Luxford Field Car Park, Belmont Road, Uckfield	Uckfield	Not deliverable or developable
1003/1410	Regency Close North Car Park, Uckfield	Uckfield	Too small for assessment
1004/1410	Regency Close South Car Park, Uckfield	Uckfield	Too small for assessment
1007/1410	Land at White House Farm, London Road, Uckfield	Uckfield	Developable
1144/1410	Land southwest of Ridgedown, Lewes Road, Uckfield	Uckfield	Developable
1232/1410	Hempstead Farm, Uckfield	Uckfield	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
118/1410	Land to the west of Buckswood Grange, Rocks Road, Uckfield	Uckfield	0.08	The site is too small to accommodate the minimum number of units for the assessment.
591/1410	Garage and part of garden, 10 The Drive, Uckfield	Uckfield	0.05	The site is too small to accommodate the minimum number of units for the assessment.
676/1410	Fairway House, 31A Framfield Road, Uckfield	Uckfield	0.04	The site is too small to accommodate the minimum number of units for the assessment.
682/1410	Carrington, Hempstead Rise, Uckfield	Uckfield	0.07	The site is too small to accommodate the minimum number of units for the assessment.
714/1410	31a Framfield Road, Uckfield	Uckfield	0.01	The site is too small to accommodate the minimum number of units for the assessment.
1003/1410	Regency Close North Car Park, Uckfield	Uckfield	0.04	The site is too small to accommodate the minimum number of units for the assessment.
1004/1410	Regency Close South Car Park, Uckfield	Uckfield	0.08	The site is too small to accommodate the minimum number of units for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

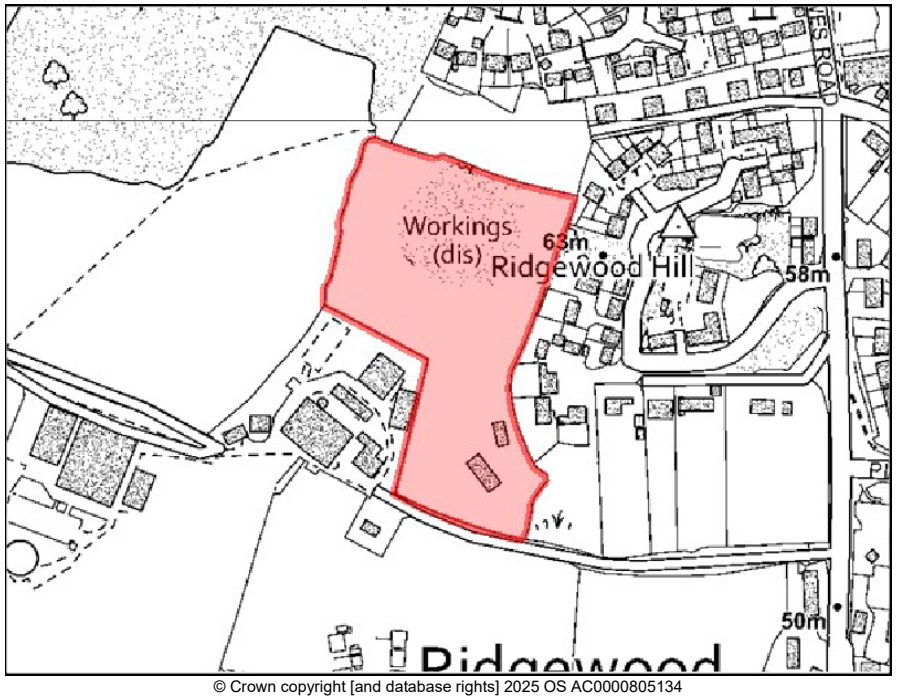
Site reference	Address	Settlement	Planning Permission Details
007/1410	Ridgewood House, Lewes Road, Uckfield	Uckfield	WD/2022/1303/MAJ – 9 (net) dwellings. Under construction.
157/1410	Charlwood Manor, Snatts Road, Uckfield	Uckfield	WD/2009/2547/FE – 5 (net) dwellings WD/2023/1294/MAJ – 8 (net) dwellings.
205/1410	Land at Horstedpond Farm, Lewes Road, Uckfield	Uckfield	WD/2022/2216/MAO – 340 (net) dwellings and SANGs provision. Awaiting a signed S106.

Site reference	Address	Settlement	Planning Permission Details
287/1410	Land at High Tree House, Eastbourne Road, Uckfield	Uckfield	WD/2020/0410/MAO – 90 (net) dwellings. Reserved matters permission granted WD/2023/0930/MRM. Under construction
346/1410	Land west of Uckfield, Ridgewood, Uckfield	Uckfield	WD/2023/2935/MRM and WD/2023/2939/MRM for employment and 750 (net) dwellings WD/2025/1902/MAJ – 100 (net) dwellings.

Sites wholly or mainly within an area of absolute constraint

None

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 006/1410
Site Address: Land at Thorncrest, Lewes Road, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 2.13

The site comprises a house, garden and disused quarry on the southeastern edge of Uckfield. It lies east of the Ridgewood development, which has planning permission for 1,000 homes (WD/2015/0209/MEA) and is under construction. As the development progresses, the site will become surrounded by residential development. The site is constrained by the disused quarry at its northern end, although land to the south may be suitable for housing, subject to ecological assessment. Access could be provided via Sand Ridge, a private road, but there is a carriageway pinch point. Vehicular access would need to be secured through the adjacent Sandpits development. Landscape buffers are needed to protect mature trees and the ancient woodland (Boothland Wood) just beyond the northwest corner of the site. There is the risk of contamination and technical investigations will be needed for ground conditions because of its former use as a quarry. There is some noise intrusion from the A22 bypass to the south and west, although this impact will be lessened with the development of the adjoining site. A phone mast is located on the southwestern boundary. These issues would need to be taken into account in any scheme layout and design. A small, isolated area of the site is at risk of flooding from surface water, which will need to be mitigated as part of the proposed development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

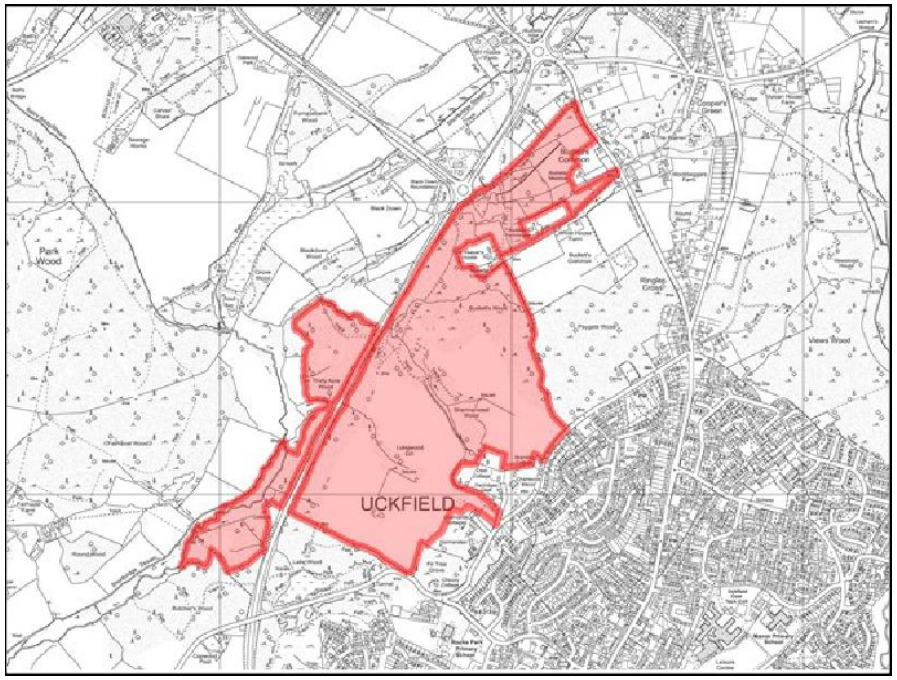
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 30

Total Capacity: 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 137/1410
Site Address: Land at Downlands Farm, Snatts Road, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 80.95

This is an area of attractive rural landscape on the fringes of Uckfield. Around a third of the site comprises ancient woodland (Longwood Gill, Shermanreed Wood and Budlett's Wood to name a few). The western portion of the site, incorporating Thirty Acre Wood, on the western side of the A22, is not suitable for residential development owing to its detached nature, lack of vehicular access, ancient woodland and Flood Risk Zones 2 and 3. The eastern portion of the site (to the east of the A22 and northwest of Snatts Road) also comprises a large section of ancient woodland; however, the south of the site is less constrained, which contains mostly open grassland. The site was subject to a planning appeal, which was dismissed by the Secretary of State in 2008 due to specific site constraints that included landscape impact, traffic impact and ecological concerns. More recently, the site was subject to a hybrid application for outline permission for 424 (net) dwellings and a full application for a Suitable Alternative Natural Green Space (SANGS) that was refused under planning reference WD/2022/1637/MEA. That appeal was also dismissed. The site is located outside of the High Weald National Landscape. However, the designation is visible from the eastern portion of the site due to the site's elevated position in this location. There is substantial tree screening on the site's western boundary adjacent to the A22. At the previous appeal, it was found that the scheme would have been considered to 'spill out' into a new and relatively pristine area of countryside and, because of its scale, would appear as a separate and self-contained settlement ill-related to the existing town. The 2023 Landscape Sensitivity Assessment states that the site is of moderate to high sensitivity. Issues relating to screening and high-quality design would be needed to ensure that any landscape constraints are resolved. Ecological constraints, such as the expanse of Ancient Woodland and accessibility through remain unresolved. In relation to a vehicular access, the site does not currently have a suitable vehicular access that could serve development in this location. Snatts Road to the south and east only has a single lane to the south as it joins Rocks Road and would not be a suitable option for vehicular traffic. It would also not be possible to upgrade this road due to its existing width and ancient woodland along its boundaries to the south. There may be an option to the southwest corner of the site to provide a vehicular access onto the A22, but this would require significant off-site infrastructure works and a transport assessment to be agreed. This would require the removal of mature trees along the A22. Ancient woodland is the largest constraint in relation to providing a suitable vehicular access as it dissects the sites northwestern boundary limiting the ability to create a vehicular access from the Blackdown roundabout into the site. In terms of a pedestrian access that provides opportunities to walk into Uckfield Town Centre, this would need to be provided towards the southeast onto Snatts Road and link to Rocks Road. The NPPF confirms that development resulting in the loss or deterioration of irreplaceable habits (such as ancient woodland) is not acceptable. To date an alternative solution (that does not impact upon ancient woodland) to deliver a pedestrian access has not been provided. Pedestrian connectivity from the site to Uckfield Town Centre is an integral issue to overcome. Lastly, given the existing characteristics of the site, the scheme would need to ensure that ecological assets are at least preserved, and even enhanced. In addition to this, a SANGS would also need to be provided on site that is likely to be more appropriate to the north of the site. Given the above, this site has not proven demonstrably how such issues from the appeal decision can be overcome.

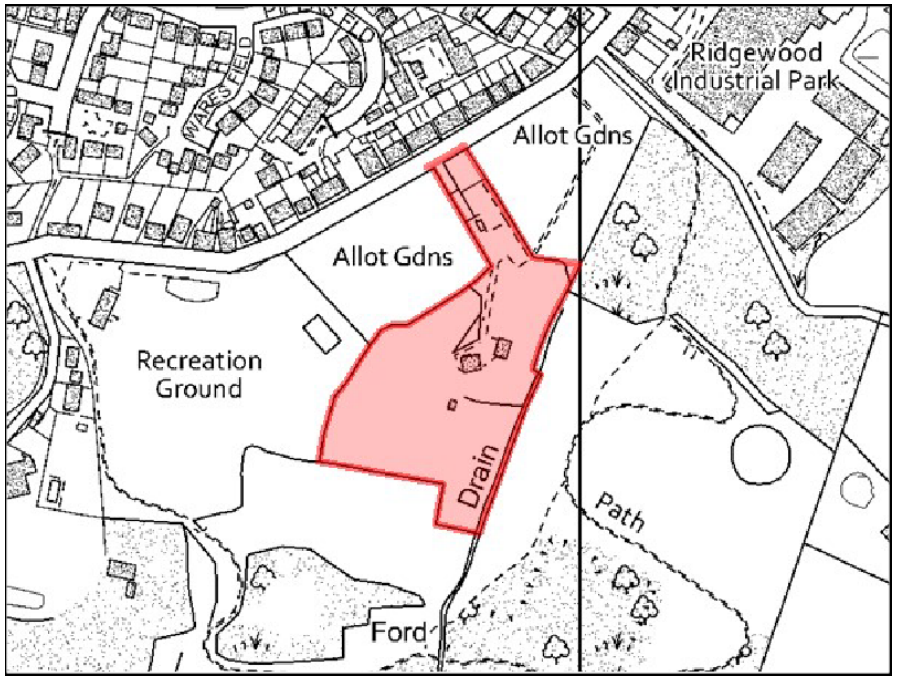
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	Partly	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 198/1410
Site Address: Sunview, 46 New Road, Ridgewood, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 1.56

The site comprises of a residential dwelling, access road and garden land located to the south of Uckfield (New Road). The site slopes down from north to south, relatively gently in the northern part of the site, but significantly steeper in the southern section. The eastern boundary of the site is adjacent to Ridgewood Clay pit, which is a Local Wildlife Site (LWS). The current access to the site dissects the allotment gardens that are located east and west, with the site access itself used for some informal parking and hardstanding. The site itself does not include allotment gardens, so would not result in their loss. This site is in a relatively sustainable location on the southern edge of Uckfield and is in close proximity to amenities, facilities and public transport located in the town. The site itself is well screened on its southern boundary and slopes southwards from the road, so would have limited long views. The 2023 Landscape Sensitivity Assessment identifies that the site's landscape is moderately sensitive to development and that there are constraints and sensitivities. Therefore, care with design and mitigation would be required, especially retaining the historic setting to the Grade II listed Ridgewood House and to retain, protect and enhance the historic network of mature hedgerows and hedgerow trees, in order to provide landscape and ecological benefits and maintain/enhance the green infrastructure network. The Heritage Impact Assessment 2026 considers that development on the site could impact the semi-rural setting of Ridgewood House and could lead to the further erosion of the rural setting of the Grade II Old Farmhouse Horstedpond. The HIA concludes that there are modest heritage sensitivities with this site and development has the potential to cause harm to the setting of the two adjacent heritage assets. The retention and introduction of a border of trees along the site's western and eastern edges could help retain the rural and agricultural feel of the assets within their historic environment. New Road has been subject to contention as it is used as a cut through from Eastbourne Road to A22. There has been traffic calming to prevent this from being used this way. The junction with Lewes Road has visibility issues from parked cars on street and where southbound vehicles on Lewes Road may be travelling at speed in the centre of the road. New Road is predominantly parked on north side, narrowing the carriageway to single width for some parts. The site access is used by allotments on both sides and is wide enough for 2-way flow, but the access road has parking within it. Nevertheless, the site is generally appropriate for residential development providing that a vehicular access can be safely provided onto New Road, which is narrow, owing to the lack of off-street parking in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

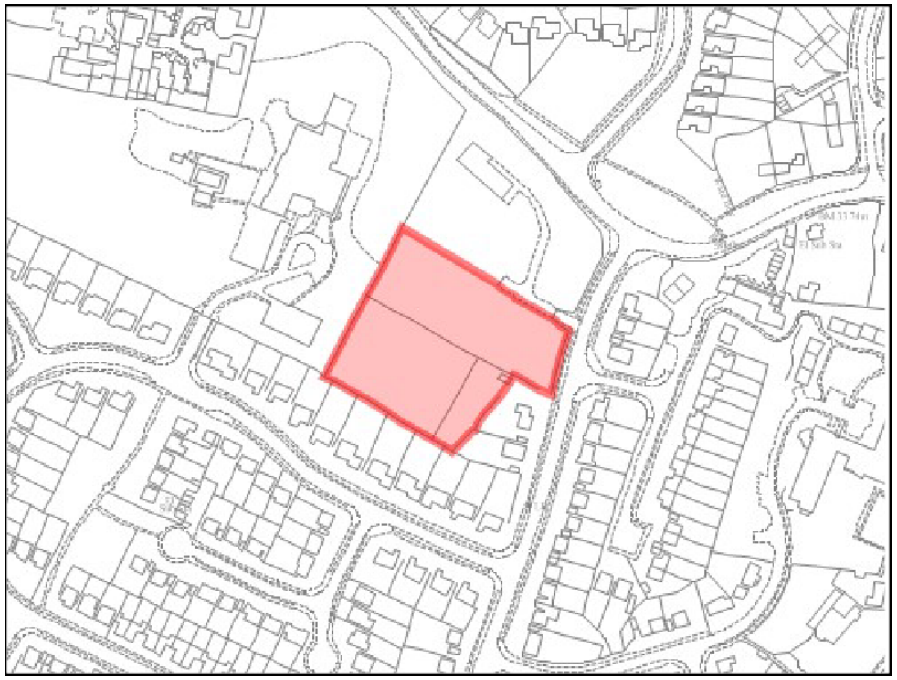
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 30

Total Capacity: 30



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 468/1410
Site Address: Land at Rocks Park Road, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 0.73

The site comprises of a large number of trees, which provides local visual amenity along Rocks Park Road in the northwest of Uckfield. The majority of the site is covered by a group TPO. It is also an important site in the context of the wider green network of open spaces, particularly as it provides green “links” to the adjacent Local Wildlife Site (LWS) to the west. The development of the site would result in the unacceptable loss of a number of mature trees and this impact could not be mitigated. In addition, the development of the site could have a detrimental impact on the residential amenity of existing residential development to the south and east.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 517/1410
Site Address: Land rear of Oakley Court, Selby Road, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 0.18

The site comprises of amenity land located within the existing urban area of Uckfield, to the east of Selby Road. The site gained full planning permission for 6 dwellings (WD/2009/0259/F) that was extended in 2012 but has since lapsed. The site is well located in relation to existing facilities and amenities and development would be in keeping with the surrounding land uses. Further work would be required to establish whether access can be obtained to the site, given the time elapsed since the granting of that planning permission and the design of the development would have to take into account the group TPO located on the eastern boundary. This issue will need to be reviewed in detail as the site has become overgrown.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

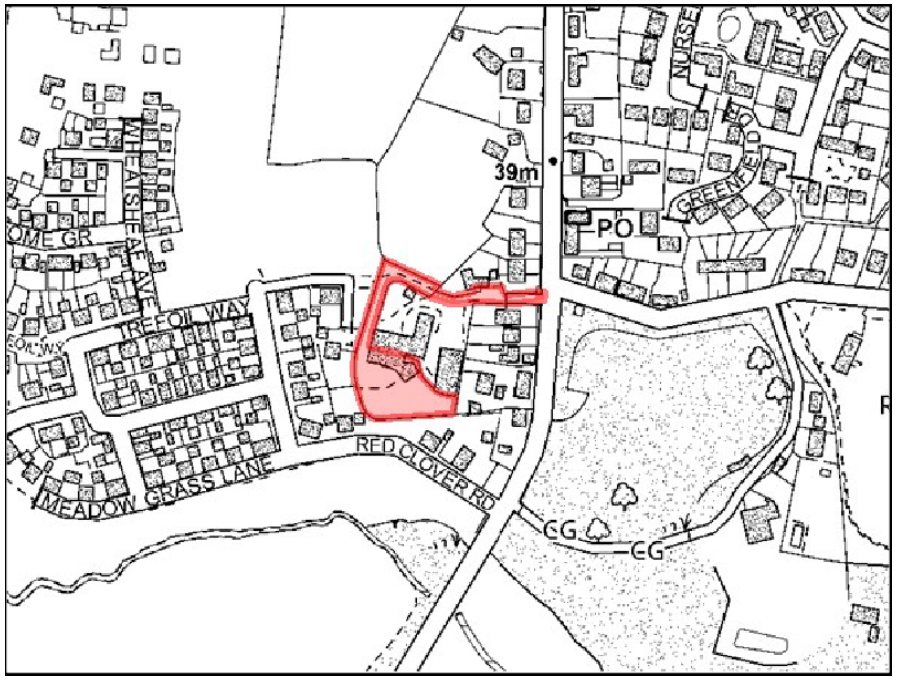
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Deliverable

DELIVERY	Year 1-5: 6	Year 6-10:	Year 11+:	Total Capacity: 6



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 539/1410
Site Address: Cress Farm, 20 Lewes Road, Ridgewood, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 0.29

The site comprises of a house and garden and lies on the urban edge of Uckfield to the east of Lewes Road. The site is located adjacent to the West of Uckfield site, which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA). Pedestrian and cycle access can be provided on to Lewes Road. The site has good accessibility to local services, including a Post Office, bus stops and school. The railway station and town centre are only around 1.7km to the north. This site wraps around SHELAA site 538/1410 which has been granted full planning permission for 9 dwellings under application WD/2021/2398/F approved in July 2022. It is likely that access would be through the adjoining development already approved under WD/2021/2398/F (subject to any third party agreements that may be necessary). The topography of the site does slope gently southward but would not prevent development. Noise from the sawmill to the north could be an issue for new properties, however, this use is historical and is already surrounded on three sides by residential uses. The sawmill may also be suitable to come forward for residential development subject to it being acceptable to lose its current employment use.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

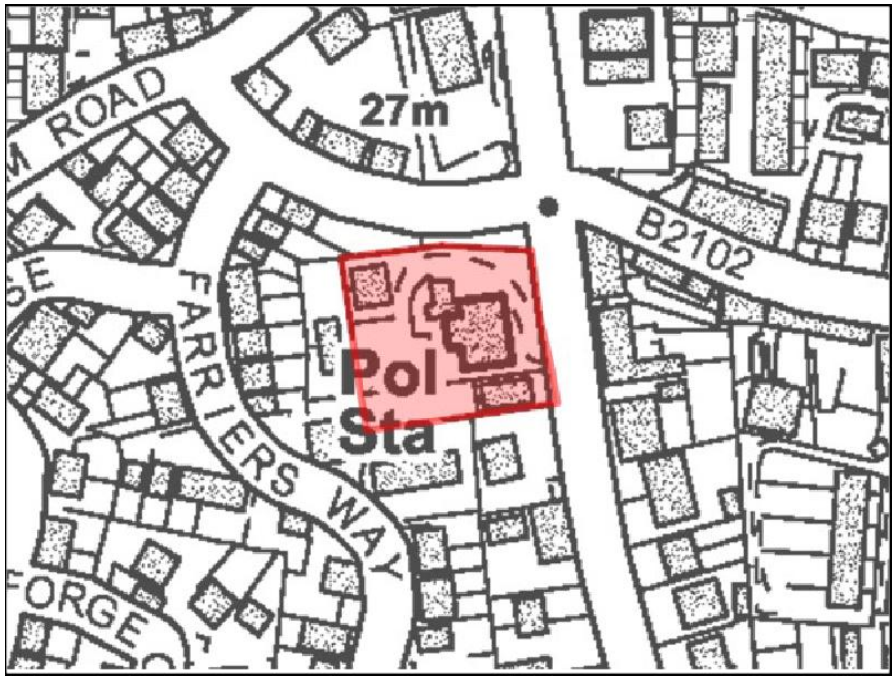
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 8	**Total Capacity:** 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 956/1410
Site Address: Uckfield Police Station, New Town, High Street, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 0.3

The site comprises a police station and associated buildings, which is located close to the town centre of Uckfield, with existing pedestrian and vehicular access to New Town. The site has the potential to be well integrated into the existing character of the area and is within walking distance to Uckfield Rail Station and services/facilities within Uckfield Town Centre. Development would not be harmful to the wider landscape. Residential or commercial uses would be suitable on the site given the surrounding land uses. The loss of this community asset (police station) would need to be assessed by the Council against development plan policy and as part of the local plan process. The Heritage Impact Assessment 2026 concludes that there are heritage sensitivities with this site and development has the potential to cause a degree of direct and indirect harm to Uckfield Police Station, which is a non-designated heritage asset (NDHA). The indirect impact on setting could be minimised through focussing development to the rear of the building, not building taller than the NDHA (or the neighbouring No. 23 New Town), retaining the prevailing building line on New Town and converting the police station to either residential or employment use. Development involving the demolition of the NDHA itself would of course result in the loss of this asset and no mitigation measures would reduce this direct impact.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

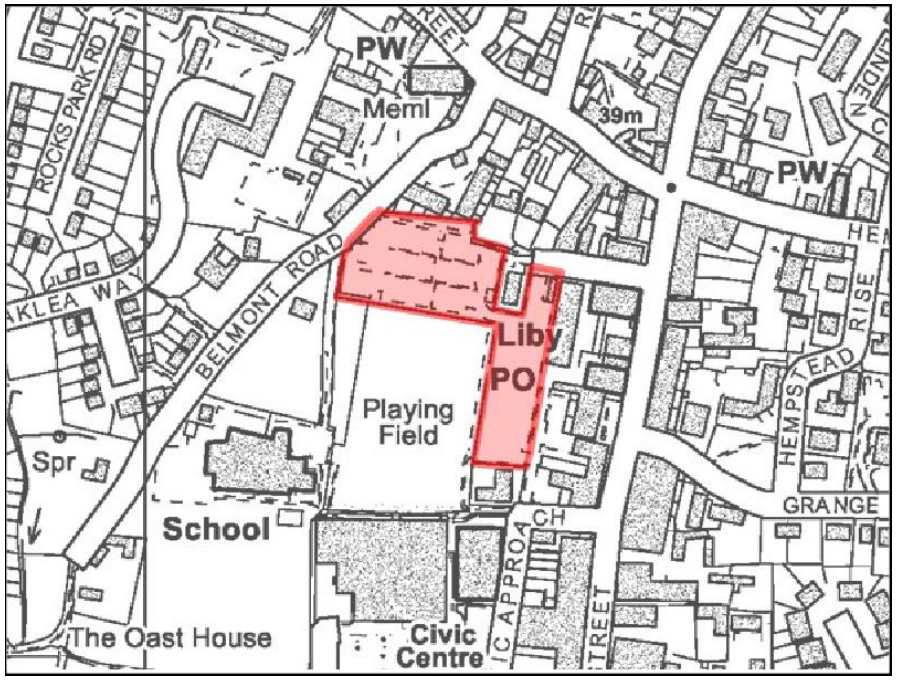
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 10

Total Capacity: 10



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1002/1410
Site Address: Luxford Field Car Park, Belmont Road, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 0.88

The site comprises of two vehicular car parks located to the west of the High Street and to the east of Belmont Road. The car parks are currently accessed from the Civic Approach and Library Way to the east. To the west and south of the car parks is a park area named Luxford Field that contains a children's play area and open space. There are several community buildings to the south and north of the site, as well as a telephone exchange building to the east of the site alongside the rear of retail units at the High Street. The main constraint adjacent to the site is the Uckfield Conservation Area that surrounds the site on three sides (west, north and east). The most sensitive part of the site in conservation terms is to the northwest aligned with Belmont Lane due to its position adjacent to the Uckfield Conservation Area and listed buildings, most notably the Grade II Church Hall and School House. The use of the car park is predominately for those visiting Uckfield Town Centre, and it would need to be demonstrated that either the car park can be preserved through a new scheme (if required) or the loss of the car park is appropriate following a parking survey in this location. At this stage, this process has not been demonstrated and renders the site unsuitable/unavailable. If this can be demonstrated, in principle, the site may be considered suitable for redevelopment to an alternative use (i.e. town centre uses), as well as residential development, subject to careful design and safeguarding the future amenities of occupiers of the development and the protection of heritage assets to the northwest.

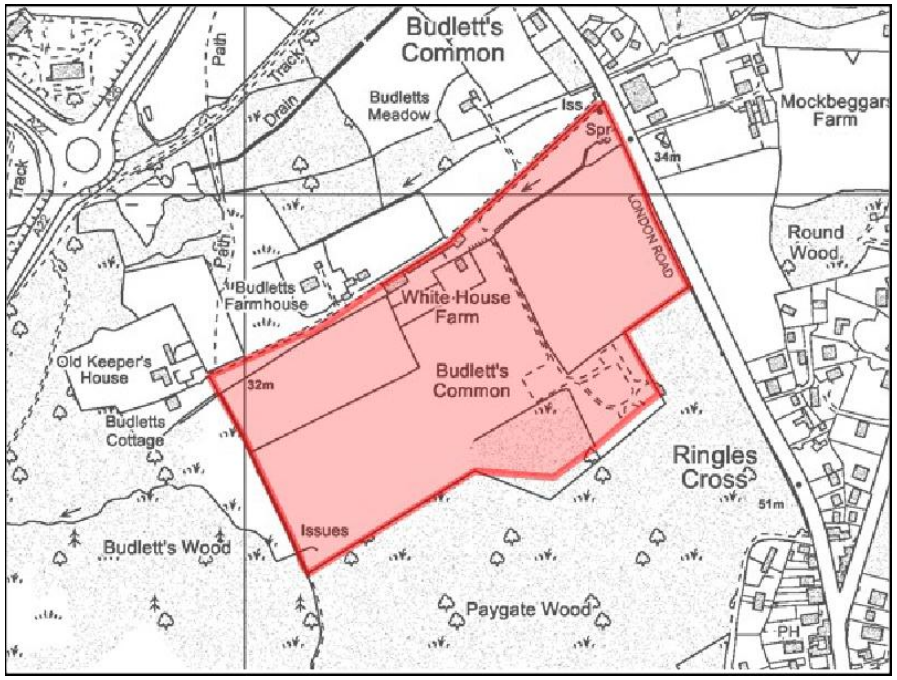
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1007/1410
Site Address: Land at White House Farm, London Road, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 11.2

The site comprises agricultural land and buildings, including residential properties to the east of Ringles Cross and to the north of Uckfield. The site is separated from both settlements via large ancient woodlands (Paygate Wood and Budlett's Wood) to the south and east, although this may well change with new development in Ringles Cross (particularly at Mockbeggars Farm; SHELAA Site reference is 1005/1410 allowed via appeal under planning reference WD/2022/0648/MAO). The site is currently accessed via a narrow lane that goes from east to west along the northern boundary of the site from London Road. The land is relatively flat and well contained in landscape terms due to the mature trees with the exception of the boundary to London Road that has an existing hedgerow. The 2026 Landscape and Visual Appraisal considers the site to have moderate sensitivity to small-scale residential development and moderate-high sensitivity to medium-scale residential development. The presence of adjacent ancient woodland at Budlett's Wood and Paygate Wood contributes strongly to landscape structure and reinforces the wooded character typical of the wider landscpae. The hedgerow structure is weaker than the wider landscape, particularly along the northern and eastern boundaries, resulting in a more open character and reduced sense of enclosure. The east and north of the site are influenced by adjacent development and infrastructure, including London Road, residential properties at Ringles Cross and the unnamed road, and the nearby A22/A26 junction. These influences reduce the perception of tranquillity and contribute to a more urbanising character, reducing sensitivity in these areas. In contrast, the south and west of the site, adjacent to Paygate Wood and Budlett's Wood, are more enclosed and retain a stronger rural character, with the woodland providing containment and reinforcing landscape structure. These areas are less influenced by surrounding development and therefore exhibit a relatively higher sensitivity. The existing vehicular access to the site would need reconfiguration to be suitable for this scale of residential development (the current access track is split into two by a hedgerow) to ensure access for the existing dwellings on site. Nonetheless, there is a significant road frontage onto theLondon Road owned by the SHELAA applicant and it is considered, subject to a transport assessment, that a new vehicular and pedestrian access can be configured for this site. Given the ancient woodland that surrounds the site to the west and south, the site is visually separated from Uckfield, albeit that there is an existing footpath along London Road that joins both Uckfield and Ringles Cross. In character terms, it is considered that potential new development in the area will alter the character further (there is already existing linear development on the other side of the London Road that includes businesses and residential). The site itself is in a relatively sustainable location for development and is approximately a 20-minute walk from Uckfield High Street (or an even shorter bus journey), so is in relatively close proximity to amenities and facilities within the town. Given the above, it is considered that the site would in principle be appropriate for residential development, subject to ancient woodland buffers and an appropriate vehicular access being agreed.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1 L M H	No	No	No	No	No

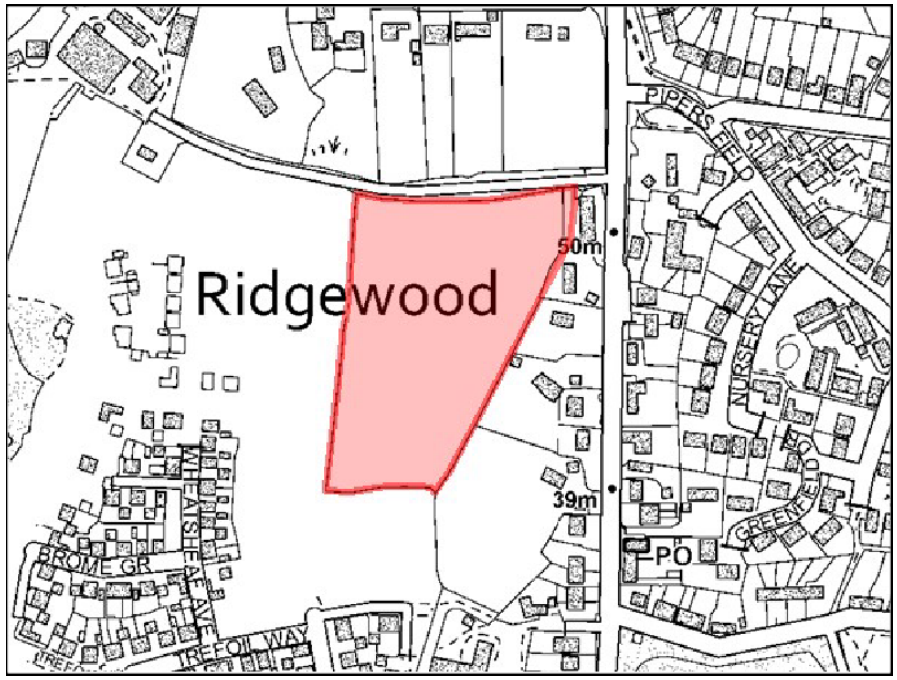
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 200	Year 11+:

Total Capacity: 200



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1144/1410
Site Address: Land southwest of Ridgedown, Lewes Road, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 1.87

The site is comprised of an agricultural field to the west of Lewes Road within Ridgewood, Uckfield. The site is located adjacent (to the south and west) to the West of Uckfield site, which has been granted planning permission for 1,000 homes (WD/2015/0209/MEA). The existing vehicular access track leading from the Lewes Road to the site (that leads to the existing Ridgewood Farm buildings) is narrow and is not currently appropriate for residential development of this scale. However, there are potential opportunities to widen this access on the southern side, or indeed opportunities to access the site via SHELAA site 323/1410 and the Ridgewood development (SHELAA site 346/1410) that is in progress, albeit this would require third party land/agreement. The site itself does slope southwards and currently has views towards the A22 and beyond, but it is not considered that the site will have significant visual impact once the adjacent development has been constructed where the site could form part of a contiguous urban form in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	No

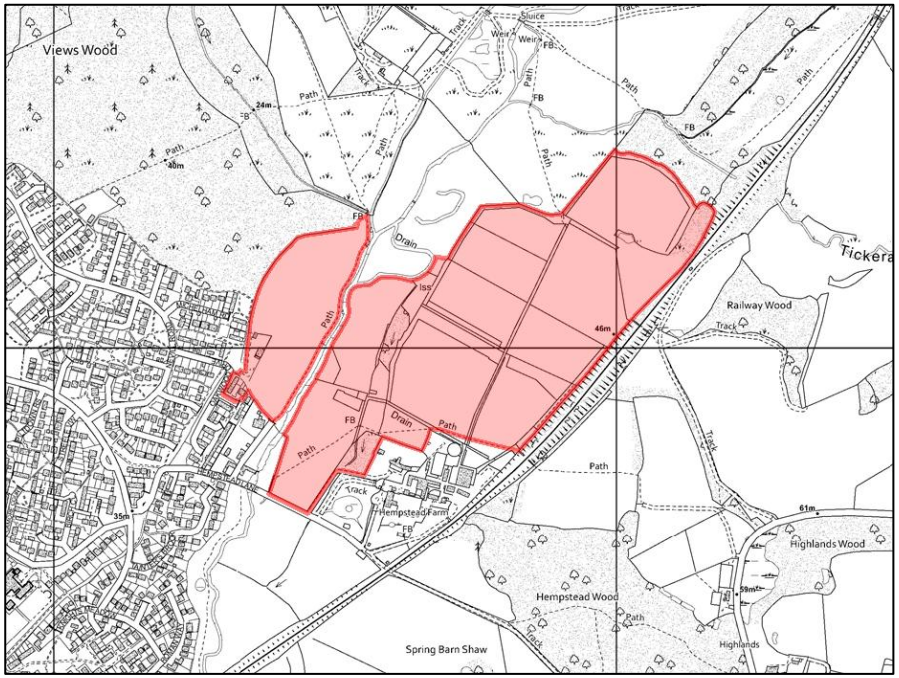
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 55	Year 11+:

Total Capacity: 55



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1232/1410
Site Address: Hempstead Farm, Uckfield
Settlement: Uckfield
Parish: Uckfield
Site Area (ha) Gross: 28.1

The site is located on the eastern side of the Nevill housing estate in Uckfield, comprising of a rugby club site with clubhouse and pitches to the west and horse charity use and buildings to the east. Low lying flat open land exists between the parcels of land, and this constitutes Flood Zones 2 and 3. Approximately 4.85ha of the site is within Flood Zones 2 and 3, which is a significant constraint to development and likely to affect viability, which has as yet not been proven to be assessed. The site is also bisected by the River Uck at this point, making access across all parts of the site difficult to achieve. Any new access route will need to cross the flood plain via a new bridge and it is unclear whether this would be viable. Three Grade II and one Grade II* listed buildings are located to the south / south-west of the site, and development could affect their setting. The 2026 Heritage Imapct Assessment considers that development could potentially cause a high degree of harm to the setting of the southern end of Buxted Park (Registered Park and Garden), Hempstead Manor Farmhouse and the associated Oast House. The Assessment recommends avoiding or substantially minimising development on this site. The Uckfield railway line runs along the eastern boundary of the site. The site is close to Uckfield railway station and is well served by buses/ pedestrian/ cycle routes. The site extends considerably to the east and north of the existing built form of Uckfield, projecting into the open countryside that sits at a lower level than the adjacent housing and currently reads as part of the flood plain and open space around the town. The 2026 Landscape and Visual Appraisal considers the site to have a moderate sensitivity to small-scale residential development and a high sensitivity to medium scale residential development. Development of the site would introduce residential development within the semi-rural fringe landscape to the north-east of Uckfield, in a location strongly influenced by the River Uck corridor, the ancient woodland of Views Wood within Manor Park, and the nationally designated Buxted Park SSSI and Registered Park and Garden. Whilst the site's proximity to the existing settlement edge, the influence of the railway corridor to the east, the presence of the rugby club in the west of the site, and the enclosed character of parcel to the north-west reduce sensitivity, the site retains a number of important and sensitive landscape features. These include the River Uck riparian corridor, a strong network of public rights of way including the Wealdway, historic field patterns in the south-west and north-east. Features immediately adjacent to the site which increase sensitivity include Views Wood ancient woodland, Buxted Park SSSI and Registered Park and Garden and a cluster of listed buildings at Hempstead Farm to the south. The Appraisal recommends that if development were to come forward, it should be focused in the west of the site in closest proximity to the existing settlement edge, to utilise the containment afforded by the surrounding woodland, SSSI and railway boundaries and to minimise the extension of the settlement edge into the more sensitive northern and eastern parts of the site. However, this would require the reprovision of the existing sporting facilities and the rugby pitch in order to be acceptable in principle. Development across the entirety of the site, and/or in isolation, may cause harm to the character of the locality. Even if this character altered, creation of one cohesive development may be hard to achieve as a vehicular access cannot be gained easily through and across the site due to flood risk and the presence of the railway lane adjacent. At this stage, the site is considered unsuitable for residential or employment development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Wadhurst

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
119/3330	Land north of Tapsells Lane, Wadhurst	Wadhurst	Not deliverable or developable
450/3330	Crest Farm, Pell Lane, Wadhurst	Wadhurst	Not deliverable or developable
486/3330	Land to the west of Herons Lea, Tapsells Lane, Wadhurst	Wadhurst	Not deliverable or developable
584/3330	Land adjacent to Jonas Drive, Wadhurst	Wadhurst	Not deliverable or developable
585/3330	Land on corner of Blacksmith's Lane, Wadhurst	Wadhurst	Not deliverable or developable
590/3330	Land adjacent to 26 Snape View, Wadhurst	Wadhurst	Too small for assessment
592/3330	Land at Foxhole Farm, Foxhole Lane, Wadhurst	Wadhurst	Not deliverable or developable
611/3330	Land at Meadowcroft, Cousley Wood Road, Wadhurst	Wadhurst	Too small for assessment
613/3330	Land at Marling House, Station Road, Wadhurst	Wadhurst	Not deliverable or developable
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	Wadhurst	Deliverable
757/1910	Land at Cheviots, Newbury Lane, Cousley Wood	Cousley Wood	Not deliverable or developable
790/3330	Land at Beechlands, Best Beech Hill, Wadhurst	-	Not deliverable or developable
901/3330	Land on the south side of Cousley Wood Road, Wadhurst	Wadhurst	Not deliverable or developable
938/3330	Land east of Osmers Hill, Wadhurst	Wadhurst	Too small for assessment
982/1630	Houndsell Stud, Wadhurst Road, Mark Cross	-	Not deliverable or developable
988/3330	Land adjacent to Brookfields, Old Station Road, Wadhurst	Wadhurst	Not deliverable or developable
989/3330	Woodlands, Mayfield Lane, Wadhurst	Wadhurst	Not deliverable or developable
990/3330	Land to the west of Brinkers Lane, Wadhurst	Wadhurst	Not deliverable or developable
991/3330	Land to the north of Wadhurst Primary School, Sparrows Green Road, Wadhurst	Wadhurst	Not deliverable or developable
992/3330	Land to the north of Wadhurst High Street, Wadhurst	Wadhurst	Not deliverable or developable
993/3330	Land to the west of High Street, Wadhurst	Wadhurst	Not deliverable or developable
994/1910	Little Windmill Farm, Windmill Lane, Cousley Wood	Cousley Wood	Not deliverable or developable
995/3330	Land at Balaclava Lane, Wadhurst	Wadhurst	Not deliverable or developable
1107/1910	Land north and south of Bewlbridge Lane, Cousley Wood	-	Not deliverable or developable
1147/3330	Land off Mayfield Lane, Wadhurst	Wadhurst	Not deliverable or developable
1207/3330	Land at Beech Oast Grange, Osmers Hill, Wadhurst	Wadhurst	Not deliverable or developable
1211/3300	Land west of Style Lane and south of High Street, Wadhurst	Wadhurst	Not deliverable or developable
1212/3300	Land west of Styles Lane and south of High Street (southern section), Wadhurst	Wadhurst	Not deliverable or developable

1236/3330	Land on the South Side of Three Oaks Lane, Wadhurst	Wadhurst	Not deliverable or developable
1239/3330	Land West of Tappington Grange, Station Road, Wadhurst	-	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

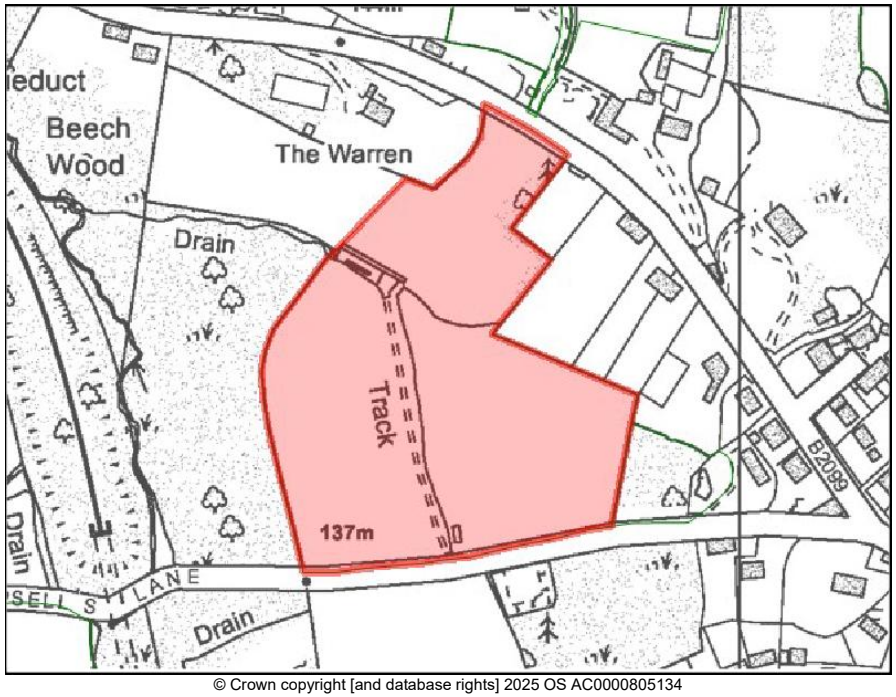
Site reference	Address	Settlement	Site size (ha)	Reason
590/3330	Land adjacent to 26 Snape View, Wadhurst	Wadhurst	0.05	The site is below the minimum threshold required for the assessment.
611/3330	Land at Meadowcroft, Cousley Wood Road, Wadhurst	Wadhurst	0.11	The site is below the minimum threshold required for the assessment.
938/3330	Land east of Osmers Hill, Wadhurst	Wadhurst	0.13	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

NONE



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 119/3330
Site Address: Land north of Tapsells Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 4.59

This is a large site comprising agricultural land located to the north of Tapsell's Lane and to the south of Station Road along the existing highway network. The site's western boundary is adjacent to Ancient Woodland. Development in this location would appear somewhat visually disconnected from the existing settlement. Although the site is within walking distance to the rail station, the site would be relatively isolated from the village centre and its local services and facilities. The very steep slope down to the north of the site would make the provision of a vehicular access, and the development of the site generally very difficult and would impact upon the overall viability of the scheme. Tapsells Lane to the south, is a narrow road in both directions and has substandard visibility at the junction with Station Road. The significant increase in vehicular flows arising from this development would cause a substantial increase in traffic along Tapsells Lane to the west. The site is within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. It is considered that the impact of the new development in this location, would be significant due to its contribution to the attractive setting of the village. It is considered therefore that development would have an unjustified impact on the character and appearance of the landscape.

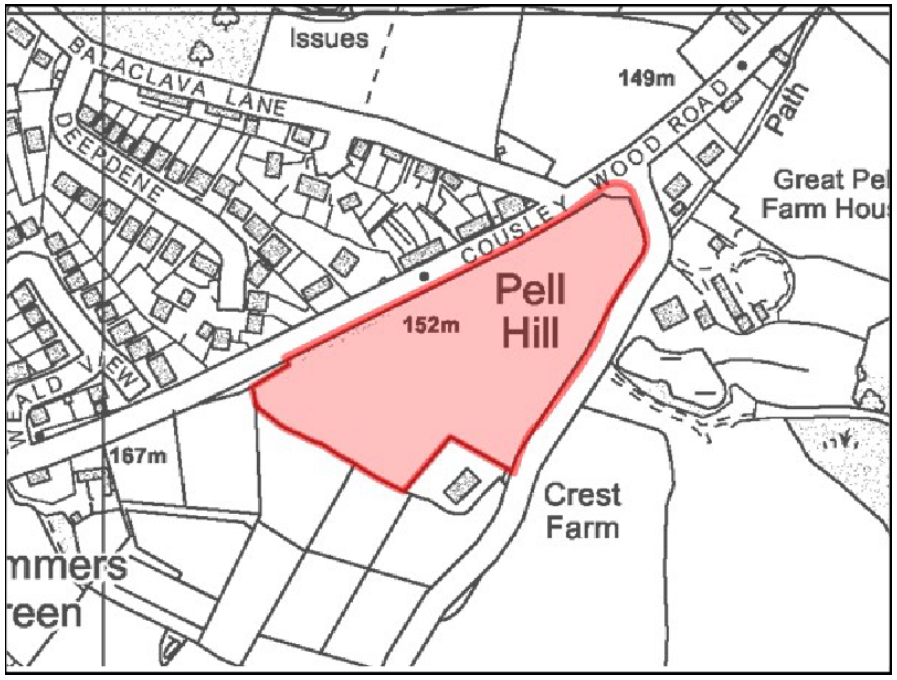
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 450/3330
Site Address: Crest Farm, Pell Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 2.14

The site comprises of agricultural land located to the north of Wadhurst and to the south of Cousley Wood Road. The site is wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. The site is prominent within the landscape given its steep topography and far-reaching panoramic views that are provided to the High Weald National Landscape to the north. It is considered that development in this location would have an unjustified impact on the rural character and appearance of the surrounding high-quality landscape. The site is some distance from the local services, facilities and public transport that is available in the centre of Wadhurst, and the site is not considered to form a logical extension to the village or provide a sustainable location for residential development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 486/3330
Site Address: Land to the west of Herons Lea, Tapsells Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 0.36

The site is comprised of amenity land located to the north of Tapsell's Lane, close to the junction with the B2099 to the east. The site contains a number of mature trees which are of amenity value and there are significant slopes to the west. The developable area would be markedly reduced from that submitted. There is no alternative location available for a vehicular access and so additional traffic generated would need to use Tapsells Lane. However, visibility at the junction with Station Road (B2099) is poor and the lane to the west is narrow and unsuitable for significant vehicle usage. These factors render the site unsuitable for housing development. The site is wholly located within the High Weald National Landscape and is within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the landscape. The site was refused full planning permission for 3 (net) dwellings under planning reference WD/2022/0550/F and has been the subject of a planning appeal. The appeal has been dismissed (APP/C1435/W/23/3318107) confirming 'the proposal would fail to conserve the landscape and scenic beauty of the High Weald National Landscape.

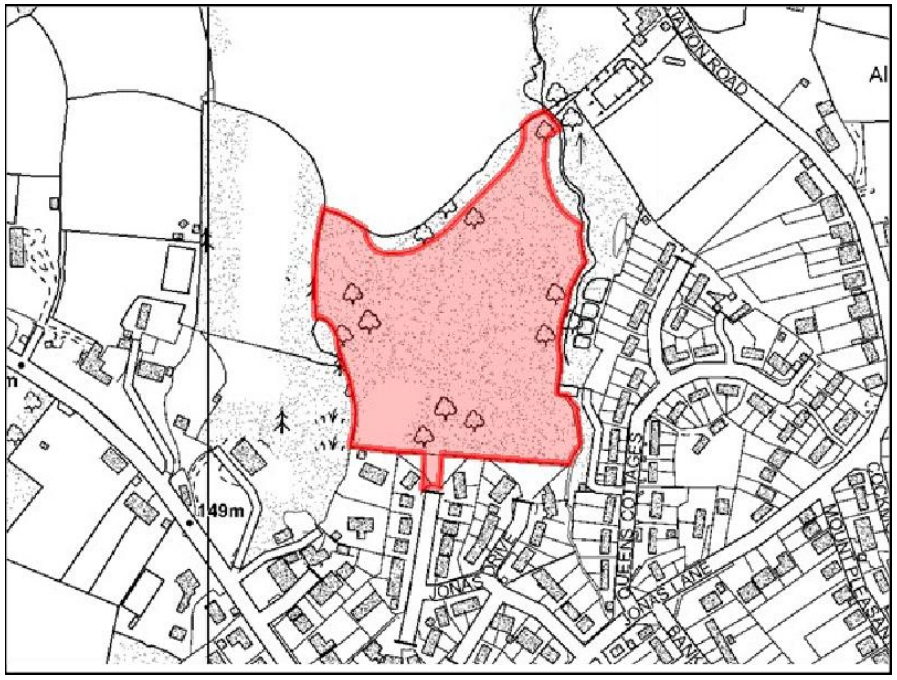
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 584/3330
Site Address: Land adjacent to Jonas Drive, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 3.27

The site comprises of a medium size field of grass and scrub enclosed by woodland and shaws located adjacent to existing properties to the northeast of Durgates on the western edge of Wadhurst. The site is wholly within the High Weald National Landscape and the 2026 Landscape and Visual Appraisal states that the site is highly sensitive to development. The assessment also concludes that the site has a strong expression of the core components of character of the National Landscape and that development would have a high impact on those components. Development of this site as a whole would extend development beyond the existing wooded boundary of the settlement and result in the loss of an assart fieldscape, which contributes to the dominant Medieval character of field patterns found within the High Weald National Landscape. The site slopes steeply downhill towards the northeast with exposed sections from the centre of the site to this elevation. Development in the east of the site would be at odds with the relatively complex topography of the site, which contributes to the pattern of faults and folds within the High Weald National Landscape, and would appear to 'spill out' beyond the ridge crest. Development would also be required to take into consideration the surface water flood risk within the site and the ancient woodland adjacent the sites boundary. Furthermore, Jonas Lane is narrow in parts, and a footway exists on the western side only and ends at Queens Cottages, a short distance to the north. The junction with B2099 [Station Road] has substandard layout and visibility but could not be significantly improved. Due to these issues, development is deemed unsuitable.

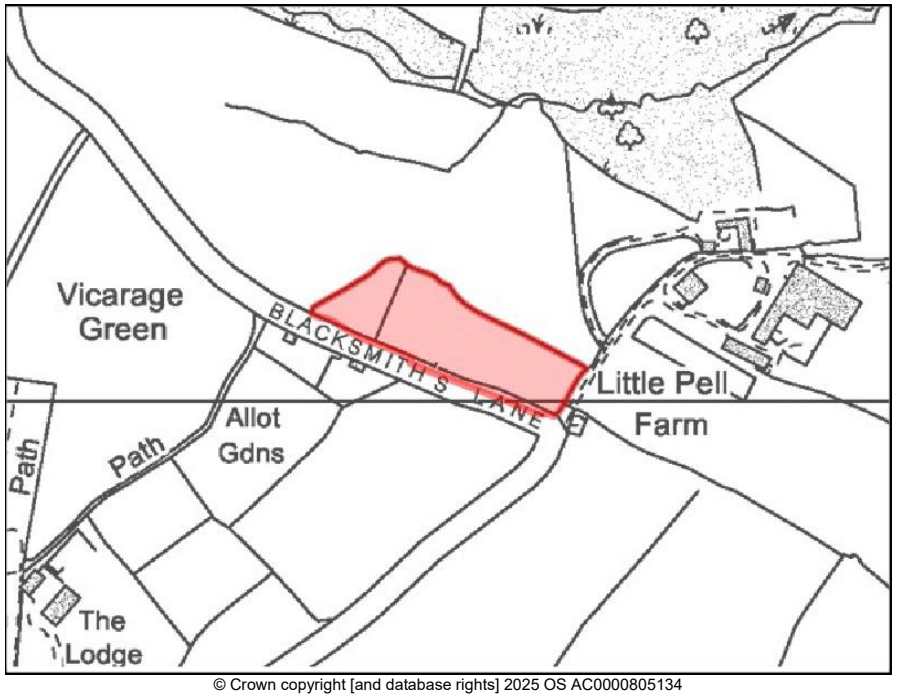
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	Partly	1 L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 585/3330
Site Address: Land on corner of Blacksmith's Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 0.68

The site comprises a single field used for grazing located to the north of Wadhurst, to the north of Blacksmith's Lane. A Grade II listed building lies to the southwest of the site and a public right of way runs north to south adjacent to the site's eastern boundary. The site is detached from the settlement of Wadhurst and is therefore isolated from local services and facilities. The site lies wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. Therefore, development would be out of keeping with and have a detrimental impact upon the rural character and appearance of the countryside. The site as submitted cannot be provided with a suitable vehicular access to serve development, given the narrow form of Blacksmith's Lane.

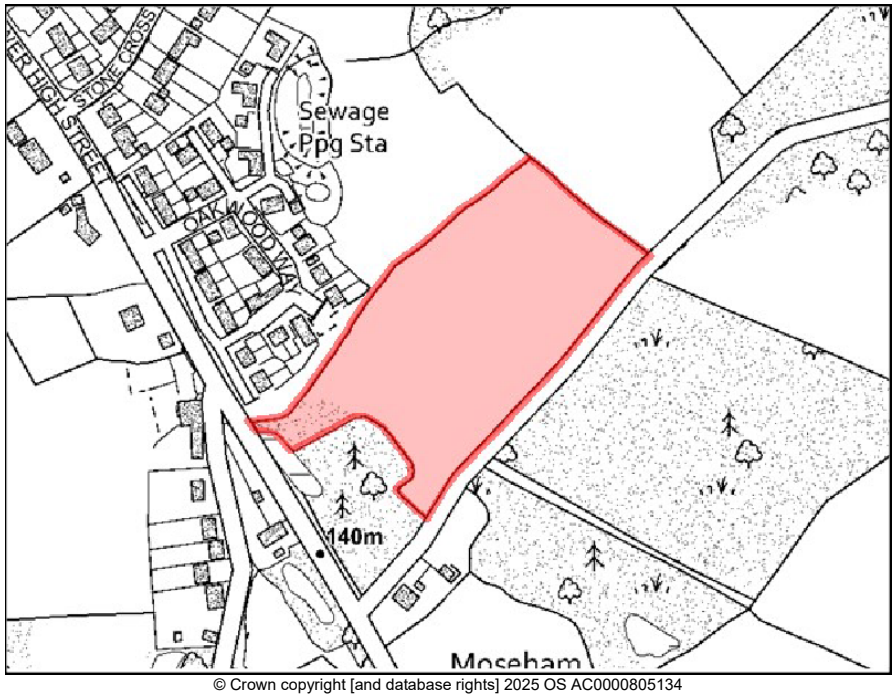
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 592/3330
Site Address: Land at Foxhole Farm, Foxhole Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 2.21

The site is located in open countryside to the north of the B2099 and to the south-east of Wadhurst. The site comprises a small field of grass enclosed by mature hedgerows and shaws situated on a ridge of higher ground. A historic routeway/public footpath crosses through the site from southwest to northeast where it joins Foxhole Lane. The site is adjacent to a site that has planning permission for 35 dwellings (WD/2016/0154/MEA) and has now been constructed. The site is located within the High Weald National Landscape and is within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site retains many of the features of a High Weald landscape, that includes a smaller field pattern, some ancient woodland and the historic route way through the site. Even with the new housing development to the west, the site is well enclosed with limited views to it and acts a transitionary parcel of land to the open countryside and the rural lane to the east (Foxhole Lane). The site has ancient woodland at the southern section of the site and therefore a vehicular access would be required through adjoining land. Given the site's high landscape value and lack of vehicular access, it is considered unsuitable for residential development.

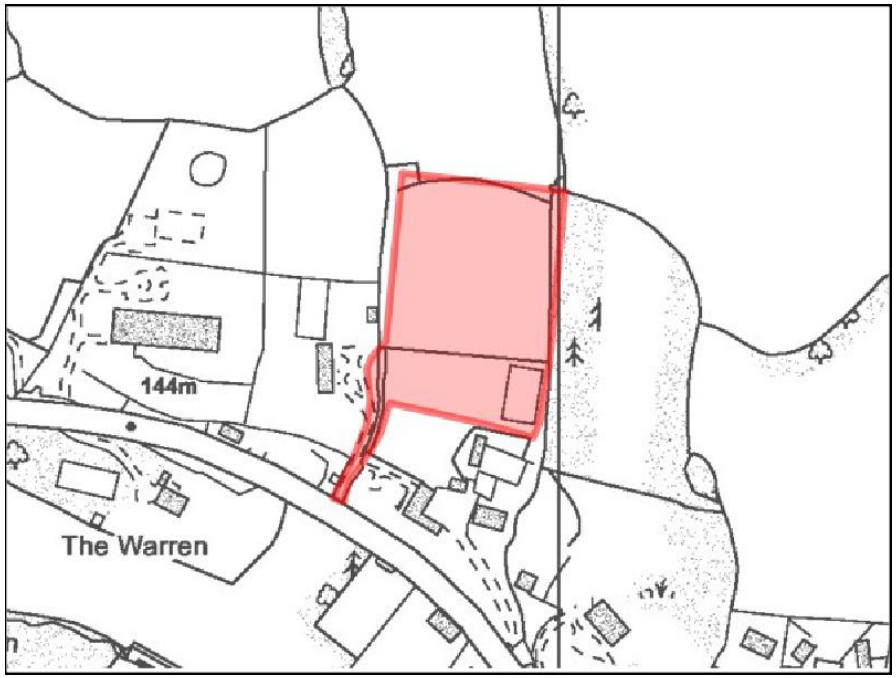
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 613/3330
Site Address: Land at Marling House, Station Road, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 1.53

The site lies northwest of Durgates (to the north of Station Road) on the western side of Wadhurst and comprises a single small field of grass and part of a garden bounded on two sides by trees and hedges. The site is located wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development is unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside to the northwest of Wadhurst. The site is set back from but accessed via the B2099 (Station Road). The site as submitted cannot be provided with a suitable vehicular access to serve housing development as this is reliant upon a narrow vehicular access. The site was subject to an outline planning application for 29 (net) dwellings under planning reference WD/2022/0535/MAO, which was refused in December 2023. A subsequent planning appeal was dismissed due to the harm to the High Weald National Landscape and the proposed access arrangements.

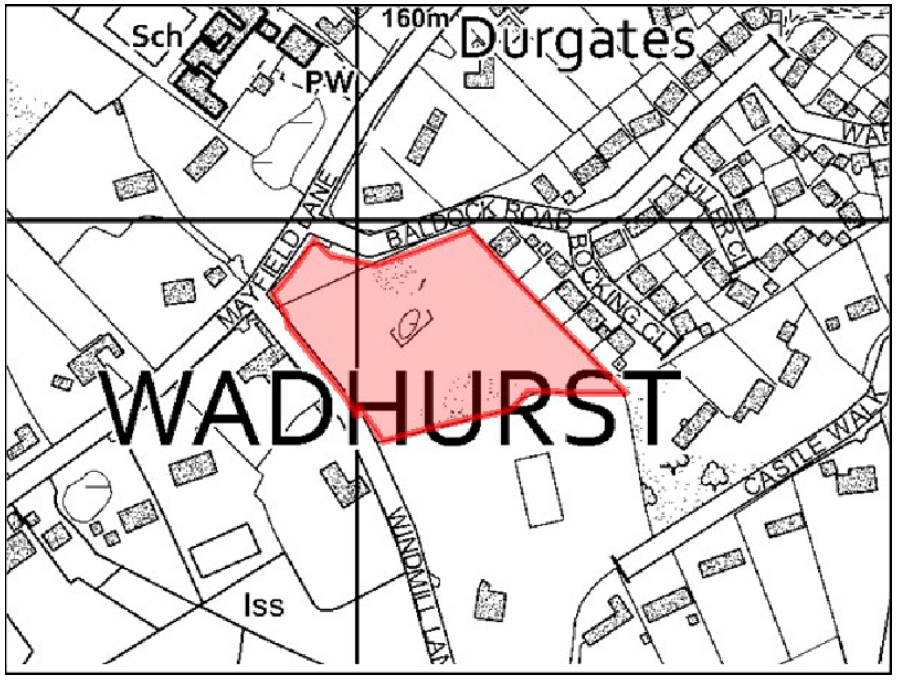
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 694/3330
Site Address: Land at Windmill House, Windmill Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 1.14

The site is located on the southern edge of Wadhurst just off the B2100 (Mayfield Lane) and is situated within the High Weald National Landscape. The site is adjacent to the existing settlement on two sides (north and east) and comprises a small and open grassy field bounded by trees on one side. The site is well located within the Durgates area of Wadhurst and is well located in relation to existing services and local facilities in Wadhurst and also public transport (namely the rail station). The site is within an existing residential area and a public footpath runs along Baldock Road on its northern boundary. The 2026 Landscape and Visual Appraisal states that the site is of moderate sensitivity to development, has a moderate expression of the core components of character of the National Landscape and that development would have a moderate impact on those components. This is due to the presence of mature woodland and trees; a pond; grazed pastures; and the site being part of a landscape with dark night skies. Development of this site would extend development from the boundary of the settlement, reducing its separation with the properties along the B2100 Mayfield Lane in the south-west and would result in open views of new development from adjacent roads and properties, although the wooded and built-up nature within the vicinity of the site will limit views into it from the wider landscape. The site is reasonably level and consists of grassland and woodland. There is a perimeter Tree Preservation Order on the northern part of the site and also covering the whole of the southern part of the site associated with woodland in this area. The TPO includes a small copse of trees positioned around the pond in the centre of the northern part of the site. The TPOs are the site's main constraint and reduces the developable area of the site as these must be retained. The development proposals may be required to meet the requirements in paragraph 190 of the NPPF.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

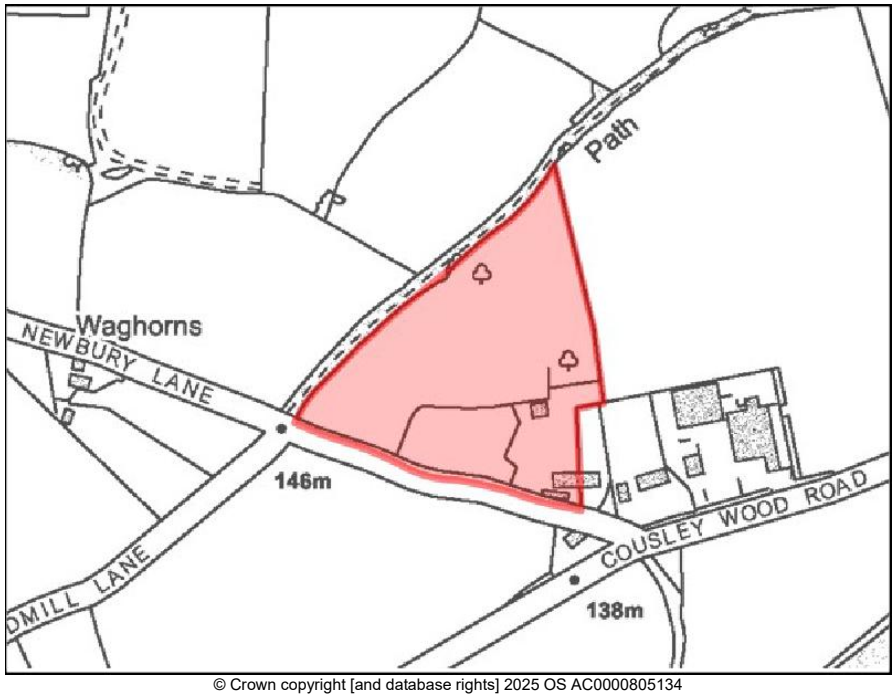
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion
Deliverable

DELIVERY	Year 1-5: 20	Year 6-10:	Year 11+:

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 757/1910
Site Address: Land at Cheviots, Newbury Lane, Cousley Wood
Settlement: Cousley Wood
Parish: Wadhurst
Site Area (ha) Gross: 2.05

The site comprises part of the curtilage of a residential property located to the northeast of Cousley Wood adjacent to Newbury Lane. The site is within the High Weald National Landscape. The site is situated in an isolated location and is remote from local services and facilities and functionally separate from any settlement. In addition, the site as submitted cannot be provided with a suitable vehicular access, given the narrowness of Newbury Lane and its visibility.

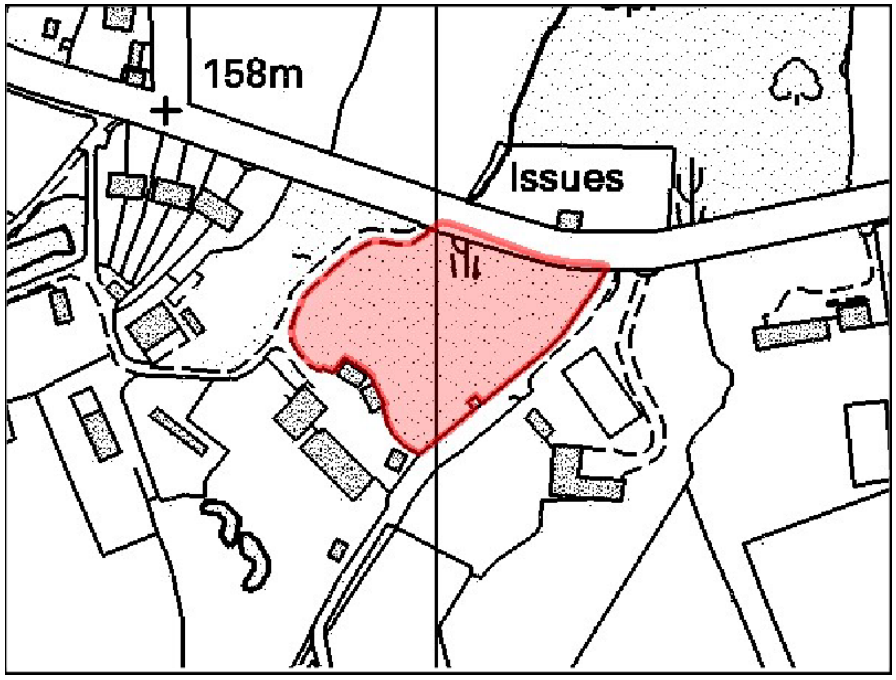
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 790/3330
Site Address: Land at Beechlands, Best Beech Hill, Wadhurst
Settlement: -
Parish: Wadhurst
Site Area (ha) Gross: 0.74

The site comprises of vacant overgrown land located in a rural location to the west of Wadhurst at Beech Hill. A public right of way extends north to south adjacent to the site's eastern boundary. The site is situated in an isolated location, detached from the settlement of Wadhurst and is therefore remote from local services and facilities. The site is located wholly within the High Weald National Landscape and development would be out of keeping with and have a detrimental impact upon the rural character and appearance of this attractive and high-quality landscape which surrounds Wadhurst. The site is covered by a large number of mature trees and development would result in the unacceptable loss of this habitat.

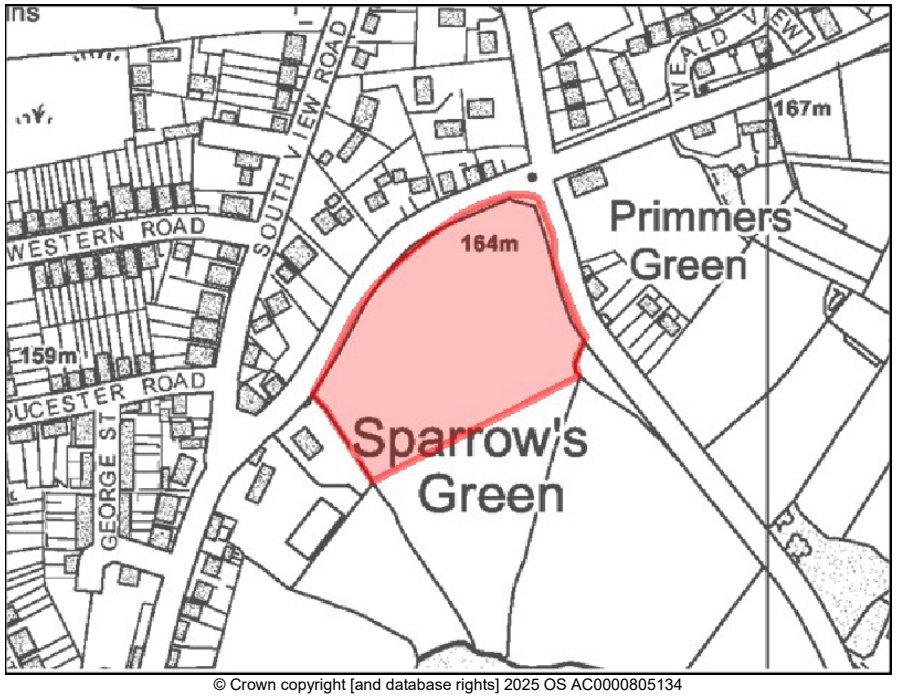
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 901/3330
Site Address: Land on the south side of Cousley Wood Road, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 1.73

The site is located opposite existing properties on the southeastern side of Sparrow's Green, to the north of Wadhurst. The site comprises part of a medium-sized field of grassland enclosed by hedgerows. The site is within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. There are extensive views to the open countryside to the south of the site as the site slopes downwards towards the centre of Wadhurst. Therefore, development would have an unjustified impact on the high-quality character and appearance of the landscape. Given the openness of the field, the impact of development on the landscape would be difficult to mitigate. The site was refused outline planning permission for 15 (net) dwellings under planning reference WD/2022/1610/MAO and was dismissed at planning appeal. This was due to the impact of development upon the High Weald National Landscape, which is exacerbated due to the sites prominent ridge top location.

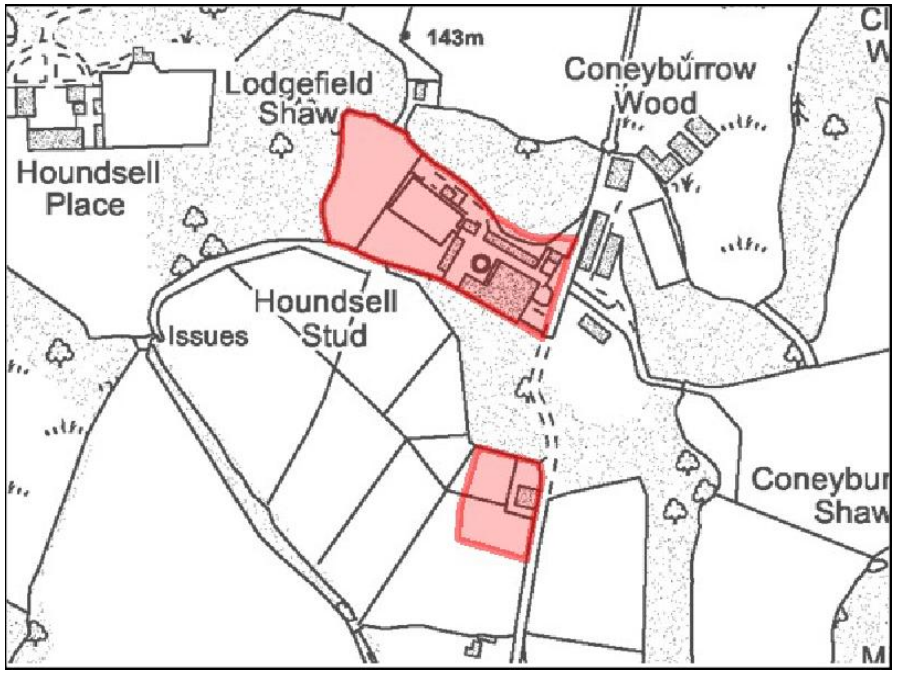
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 982/1630
Site Address: Houndsell Stud, Wadhurst Road, Mark Cross
Settlement: -
Parish: Wadhurst
Site Area (ha) Gross: 1.24

The site is comprised of land used for equestrian uses and forestry located to the south of Wadhurst Road in countryside situated between the settlements of Mark Cross and Wadhurst in the High Weald National Landscape. The site is isolated and remote from local services and facilities in an unsustainable location unsuited to residential development. Development in this location would be out of keeping with the rural character and appearance of the countryside. As submitted, the site cannot be provided with a suitable vehicular access, given that there are no obvious access points from the B2100 to the north.

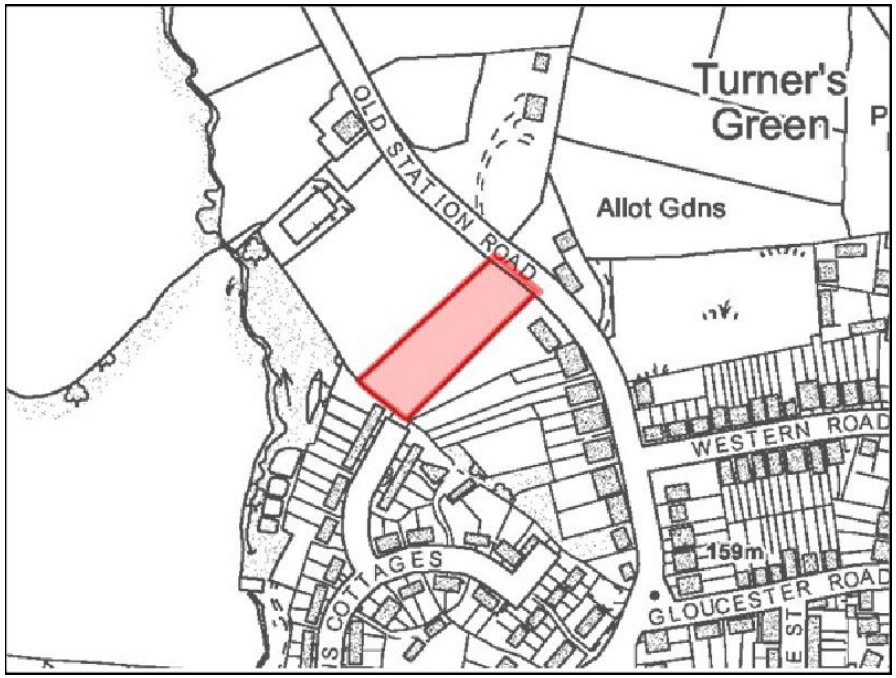
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 988/3330
Site Address: Land adjacent to Brookfields, Old Station Road, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 0.4

The site is comprised of a grass field enclosed by mature hedgerows and trees located at the northern edge of Sparrow's Green. The site is wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The land slopes steeply to the southwest and the site would therefore be prominent in the landscape, which would adversely impact the landscape in this location. The existing access is via Old Station Road. Old Station Road is narrow with no pavements and is unsuitable for additional vehicular movements and the lack of a vehicular access opportunities to create one render the site unsuitable for development.

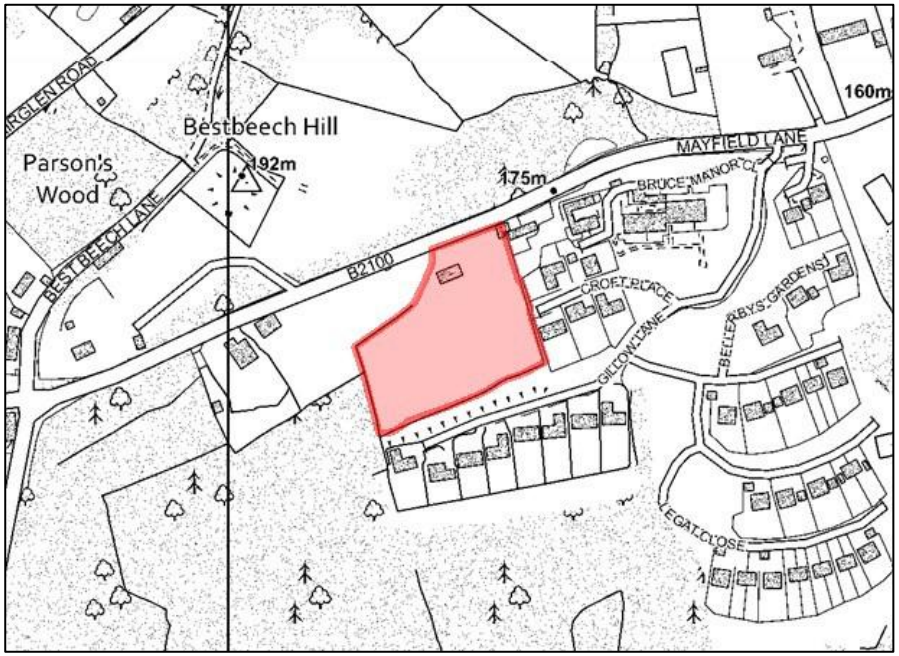
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 989/3330
Site Address: Woodlands, Mayfield Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 1.27

This site is located to the south of Mayfield Lane in the High Weald National Landscape. The site currently comprises a single residential property and garden. The site is immediately adjacent to Wadhurst College site where planning permission was granted for enabling residential development to secure the future of the listed buildings on the site. No such exceptional circumstances exist on this site, which is located over 1km from most local services in Wadhurst and is therefore considered to be remote from local services, amenities and public transport. The site is wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape to the west of Wadhurst. The site is therefore unsuitable for residential development.

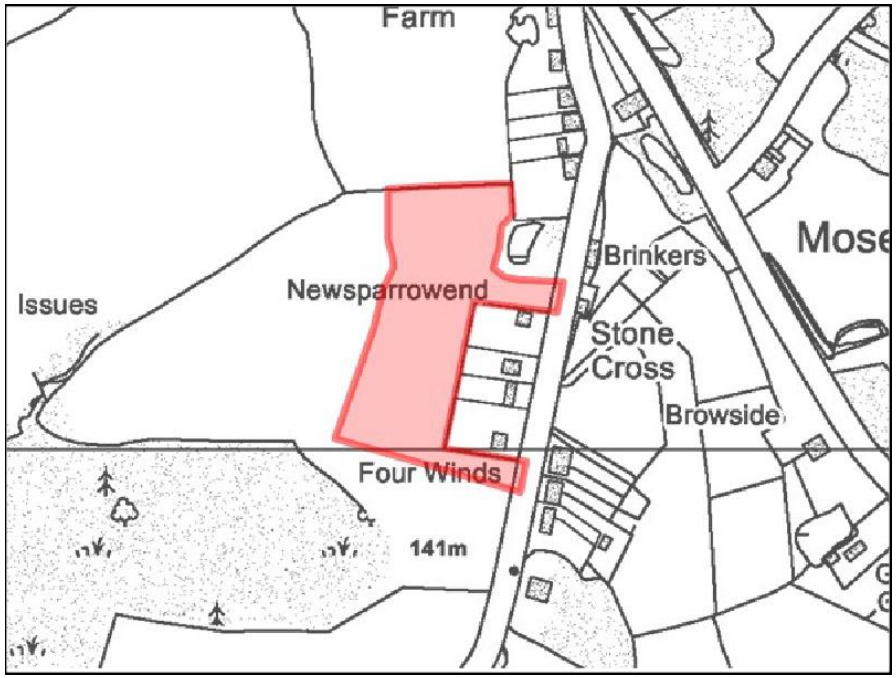
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 990/3330
Site Address: Land to the west of Brinkers Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 1.22

This site is comprised of grazing fields that slope westwards located at the southern end of Wadhurst High Street behind a row of large, detached properties on the narrow Brinkers Lane. The site is situated immediately to the south of SHELAA site 993/330 and is highly visible from vantage points to the north along the public right of way. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the landscape.

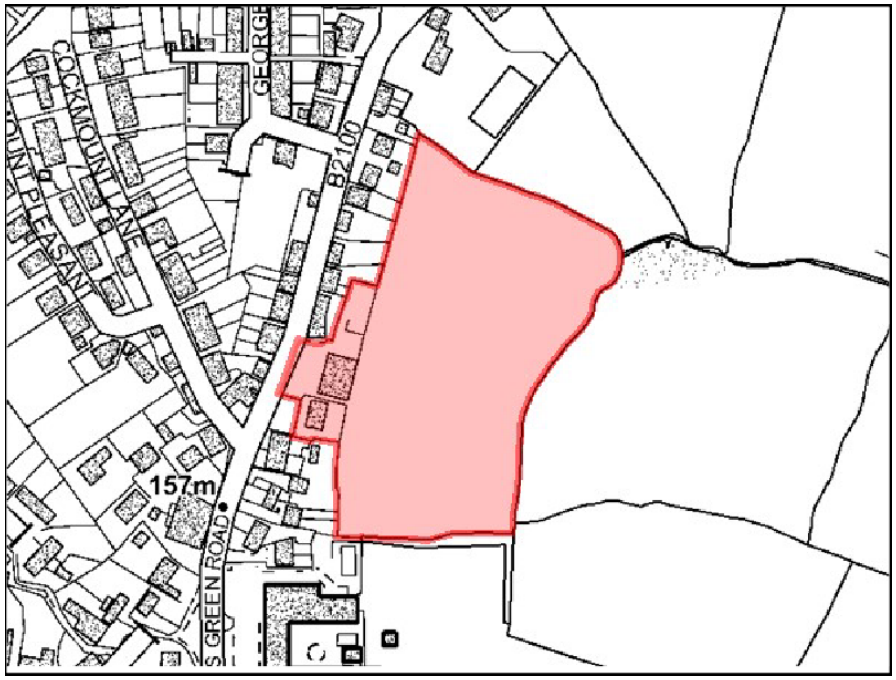
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 991/3330
Site Address: Land to the north of Wadhurst Primary School, Sparrows Green Road, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 1.93

The site is located to the east of Sparrows Green Road behind a row of residential properties and a car dealership. The site comprises a field of grassland enclosed by trees and hedgerow on three side. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site slopes downwards to the east and there are panoramic views of the landscape from Sparrows Green Road, so the site is highly prominent within the landscape. Therefore, development in this location would have an unjustified impact on the character and appearance of the landscape to the east of Wadhurst. Five of the residential properties that are adjacent/close to the site are Grade II listed and their setting may be harmed through new development on this site.

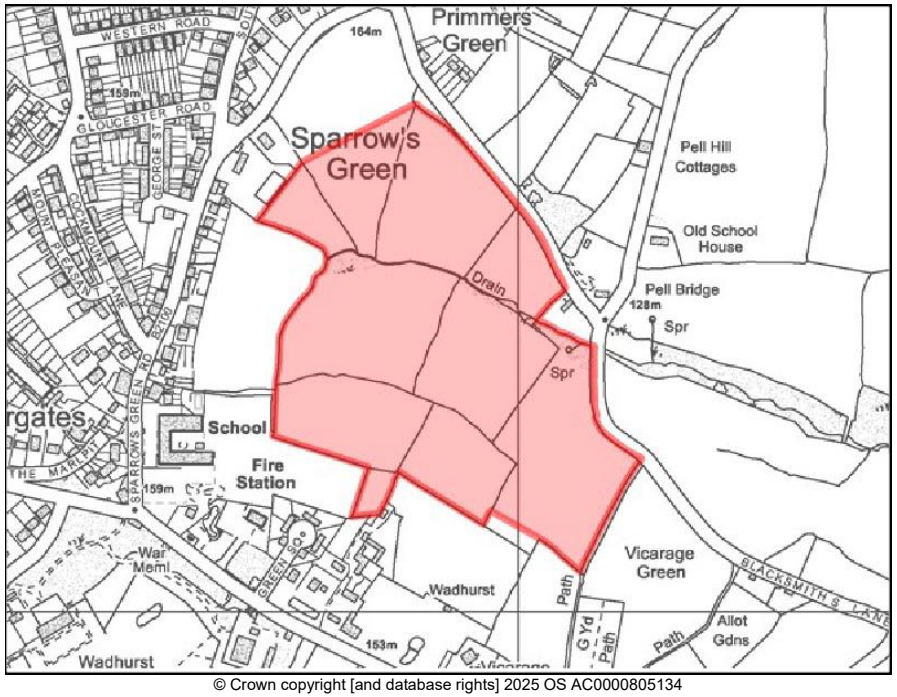
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 992/3330
Site Address: Land to the north of Wadhurst High Street, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 12.72

This large site is located to the north of the High Street, to the east of Sparrow's Green Road and to the south of Primers Green within the High Weald National Landscape. The site comprises grass fields used for grazing. The site is sloped either side of a stream that runs east/west through the middle of the site. The only potential access to the site, as submitted, is provided from Primmers Green, which is a narrow lane unsuitable for additional vehicular movement or for providing a suitable vehicular access. The site provides long range views to Bewl Water. The site is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity and development would have an unjustified impact on the character and appearance of the landscape. Access and landscape factors render the site unsuitable for development.

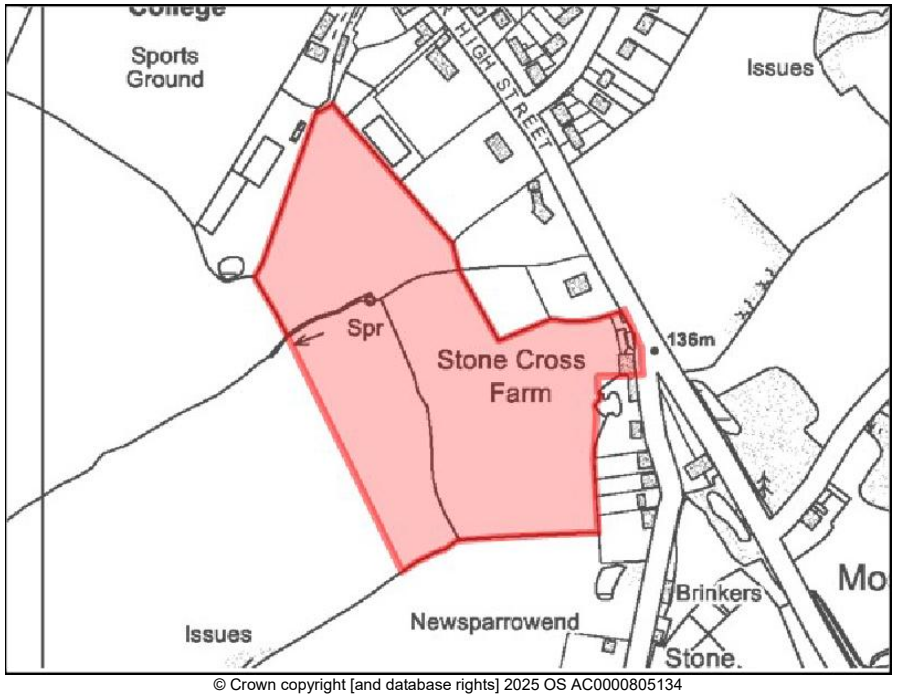
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 993/3330
Site Address: Land to the west of High Street, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 4.74

This site is comprised of grazing fields that slope westwards and is located to the west of Lower High Street at the southern end of Wadhurst High Street. The site boundary does not follow field boundaries and therefore the site remains open to the remainder of the field on its western side. There are views to open countryside to the west of the site. The site is situated within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Therefore, development would have an unjustified impact on the character and appearance of the landscape. The site is also adjacent to the Wadhurst High Street Conservation Area and would therefore likely have a detrimental impact upon the historic setting of Wadhurst.

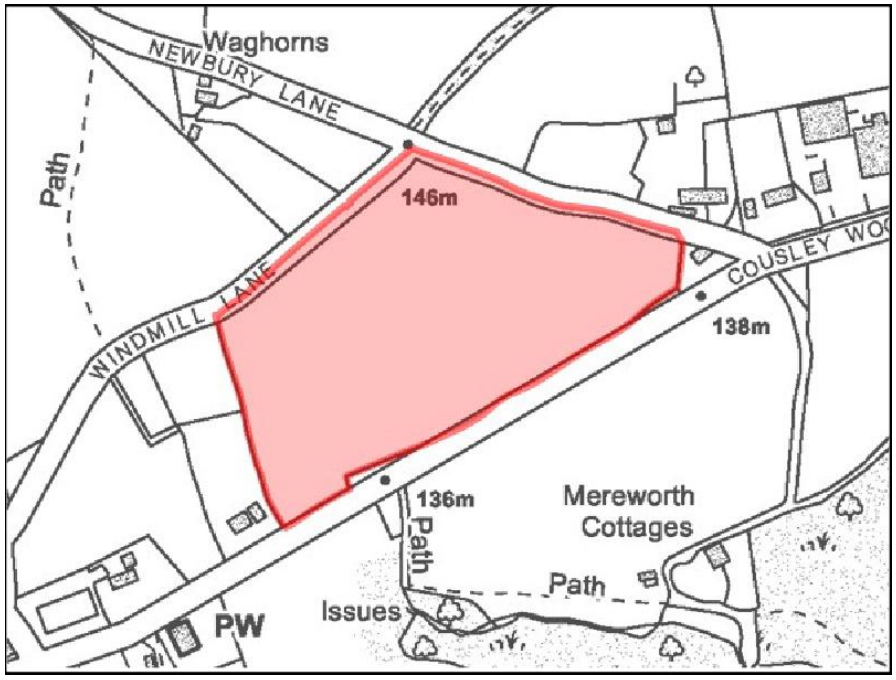
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 994/1910
Site Address: Little Windmill Farm, Windmill Lane, Cousley Wood
Settlement: Cousley Wood
Parish: Wadhurst
Site Area (ha) Gross: 3.5

The site is located to the east of Cousley Wood and comprises a greenfield site located immediately adjacent to the Cousley Wood Conservation Area along the B2100. The site is wholly within the High Weald National Landscape, and it is considered that the scale of the site in this location would detrimentally impact the landscape and rural character of the area. The site is isolated and remote from local services and facilities and therefore residential development in this location is considered unsuitable. The site was refused outline planning permission for 12 (net) dwellings under planning reference WD/2022/0662/MAO. An appeal was lodged but then was subsequently withdrawn.

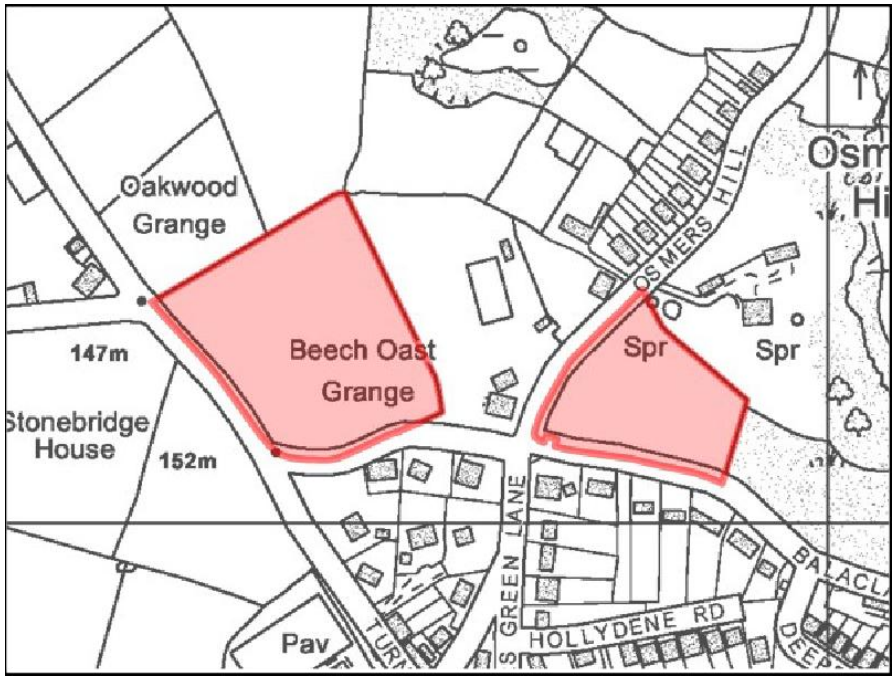
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 995/3330
Site Address: Land at Balaclava Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 2.5

The site comprises two grazing fields located in the open countryside to the north of Balaclava Lane beyond the existing settlement. The site is located some distance from the nearest facilities and local services and is served by narrow roads with no footpath connections into the existing settlement impacting on the sustainability of the sites. Both sites are in prominent locations within the High Weald National Landscape, (particularly the western field) that are elevated within the landscape with long panoramic views northwards. The site is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Development of these sites is therefore considered to have an unjustified impact on the character and appearance of the landscape and would also be considered as a significant incursion into the open countryside that would be difficult to mitigate.

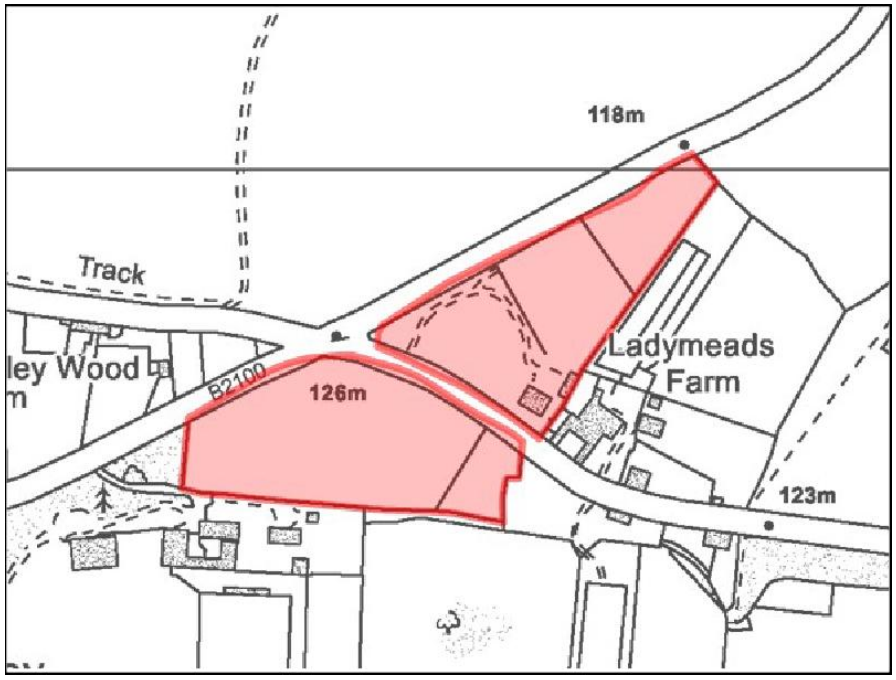
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1107/1910
Site Address: Land north and south of Bewlbridge Lane, Cousley Wood
Settlement: -
Parish: Wadhurst
Site Area (ha) Gross: 2.9

The site comprises two parcels of land located to the north and south of Bewlbridge Lane. The northern parcel of land incorporates Ladymeads House and garden and the southern site is used as a paddock. The site is situated within the High Weald National Landscape. Both sites are prominent within the landscape and the detrimental impact of individual housing developments in this location would be significant. The site is isolated and remote from local services and facilities and functionally separate from any settlement and is therefore considered unsuitable for residential development.

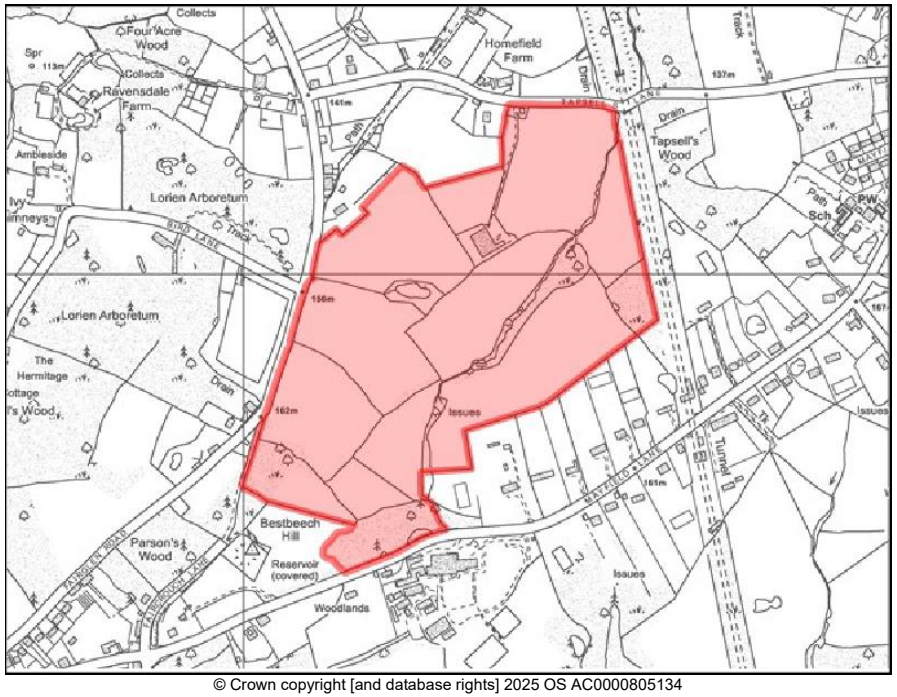
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1147/3330
Site Address: Land off Mayfield Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 25.45

This large site primarily comprises grazing fields located to the north of Mayfield Lane to the rear of a row of detached residential properties set within large garden plots and to the west of the railway line to the west of Wadhurst. The site also sits adjacent to Tapsell's Lane to the north and Faircrough Lane to the west. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. There are pockets of ancient woodland most notably on land fronting Mayfield Lane that would limit any opportunities to access the land from the B2100. The site is isolated from local services and facilities and poorly related to the existing settlement. Development of this scale, in this location would have an unjustified impact on the character and appearance of the landscape.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	Partly	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1207/3330
Site Address: Land at Beech Oast Grange, Osmers Hill, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 1.08

The site comprises a small field located to the north of Wadhurst and to the west of Osmers Hill. The site is located some distance from the nearest facilities and local services and is served by narrow roads with no footpath connections into the existing settlement impacting on the sustainability of the site. The site is located wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Development of this site is considered to have an unjustified impact on the character and appearance of the landscape and would also be considered as a significant incursion into the open countryside to the north of Wadhurst.

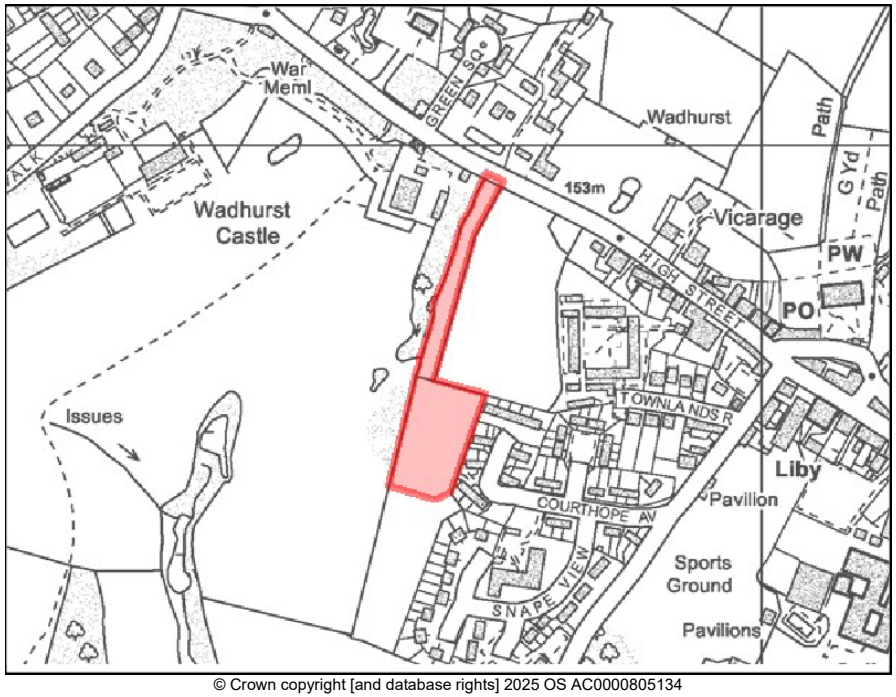
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1211/3300
Site Address: Land west of Style Lane and south of High Street, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 0.87

The site comprises of a field located at the southwestern perimeter of Wadhurst to the south of the High Street. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site is highly prominent within the landscape as the site slopes downwards significantly towards the south providing panoramic views across the High Weald National Landscape. Therefore, any development would have a detrimental impact upon the high-quality landscape to the south of Wadhurst. The northern part of the site is located within the Wadhurst High Street Conservation Area and any development would therefore have a significant impact upon the historic setting of Wadhurst, particularly upon a number of listed buildings located to the north and south of the High Street. The site was refused full planning permission for 18 (net) dwellings under planning reference WD/2022/0391/MAJ.

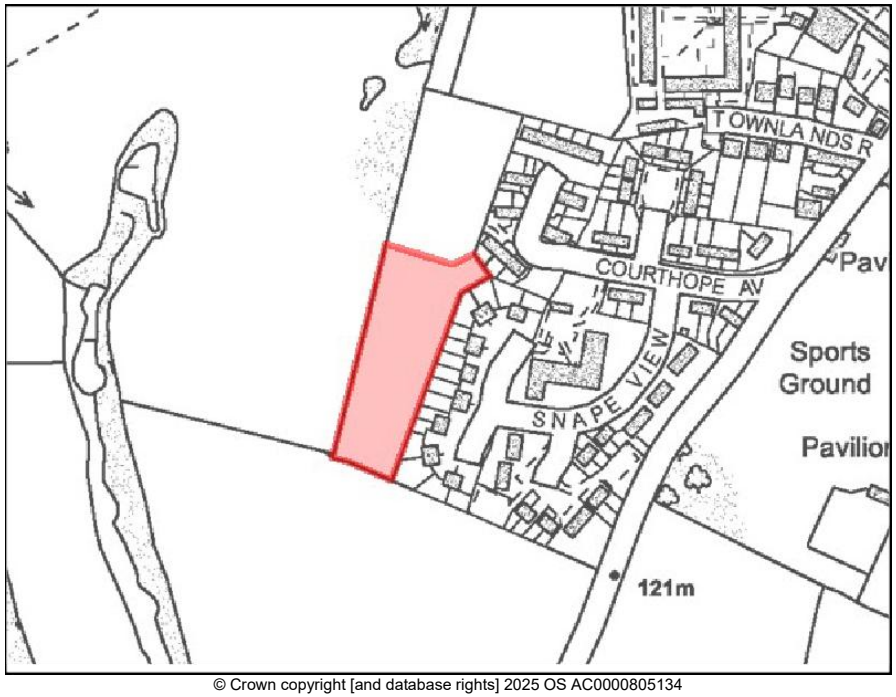
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1212/3300
Site Address: Land west of Styles Lane and south of High Street (southern section), Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross: 0.63

The site comprises of a field located at the southwestern perimeter of Wadhurst to the west of Snape View. The site is located within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. The site is highly prominent within the landscape as the site slopes downwards significantly towards the south providing panoramic views across the High Weald National Landscape. Therefore, any development would have a detrimental impact upon the high-quality landscape to the south of Wadhurst. The site cannot achieve a suitable vehicular access as this could only be provided via the adjacent SHELAA site to the north (1211/3330), which is also considered as unsuitable for development.

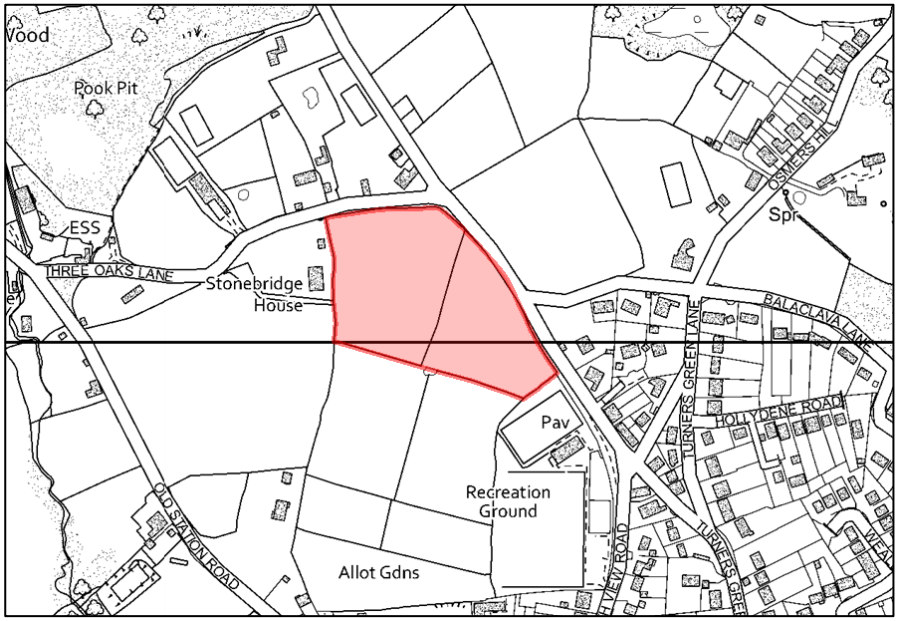
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1236/3330
Site Address: Land on the South Side of Three Oaks Lane, Wadhurst
Settlement: Wadhurst
Parish: Wadhurst
Site Area (ha) Gross:

The site comprises of an agricultural field located in the open countryside to the north of Wadhurst beyond the existing settlement to the west of Turners Green Road. The site is located some distance from the nearest facilities and local services and is served by narrow roads with no footpath connections into the existing settlement impacting on the sustainability of the sites. The site is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Due to these issues, development of the site is considered to have an unjustified impact on the character and appearance of the landscape and would be a significant incursion into the open countryside that would be difficult to mitigate.

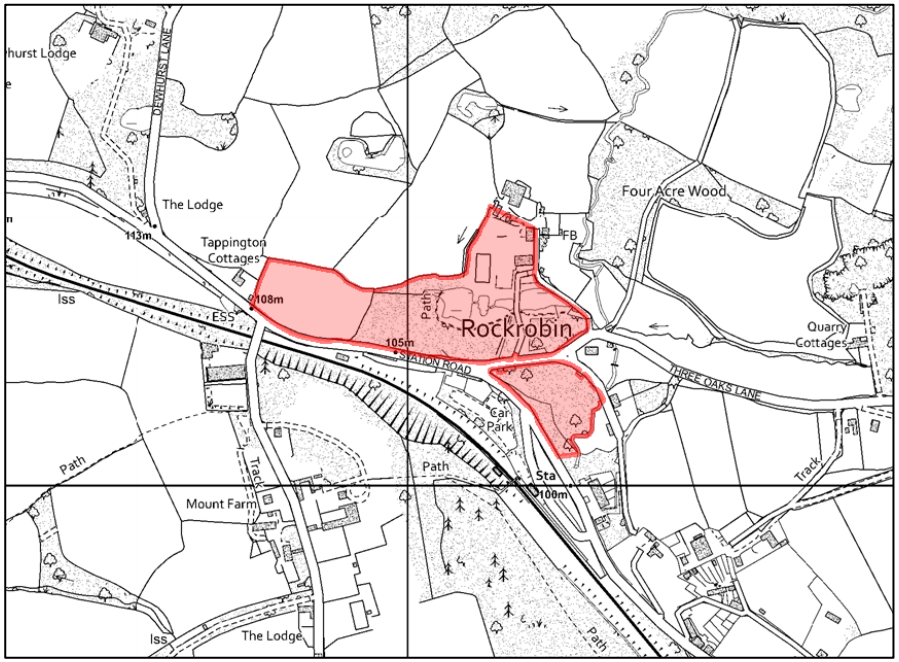
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
3	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1239/3330
Site Address: Land West of Tappington Grange, Station Road, Wadhurst
Settlement: -
Parish: Wadhurst
Site Area (ha) Gross: 3

The site is largely woodland to south west of Wadhurst village although it is in close proximity from Wadhurst Station. The site is detached from the settlement of Wadhurst and is therefore isolated from local services and facilities. The site lies wholly within the High Weald National Landscape and is located within the Wadhurst assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. The site also contains priority habitat and an isolated areas of surface water flooding, both of which would require mitigation.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Warbleton

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
011/3220	Land adjacent to Little Home Farm, Forest Lane, Punnetts Town	Punnetts Town	Not deliverable or developable
277/3220	Scots Paddock, Forest Lane, Punnetts Town	Punnetts Town	Not deliverable or developable
347/3260	Chapel Cottage Farm, Rookery Lane, Rushlake Green	Rushlake Green	Not deliverable or developable
385/1810	Old Homestead, Chilsham Lane, Bodle Street	-	Not deliverable or developable
398/3220	Land adjacent Sunny Slope, Forest Lane, Punnetts Town	Punnetts Town	Too small for assessment
475/3285	Land at The Three Cups Public House, Middle Lane, Three Cups Corner	Three Cups Corner	Too small for assessment
716/3220	Land south of Forest Lane, Punnett's Town	Punnett's Town	Not deliverable or developable
905/3285	Land at the Old Brickyard, Middle Lane, Three Cups Corner	-	Not deliverable or developable
917/3285	Land at Spring Hill, Battle Road, Three Cups Corner	-	Not deliverable or developable
1148/3220	Little Pig Farm, Blackdown Road, Punnetts Town	Punnetts Town	Not deliverable or developable
1290/3285	B2096 Between Little Downgate and Domus	Three Cups Corner	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

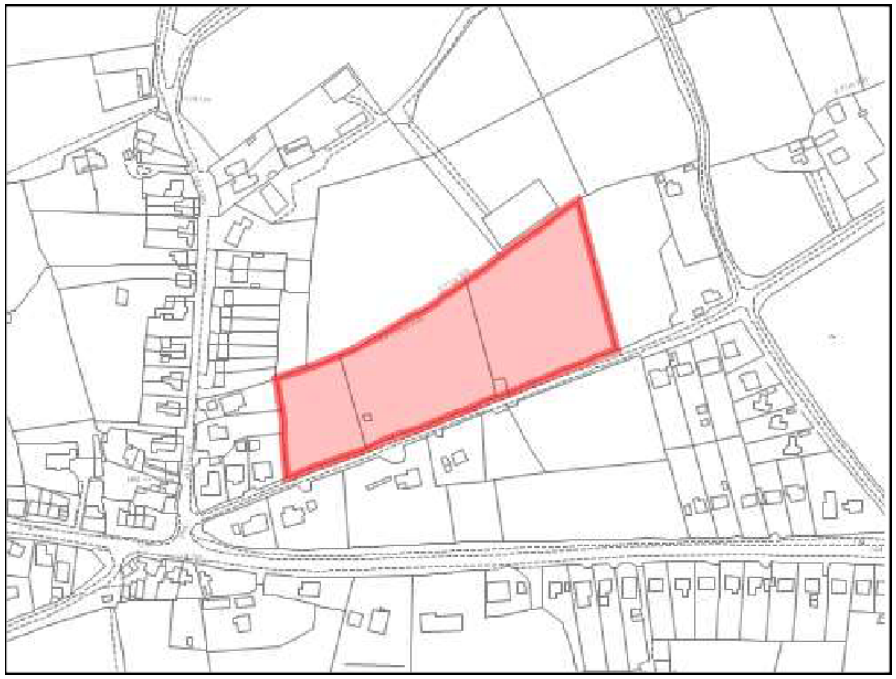
Site reference	Address	Settlement	Site size (ha)	Reason
398/3220	Land adjacent Sunny Slope, Forest Lane, Punnetts Town	Punnetts Town	0.39	The site is too small to yield the minimum number of units required for the assessment.
475/3285	Land at The Three Cups Public House, Middle Lane, Three Cups Corner	Three Cups Corner	0.07	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

None

Sites wholly or mainly within an area of absolute constraint

None



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 011/3220
Site Address: Land adjacent to Little Home Farm, Forest Lane, Punnetts Town
Settlement: Punnetts Town
Parish: Warbleton
Site Area (ha) Gross: 1.37

The site comprises of three fields used for horse grazing to the northeast of Punnetts Town, north of Forest Lane. Residential properties adjoin the site to the west and scattered fields and agricultural uses bound the site to the north, south and east. The development of the whole site would be unacceptable due to its prominence within the High Weald National Landscape. The 2026 Landscape and Visual Appraisal considers this site to have moderate – high sensitivity to development, a strong expression of the core character components of the National Landscpae and that development would likely have a high impact on them, subject to mitigation. The Appraisal notes that the intact histtoric field patern within the site is a key sensitive feature that would be lost. In addition, large scale development here would be unsuitable in part due to vehicular access issues. Forest Lane is a narrow single-track lane with little scope for improvements to be made. There is also no safe pedestrian access to the site, or scope to provide this along Forest Lane. Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

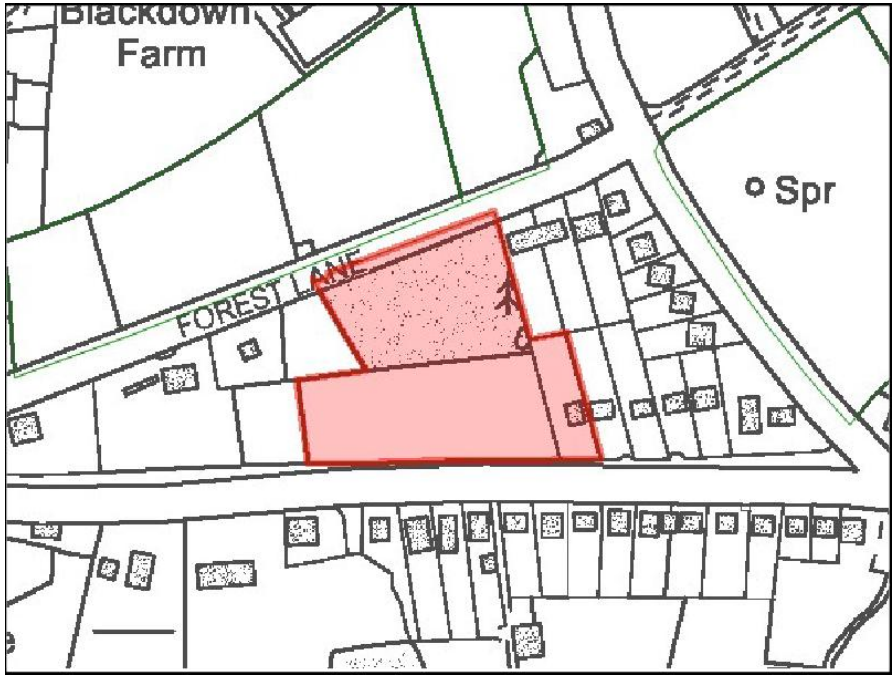
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	NoNo	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 277/3220
Site Address: Scots Paddock, Forest Lane, Punnetts Town
Settlement: Punnetts Town
Parish: Warbleton
Site Area (ha) Gross: 0.95

The site comprises of agricultural land and woodland on the eastern fringe of Punnett's Town, to the south of Forest Lane. The site is wholly located within the High Weald National Landscape and development of the whole site would not be in keeping with the scale and rural character of the area and surrounding countryside. The northern section of the site comprises dense woodland of amenity value and is not suitable for development. The southern part of the site is more contained, and small-scale development could be integrated into the existing settlement if it were to follow the existing linear development along the B2096. The 2026 Landscape and Visual Appraisal considers this site to have moderate – high sensitivity to development, a strong expression of the core character components of the National Landscape and that development would likely have a high impact on them, subject to mitigation. Even with mitigation, there would be a residual loss of pasture and rural character through development. However, Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

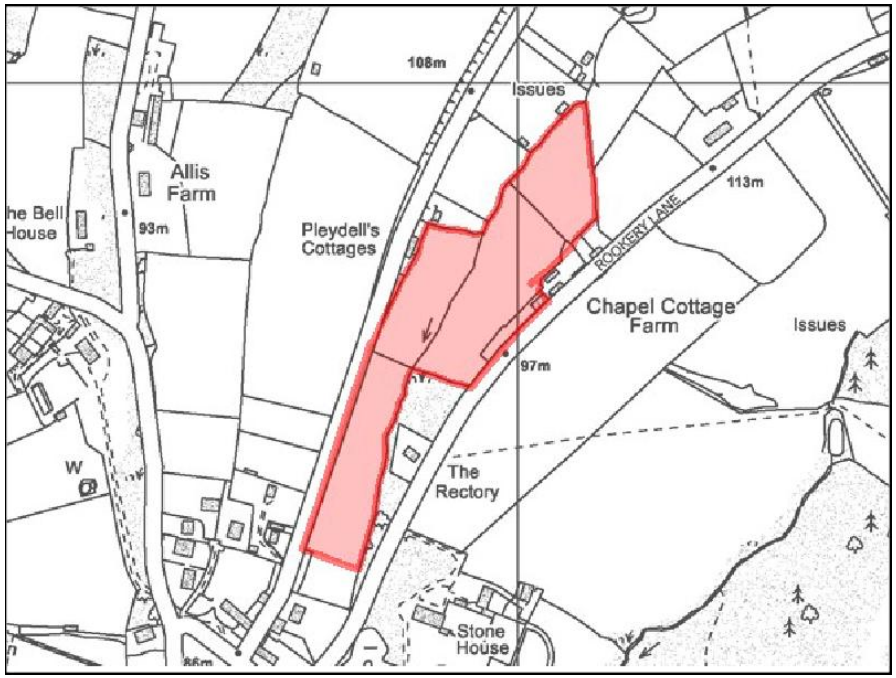
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	NoNo	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 347/3260
Site Address: Chapel Cottage Farm, Rookery Lane, Rushlake Green
Settlement: Rushlake Green
Parish: Warbleton
Site Area (ha) Gross: 3.34

The site is comprised of two irregular shaped fields located to the north of Rushlake Green between Middle Lane and Rookery Lane. The large-scale residential development of the whole site would not be supported due to its prominence within the High Weald National Landscape. The site is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. The site is also in a rural location with limited access to services, facilities and public transport and would not offer a suitable location for new housing. The Rushlake Green Conservation Area adjoins the southern boundary of the site and a Grade II listed building, Forster's, lies to the east of the site. The closest field to the settlement of Rushlake Green included within this SHELAA site is located to the east of Middle Lane and would impact both the setting of the listed building and the adjoining Conservation Area. The remaining land would not be appropriate for development given the location of these land parcels some distance from the settlement.

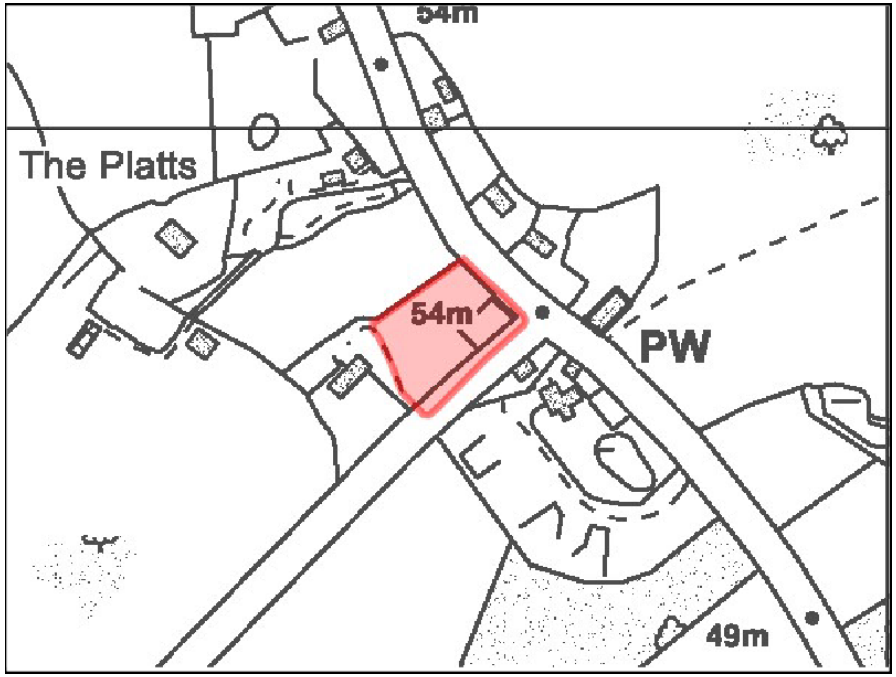
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	NoNo	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 385/1810
Site Address: Old Homestead, Chilsham Lane, Bodle Street
Settlement: -
Parish: Warbleton
Site Area (ha) Gross: 0.24

The site comprises of a small meadow to the northwest of Bodle Street and to the north of Chilsham Road which is detached from the settlement. The site lies wholly within the High Weald National Landscape and is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. Therefore, development would have a detrimental impact on this attractive landscape character and appearance. The creation of a suitable pedestrian access to Bodle Street would be unachievable and the site lacks connectivity to local services, facilities and public transport. The site lies in an isolated location and therefore new housing development would be unsuitable and would be out of keeping with the generally rural character and appearance of the countryside.

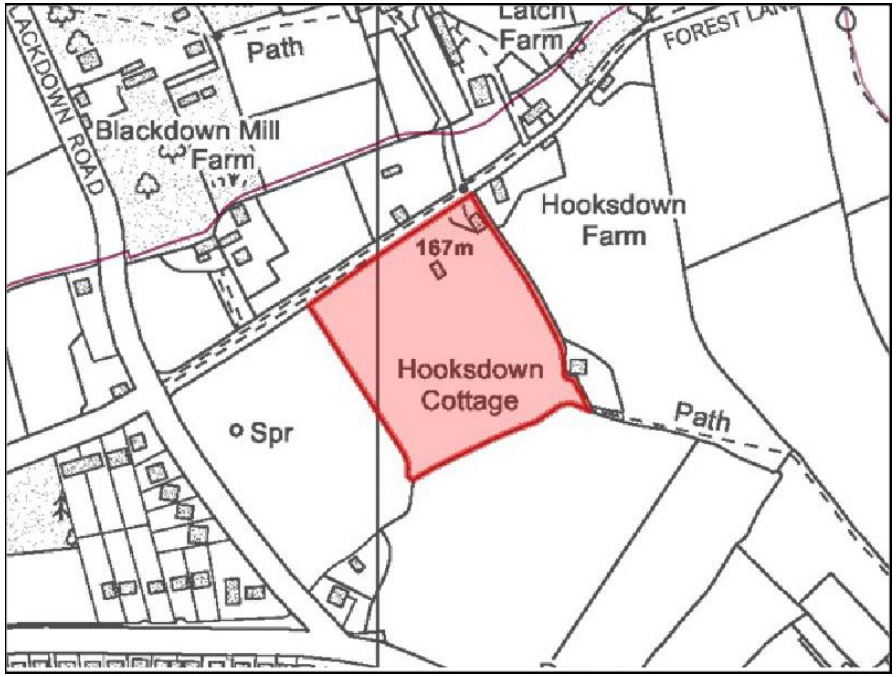
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	NoNo	

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 716/3220
Site Address: Land south of Forest Lane, Punnett's Town
Settlement: Punnett's Town
Parish: Warbleton
Site Area (ha) Gross: 1.57

The site comprises of a large field used for grazing located on the eastern outskirts of Punnetts Town and to the south of Forest Lane. A public right of way bounds the site's eastern boundary and crosses the southeast corner of the site. The site is located in an isolated and prominent position within the High Weald National Landscape and development would have a detrimental impact on this attractive landscape character and appearance. The site is severely constrained by the far-reaching views offered over the designated landscape to the south. The creation of a suitable pedestrian and vehicular access would be difficult due to the narrow form of Forest Lane and the site would therefore lack adequate connectivity to local services, facilities and public transport. Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

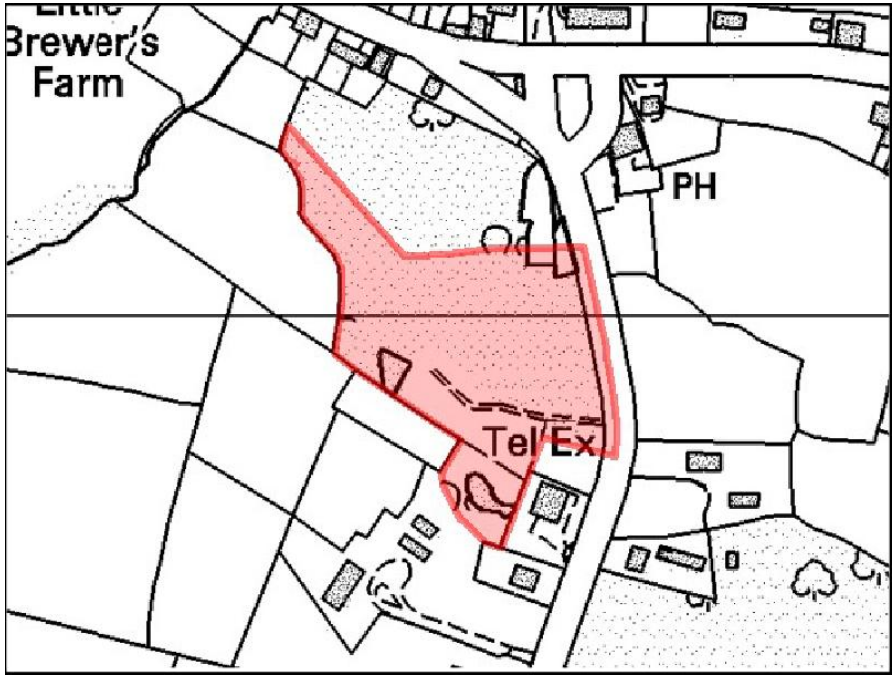
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	NoNo	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 905/3285
Site Address: Land at the Old Brickyard, Middle Lane, Three Cups Corner
Settlement: -
Parish: Warbleton
Site Area (ha) Gross: 1.44

The site comprises of extensive woodland to the south of Three Cups Corner and is in an isolated location to the west of Middle Lane. The site is located in a prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside. The site is covered by woodland and a group TPO extends along the eastern and western boundaries of the site making provision of a suitable vehicular access difficult.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

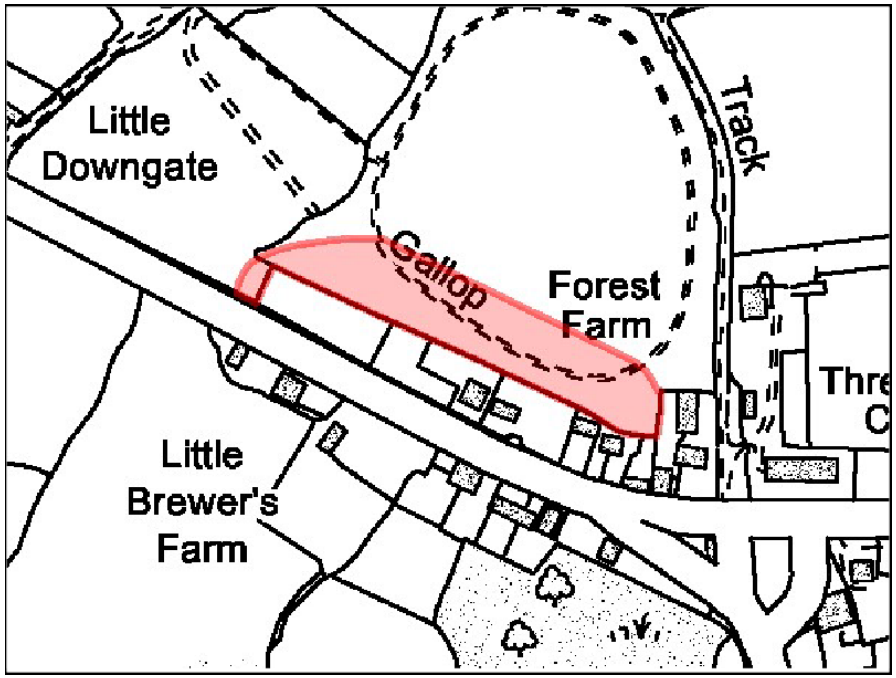
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Site Reference: 917/3285
Site Address: Land at Spring Hill, Battle Road, Three Cups Corner



© Crown copyright [and database rights] 2025 OS AC0000805134

Settlement: -
Parish: Warbleton
Site Area (ha) Gross: 0.5

The site comprises of a thin strip of agricultural land lying behind existing residential dwellings that front onto the north side of the B2096 near the centre of Three Cups Corner. The site is located in a prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. Housing development would be unsuitable in this isolated location and would be out of keeping with the generally rural character and appearance of the countryside.

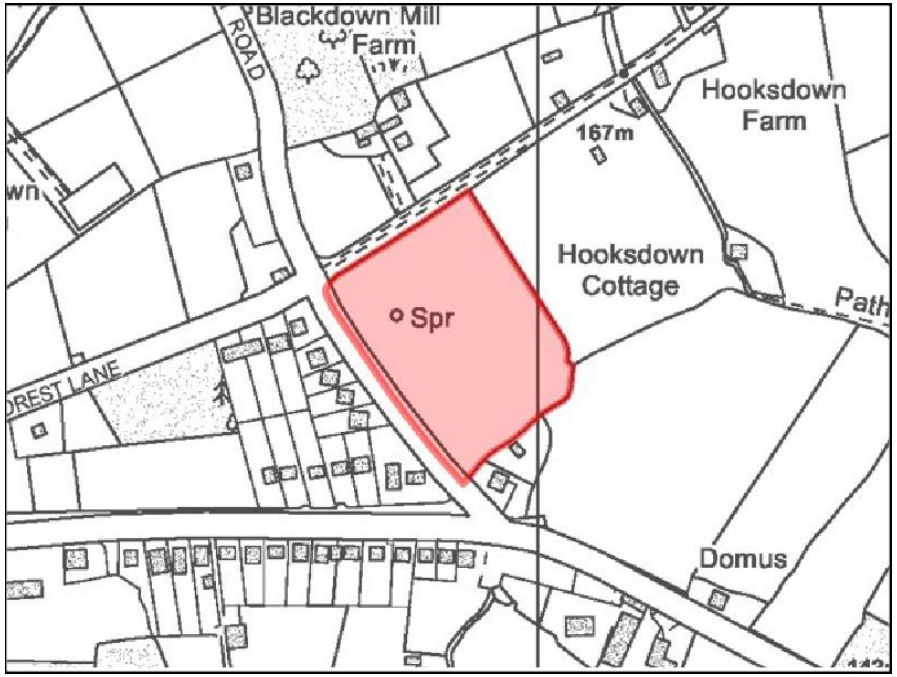
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1148/3220
Site Address: Little Pig Farm, Blackdown Road, Punnetts Town
Settlement: Punnetts Town
Parish: Warbleton
Site Area (ha) Gross: 1.47

The site comprises of a large field used for grazing on the eastern outskirts of Punnett's Town, to the east of Blackdown Lane. The site is located in an isolated and prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. The site is severely constrained by the far-reaching views offered over the designated landscape to the south. The creation of a suitable pedestrian and vehicular access would be difficult due to the narrowness of Blackdown Lane, and the site would therefore lack adequate connectivity to local services, facilities and public transport. Punnetts Town is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	NoNo	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1290/3285
Site Address: B2096 Between Little Downgate and Domus
Settlement: Three Cups Corner
Parish: Warbleton
Site Area (ha) Gross: 0.23

The site comprises of a small field used for grazing to the west of Three Cups Corner to the north of the B2096. The site is located in a prominent position within the High Weald National Landscape and development would have a detrimental impact on its attractive landscape character and appearance. Housing development would be unsuitable in this isolated location and would be out of keeping with the generally rural character and appearance of the countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Wartling

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
178/3390	Dormers Farm, Joe's Lane, Windmill Hill	Windmill Hill	Not deliverable or developable
248/1820	The Bull's Head and adjoining land, A271, Boreham Street	Boreham Street	Not deliverable or developable
580/1820	Paddock Lodge, The Strait, Boreham Street	Boreham Street	Too small for assessment
623/1820	Land adjacent to Northfield Cottage, A271, Boreham Street	Boreham Street	Not deliverable or developable
691/3390	Land east of Joe's Lane, Windmill Hill	Windmill Hill	Not deliverable or developable
787/3390	The Old Flyn Concrete Works, Tilley Lane, Windmill Hill	-	Not deliverable or developable

Sites excluded at Stage 1
Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
580/1820	Paddock Lodge, The Strait, Boreham Street	Boreham Street	0.13	The site is too small to yield the minimum number of units required for the assessment.

Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 178/3390
Site Address: Dormers Farm, Joe's Lane, Windmill Hill
Settlement: Windmill Hill
Parish: Wartling
Site Area (ha) Gross: 0.76

The site comprises of a farmyard and agricultural land located to the east of Windmill Hill with access from the A271. Several of the existing farm buildings on site have been granted full planning permission for conversion/replacement into 2 dwellings under planning reference WD/2020/1090/F, which has now been completed. To the southeast of the site and fronting onto the A271 (Windmill Hill Road) a further development of 2 dwellings has come forward under planning reference WD/2018/1517/RM and has been constructed. The site as submitted cannot achieve suitable vehicular access to serve further housing development on this scale unless third party land is used, which does not form part of the submission. In addition, the site is located adjacent to the High Weald National Landscape and further development of this site would have a detrimental impact on the character and appearance of this attractive and high-quality landscape which surrounds the settlement. The 2023 Landscape Sensitivity Assessment states that the site is of low to moderate sensitivity overall. A Grade II listed building (Dormers Farmhouse) is located just beyond the southern boundary of the site. The setting of a listed building would also need to be considered and is an additional constraint.

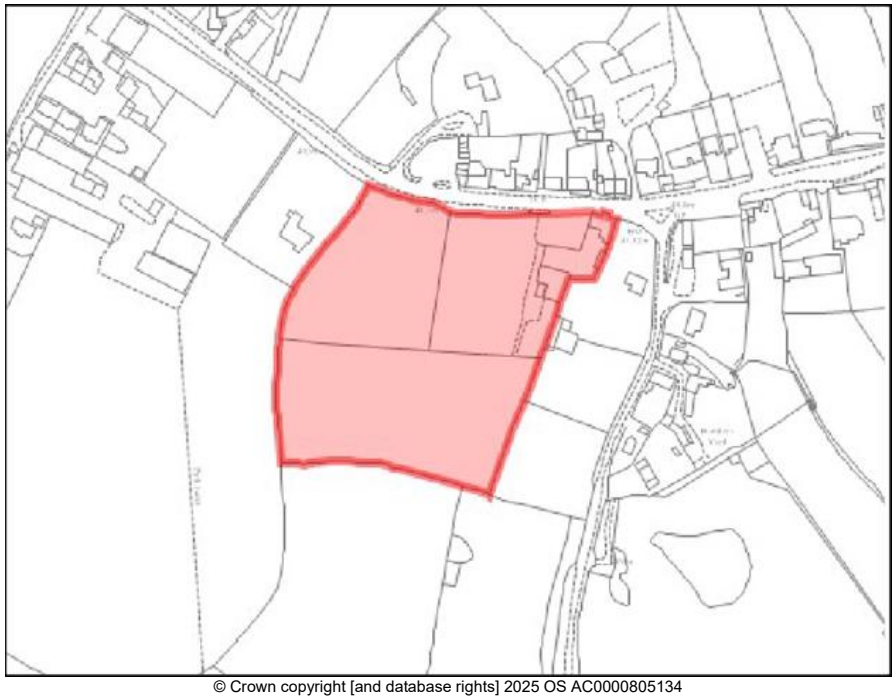
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 248/1820
Site Address: The Bull's Head and adjoining land, A271, Boreham Street
Settlement: Boreham Street
Parish: Wartling
Site Area (ha) Gross: 2.12

The site comprises of a pub, beer garden, car parking and camping accommodation located on the southern fringe of Boreham Street fronting the A271. The site would require an upgraded access with increased visibility, which in turn may require a reduction in the speed limit past the site. The site's topography and a steep slope close to the road would define access layouts. Vehicle noise could have an impact on residential amenity, which would require mitigation to be incorporated into the site's design. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development due to historic assets on site and its prominent position within the landscape. Any development involving the loss of the Grade II listed public house is not suitable and any development will need to mitigate any impact on the setting on the Listed Buildings nearby, the adjacent Boreham Street Conservation Area and further archaeological assessment would be required. Boreham Street is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 623/1820
Site Address: Land adjacent to Northfield Cottage, A271, Boreham Street
Settlement: Boreham Street
Parish: Wartling
Site Area (ha) Gross: 1.04

The site comprises of land used for equestrian use to the east of Boreham Street, to the north of the A271. A substantial tree belt runs along the southern boundary of the site aligned with the main road (Boreham Hill) and this should be retained. A public right of way also runs through the centre of the site from north to south. The site is wholly located within the High Weald National Landscape and is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. Therefore, development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape which surrounds the northern part of Boreham Street. The site sits adjacent to the Boreham Street Conservation Area on the sites western boundary and its setting should be considered as part of any development. The site as submitted cannot be provided with a suitable vehicular access to serve new housing development. Boreham Street is considered to be an unsustainable settlement with no significant services and limited alternatives to the private car to access key services, employment, education or shopping and therefore, residential development in this location is not considered to be suitable on sustainability grounds.

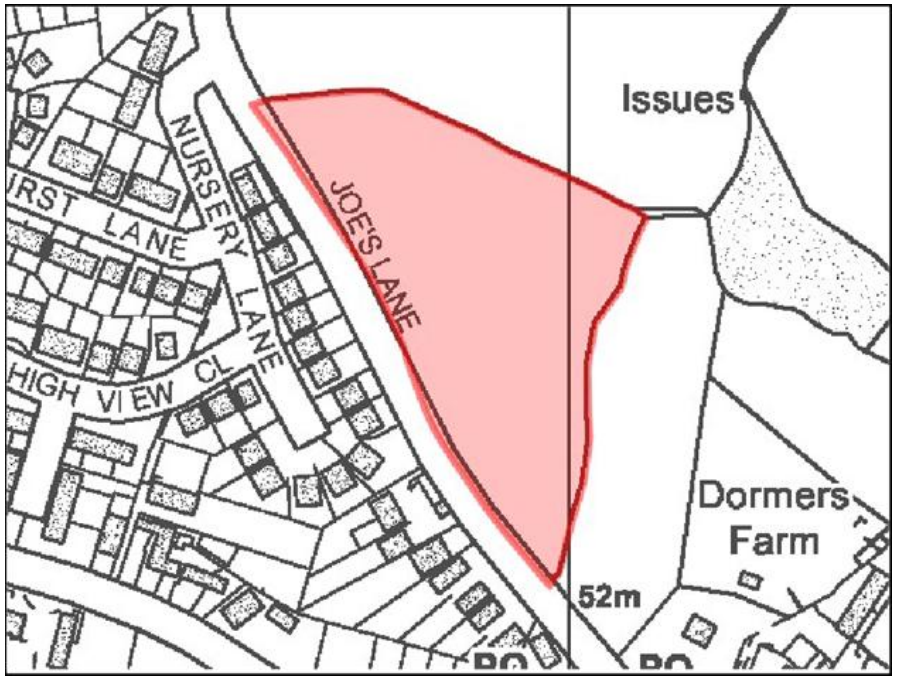
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 691/3390
Site Address: Land east of Joe's Lane, Windmill Hill
Settlement: Windmill Hill
Parish: Wartling
Site Area (ha) Gross: 1.65

The site comprises of grazing land on the eastern fringe of Windmill Hill, to the east of Joe's Lane. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of this attractive high-quality landscape that surrounds Windmill Hill. Development would be unsuitable in this location and out of keeping with the generally rural character and appearance of the countryside. In addition, the site, as submitted, cannot be provided with a suitable vehicular or pedestrian access to serve housing development, given the narrow character of Joes's Lane and the raised nature of the land submitted, when compared to the adjoining road.

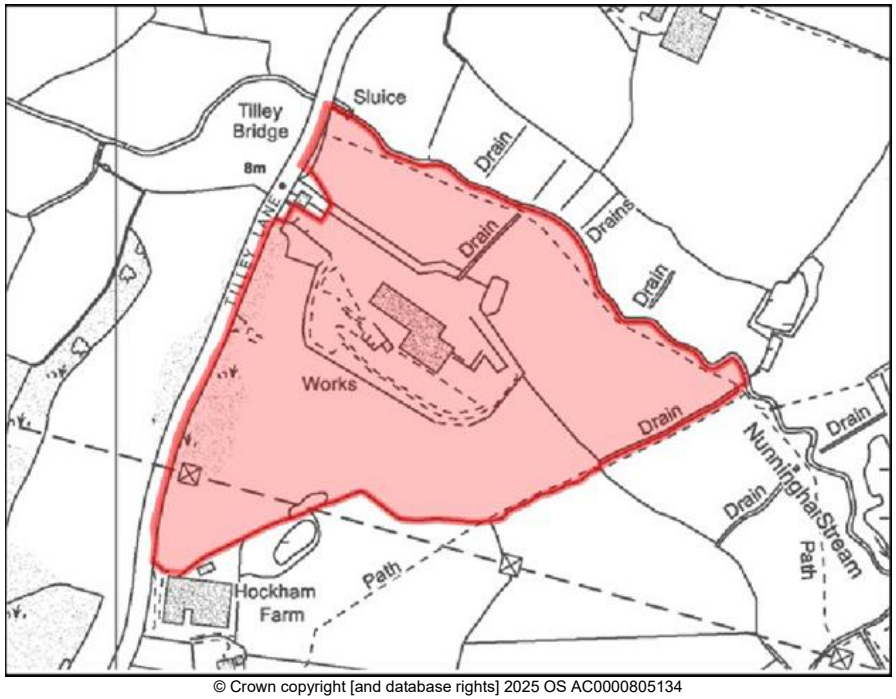
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 787/3390
Site Address: The Old Flyn Concrete Works, Tilley Lane, Windmill Hill
Settlement: -
Parish: Wartling
Site Area (ha) Gross: 10.86

The site is comprised of a former concrete works that is currently used for vehicle and machinery storage as well as fields used for grazing, located to the east of Tilley Lane. Nunningham Stream runs through the northern part of the site and therefore a portion of the site is located within Flood Zones 2 and 3. A large pylon is present within the southwestern corner of the site, which is an added constraint. The site is detached from any nearby settlement and is therefore remote from local services, facilities and public transport. The site is wholly located within the High Weald National Landscape and is located within the Wider LCA assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be highly sensitive to development. Therefore, development would have an unjustified impact on the character and appearance of this high-quality landscape that surrounds Windmill Hill. Development would be unsuitable in this location and be out of keeping with the rural character and appearance of the countryside.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 2 3 L M H	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable

Westham

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
021/2070	Land at Foords Lane House, Hankham, Pevensey	Hankham	Not deliverable or developable
041/1620	Peelings Marsh, Eastbourne Road, Eastbourne	Westham	Absolute constraint (Flooding)
109/1620	Land to the east of Golden Jubilee Way, A22, Westham	Stone Cross	Not deliverable or developable
159/3360	Land to the west of Eastbourne Road, Westham	Westham	Absolute constraint (Flooding)
161/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	Eastbourne	Absolute constraint (Flooding)
187/3280	Land off Peelings Lane, Stone Cross	Stone Cross	Site with extant planning permission
190/1620	Land at Hide Hollow, Pennine Way, Eastbourne	Eastbourne	Absolute constraint (Flooding)
206/1620	Friday Street Farm, Oak Tree Lane, Eastbourne	Eastbourne	Site with extant planning permission Absolute constraint (Flooding)
221/3360	Fairfield Farm, Eastbourne Road, Westham	Westham	Not deliverable or developable
242/3360	Land adjacent to Peelings Lane, Westham	Westham	Not deliverable or developable
267/2070	Land adjoining 4 Peelings Cottage, Milton Street, Hankham	Hankham	Too small for assessment
336/3280	Land south of Glynleigh Road, Stone Cross	-	Not deliverable or developable
342/3280	Uplands Farm, Rattle Road Stone Cross	Stone Cross	Absolute constraint (Flooding)
473/3360	Land adjacent to 125 Rattle Road, Westham	Westham	Developable
529/3280	Dittons Nursery, Dittons Road, Stone Cross	Stone Cross	Developable
535/3280	Land at Rattle Garden Farm, off Peelings Lane, Stone Cross	Stone Cross	Site with extant planning permission
536/3280	Land at former Railway Tracks, Rother Avenue, Stone Cross	Stone Cross	Not deliverable or developable
575/3280	Land at Hazelbank, Rattle Road, Stone Cross	Stone Cross	Developable
652/3360	Land on Hankham Hall Road, Westham	Westham	Too small for assessment
675/2070	Land at Peelings and Saxon Nurseries, Hankham Road, Hankham	Hankham	Not deliverable or developable
677/3280	Land to the west of Stone Cross Garden Centre, Dittons Road, Stone Cross	Stone Cross	Developable
712/3280	Land to the north and south of Rattle Road, Westham/Stone Cross	Stone Cross	Site with extant planning permission
732/3360	Land north of Peelings Lane, Westham	Westham	Developable

745/2070	Land to the west of Sharnfold Farm, Hailsham Road, Hankham	Stone Cross	Site with a resolution to grant planning permission
786/2070	Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Hankham	Stone Cross	Site with a resolution to grant planning permission
817/3360	Land at Rose Cottage, Hankham Hall Road, Westham	Westham	Not deliverable or developable
821/2070	Land south of Patiala, Milton Street, Hankham	Hankham	Not deliverable or developable
828/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	Eastbourne	Absolute constraint (Flooding)
893/3360	Land at the rear of Hobney Rise, Westham	-	Not deliverable or developable
944/3280	Land to the west of the B2104, Stone Cross	Stone Cross	Developable
1006/3280	Warren Wood Holiday Park, Hailsham Road, Stone Cross	-	Not deliverable or developable
1025/3280	Land south of Hankham Road, Stone Cross	Stone Cross	Developable
1094/3360	55 Rattle Road, Westham	Westham	Absolute constraint (Flooding)
1096/3360	Rear of The Paddock, Hankham Hall Road, Westham	Westham	Not deliverable or developable
1097/3360	Myrtle Court, High Street, Westham	Westham	Too small for assessment
1098/3360	Kinketchem, Peelings Lane, Westham	Westham	Not deliverable or developable
1099/3360	Land at Peelings Lane, Westham	Westham	Developable
1101/3280	Land to the south of Rattle Road, Stone Cross	Stone Cross	Too small for assessment
1126/3280	Land at Old Court Cottages, Cottage Lane, Stone Cross	-	Not deliverable or developable
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	Stone Cross	Developable
1153/3280	Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross	Stone Cross	Developable
1167/2070	Land east of Pump Piece, Hankham Hall Road, Hankham	Hankham	Not deliverable or developable
1187/3280	Land north of St Michaels Close, Stone Cross	Stone Cross	Site with extant planning permission
1216/3360	Land to south of Peelings Lane, Westham	Westham	Not deliverable or developable
1220/1630	43 and 45 Eastbourne Road, Westham, Pevensey	Westham	Not deliverable or developable
1227/3280	Pylon Field, South of Dittons Road, Stone Cross	Stone Cross	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
267/2070	Land adjoining 4 Peelings Cottage, Milton Street, Hankham	Hankham	0.18	Site is too small for assessment.
652/3360	Land on Hankham Hall Road, Westham	Westham	0.13	Site is too small for assessment.
1097/3360	Myrtle Court, High Street, Westham	Westham	0.07	Site is too small for assessment.
1101/3280	Land to the south of Rattle Road, Stone Cross	Stone Cross	0.18	Site is too small for assessment.

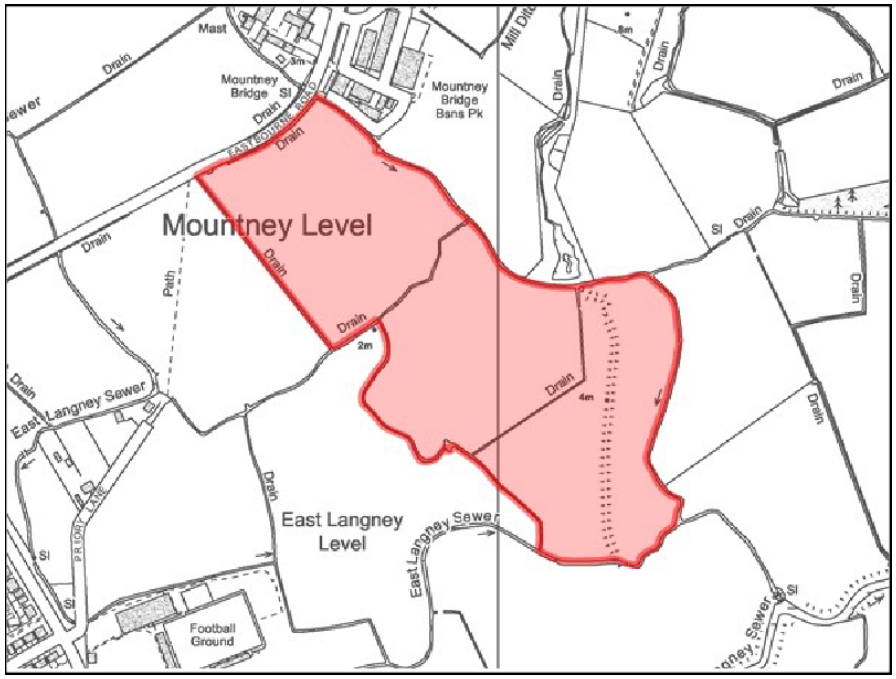
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
187/3280	Land off Peelings Lane, Stone Cross	Stone Cross	WD/2017/1063/MAO and WD/2022/2974/MRM – permission for up to 90 dwellings
206/1620	Friday Street Farm, Oak Tree Lane, Eastbourne	Eastbourne	Western portion permission for up to 250 dwellings under reference WD/2020/1391/MAO
535/3280	Land at Rattle Garden Farm, off Peelings Lane, Stone Cross	Stone Cross	Northwestern portion permission for up to 189 dwellings under reference WD/2016/1629/MRM Eastern portion permission for 318 dwellings under reference WD/2019/2027/MAO
712/3280	Land to the north and south of Rattle Road, Westham/Stone Cross	Stone Cross	Permission for 318 dwellings under reference WD/2019/2027/O, WD/2022/2413/RM and WD/2022/2727/MRM.
745/2070	Land to the west of Sharnfold Farm, Hailsham Road, Hankham	Stone Cross	WD/2025/1738/MAO – resolution to grant planning permission for up to 120 (net) dwellings across sites SHELAA reference 745/2070 and 786/2070
786/2070	Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Hankham	Stone Cross	WD/2025/1738/MAO – resolution to grant planning permission for up to 120 (net) dwellings across sites SHELAA reference 745/2070 and 786/2070
1187/3280	Land north of St Michaels Close, Stone Cross	Stone Cross	WD/2021/0128/PIP and WD/2021/1759/PIP - Permission for 5 to 9 dwellings

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
041/1620	Peelings Marsh, Eastbourne Road, Eastbourne	Westham	Flooding
159/3360	Land to the west of Eastbourne Road, Westham	Westham	Flooding
161/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	Eastbourne	Flooding
190/1620	Land at Hide Hollow, Pennine Way, Eastbourne	Eastbourne	Flooding
206/1620	Friday Street Farm, Oak Tree Lane, Eastbourne	Eastbourne	Flooding
342/3280	Uplands Farm, Rattle Road Stone Cross	Stone Cross	Flooding
828/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	Eastbourne	Flooding
1094/3360	55 Rattle Road, Westham	Westham	Flooding

Stage 1 – Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

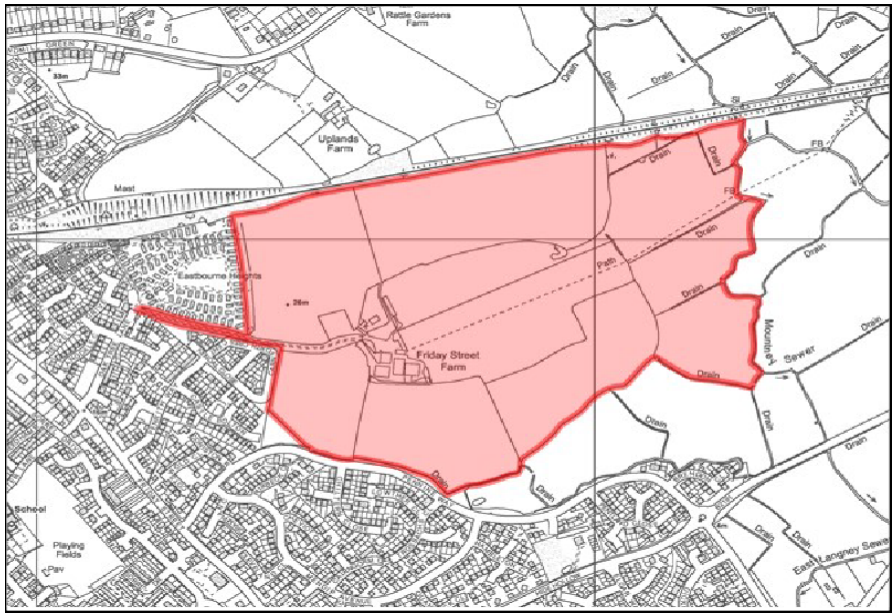
Site Reference: 041/1620
Site Address: Peelings Marsh, Eastbourne Road, Eastbourne
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 17.82

The site comprises of agricultural land located to the south of Westham on the Mountney Levels, to the south of the B2191 (Eastbourne Road). The site is wholly located within Flood Zone 3 and is subject to severe flood risk, which would preclude residential development in this location. The site is clearly visible and exposed in the wider landscape and the visual impact of housing on the landscape character would be significant.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

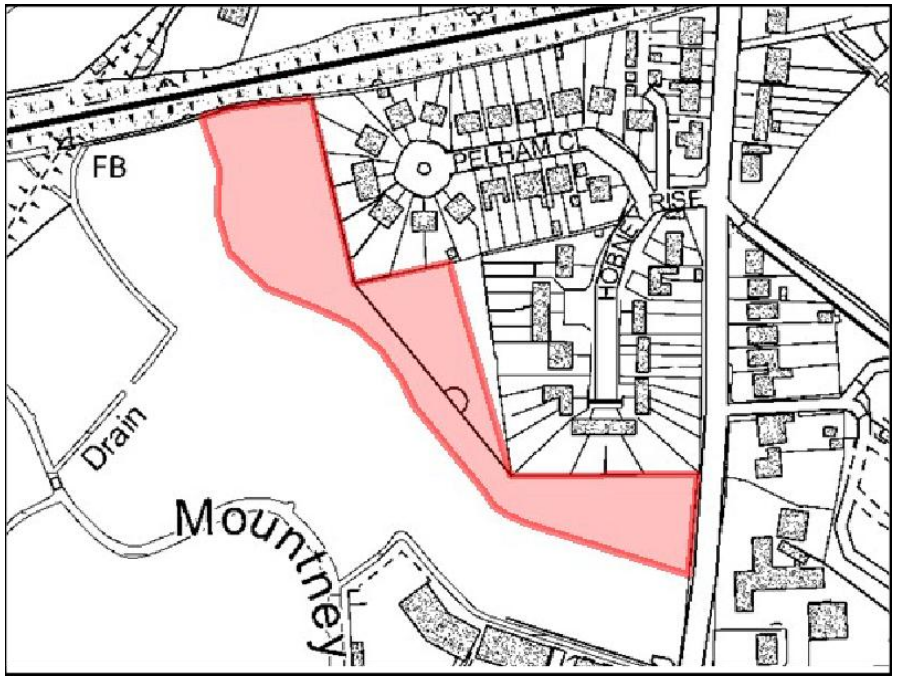
Site Reference: 206/1620
Site Address: Friday Street Farm, Oak Tree Lane, Eastbourne
Settlement: Eastbourne
Parish: Westham
Site Area (ha) Gross: 47.01

This is an extensive site comprising of several agricultural fields with associated farm buildings and some industrial units, located to the southeast of Stone Cross and to the north of Eastbourne. The three fields within the western part of the site (to the south and north of the Friday Street Farm complex) have been granted outline planning permission for up to 250 net dwellings, under planning reference WD/2020/1391/MAO. Reserved matters were approved in January 2025 and works have not yet started on-site. The Mountney Levels bound the site to the east and a railway line bounds the north of the site. The remainder of the site (the eastern portion) is wholly encompassed by Flood Risk Zones 2 and 3 and at risk of pluvial flooding, which would preclude residential development on this part of the site. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive. This is because the eastern section of the site is greatly more exposed in landscape terms with far reaching panoramic views available in multiple directions. Given the remaining part of the site's landscape and flood risk constraints, the further development of this site outside of the current planning permission is deemed unsuitable.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
EB	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

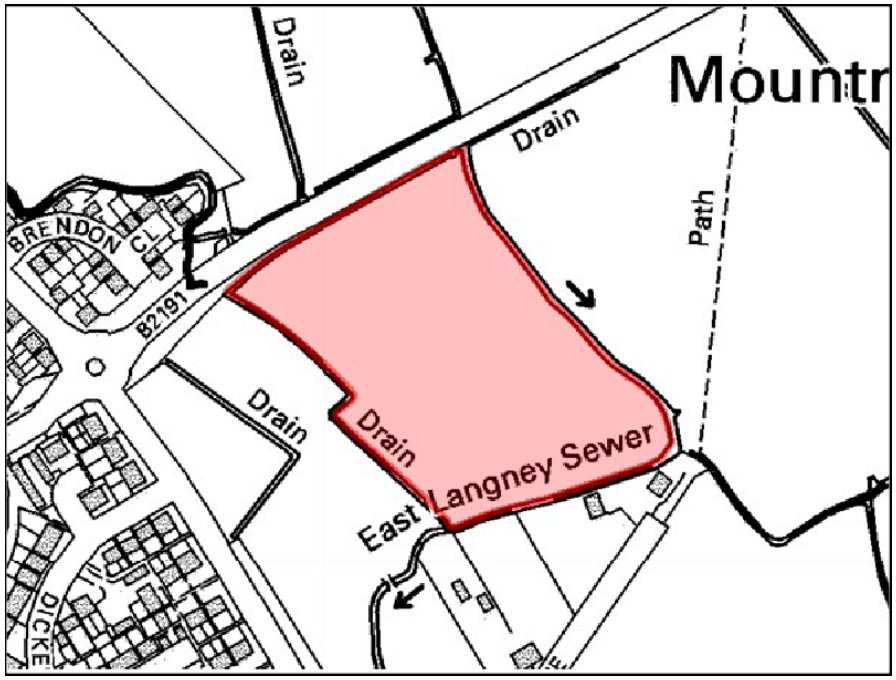
Site Reference: 159/3360
Site Address: Land to the west of Eastbourne Road, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 1.45

The site is comprised of agricultural land located to the south of Westham and to the west of the B2191 (Eastbourne Road) where scattered employment development, a caravan park and residential development exist to the north and south. However, the site is almost wholly located within Flood Risk Zones 2 and 3 and is at severe risk of flooding, which would preclude residential development in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

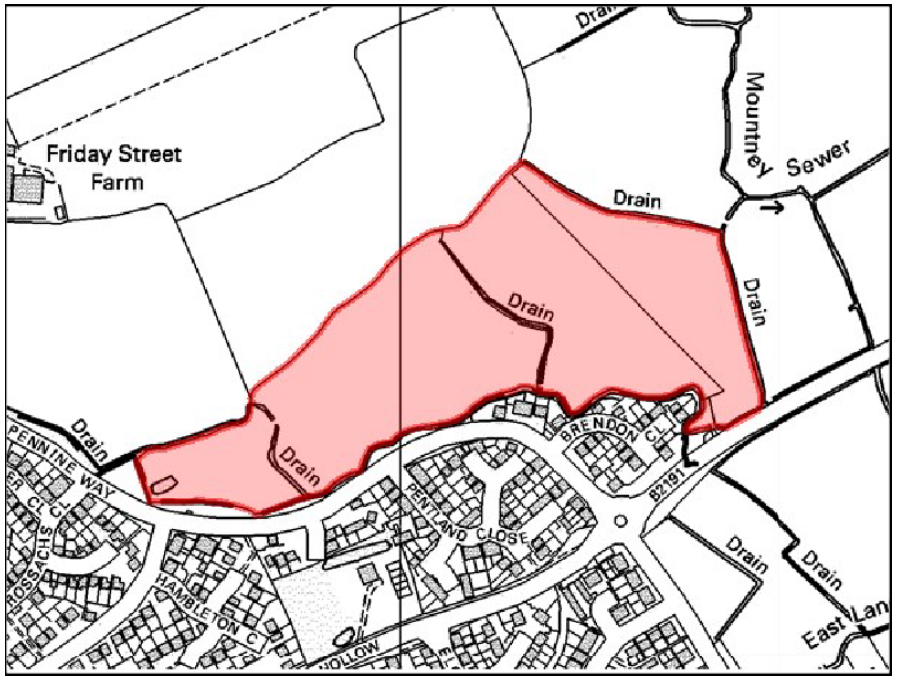
Site Reference: 161/1620
Site Address: Land at Mountney Bridge, Eastbourne Road, Eastbourne
Settlement: Eastbourne
Parish: Westham
Site Area (ha) Gross: 3.09

The site comprises of agricultural land located on the eastern edge of Eastbourne (Langney) and to the south of the B2191 (Eastbourne Road). The site is wholly located within Flood Zone 3, which would preclude residential development in this location. Development of this highly exposed site would also have a detrimental impact upon the landscape character of the surrounding Mountney Levels.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
EB	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

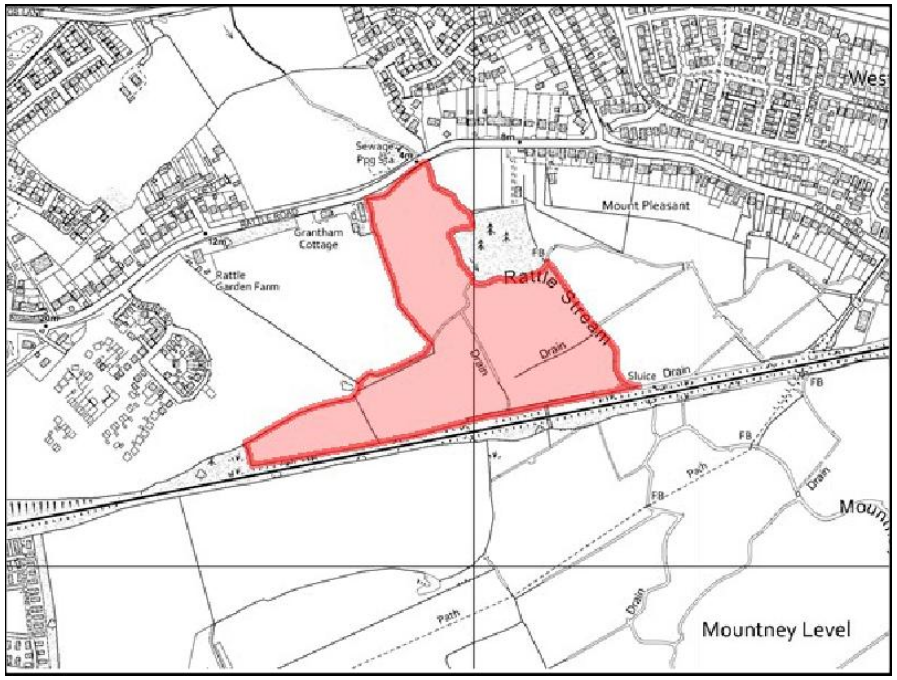
Site Reference: 190/1620
Site Address: Land at Hide Hollow, Pennine Way, Eastbourne
Settlement: Eastbourne
Parish: Westham
Site Area (ha) Gross: 7.46

The site comprises of agricultural land located at the northern fringe of Eastbourne (Langney) to the north of Pennine Way. The site is wholly located within Flood Zone 3, which would preclude residential development in this location. The overall site is clearly visible in the landscape and the visual impact of housing on the landscape character would be significant.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
EB	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

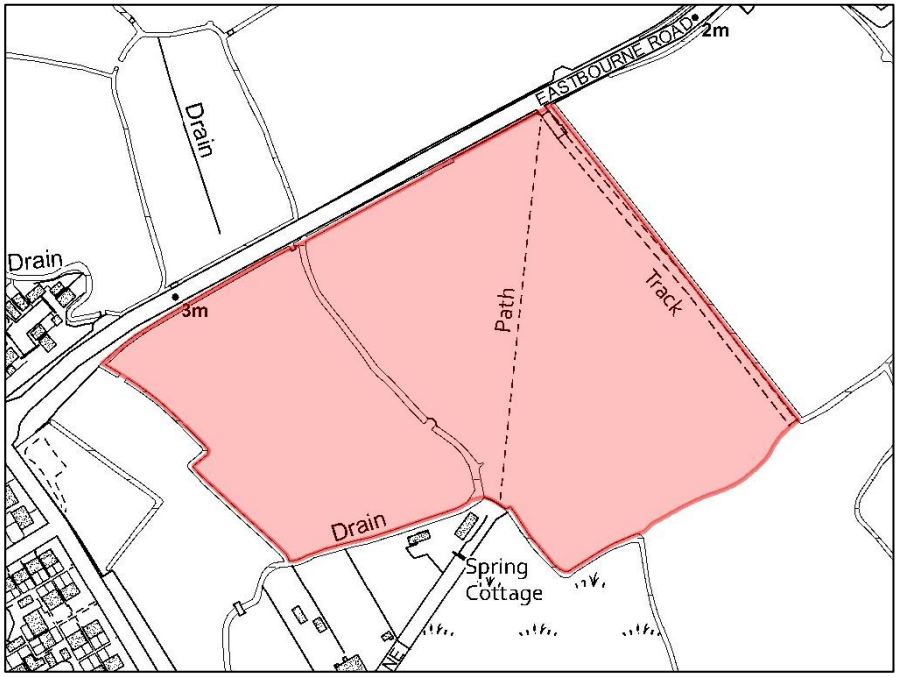
Site Reference: 342/3280
Site Address: Uplands Farm, Rattle Road Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 9.09

The site is comprised of agricultural land to the south of Rattle Road. The land to the west (known as Uplands Farm) was granted planning permission (under reserved matters) for 183 dwellings under planning reference WD/2018/1757/MRM and is under construction (it is expected to be completed by the end of 2024/25 period). The site is almost wholly covered by severe flood risk (Flood Zones 2 and 3), which would preclude residential development in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

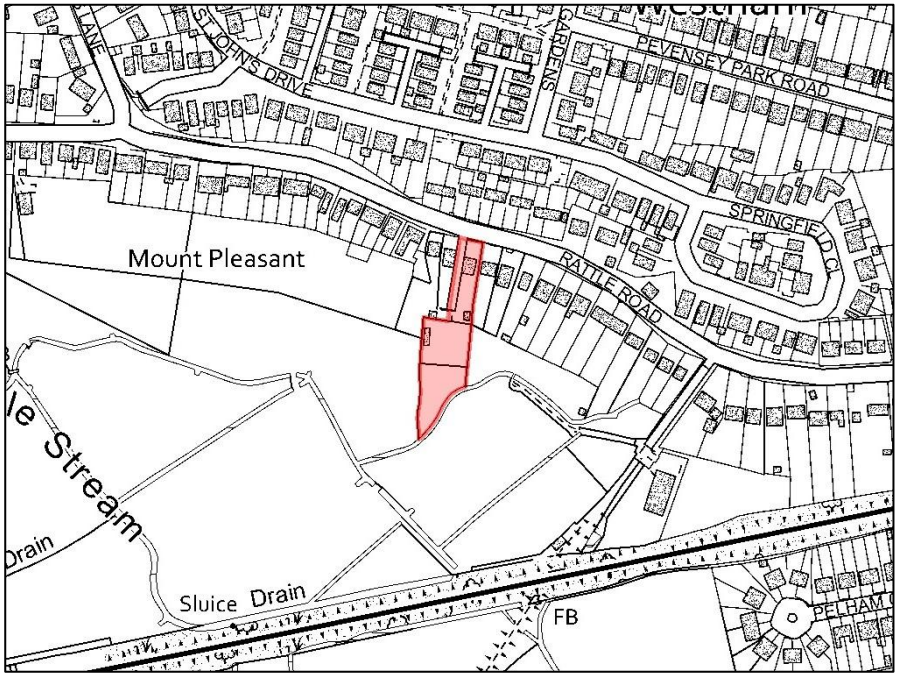
Site Reference: 828/1620
Site Address: Land at Mountney Bridge, Eastbourne Road, Eastbourne
Settlement: Eastbourne
Parish: Westham
Site Area (ha) Gross: 9.50

The site comprises of grazing land located in between the settlements of Eastbourne and Westham along the Eastbourne Road. A public right of way crosses through the centre of the site from north to south. The site is wholly within Flood Zone 3, which would preclude residential development in this location. The site is clearly visible in the landscape and the visual impact of housing on the wider landscape character would be significant.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
EB	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1094/3360
Site Address: 55 Rattle Road, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 0.33

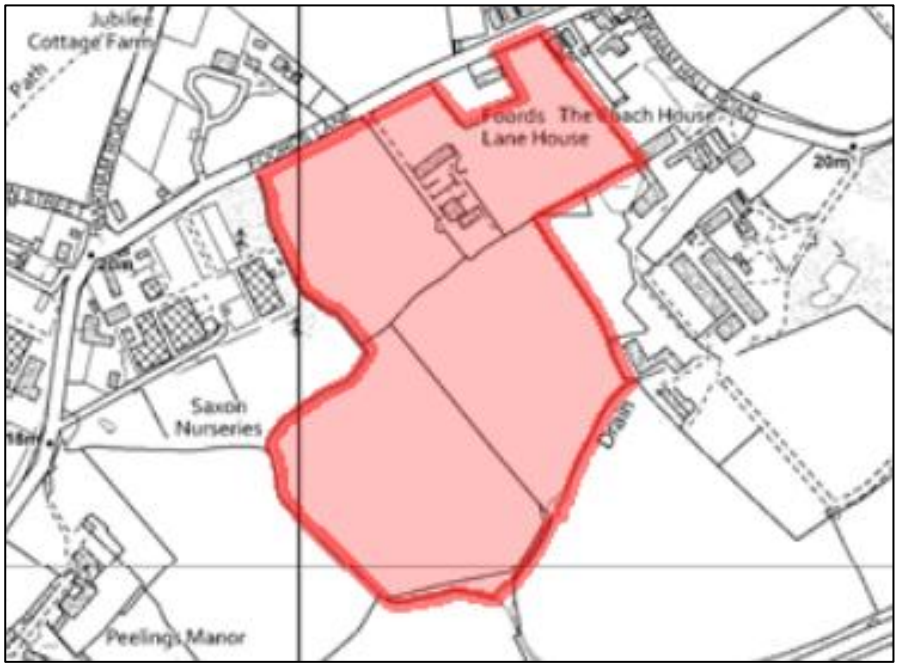
The site comprises of a residential dwelling, garden and amenity land to the west of Westham and to the south of Rattle Road. The site, other than the existing dwelling is within Flood Risk Zones 2 and 3 associated with the Rattle Stream, which would preclude residential development in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Yes	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 021/2070
Site Address: Land at Foords Lane House, Hankham, Pevensey
Settlement: Hankham
Parish: Westham
Site Area (ha) Gross: 8.34

The site contains agricultural fields, and a small number of commercial buildings located within Hankham and to the south Foords Lane. This part of Hankham is characterised by large, detached dwellings along both sides of Foords Lane but this is limited to the eastern section of the road at the junction to Hankham Hall Road. The site is situated in a rural location and has limited access to services, amenities and public transport (with the exception of Hankham primary school located to the west of the site). The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive. The site's frontage contains a substantial hedgerow, and the site is relatively flat, open and exposed in landscape terms and it is considered that development in this location would be detrimental to the character of this area. Foords Lane itself is a narrow, single lane road that is unsuitable to serve an increase in net dwellings in this location.

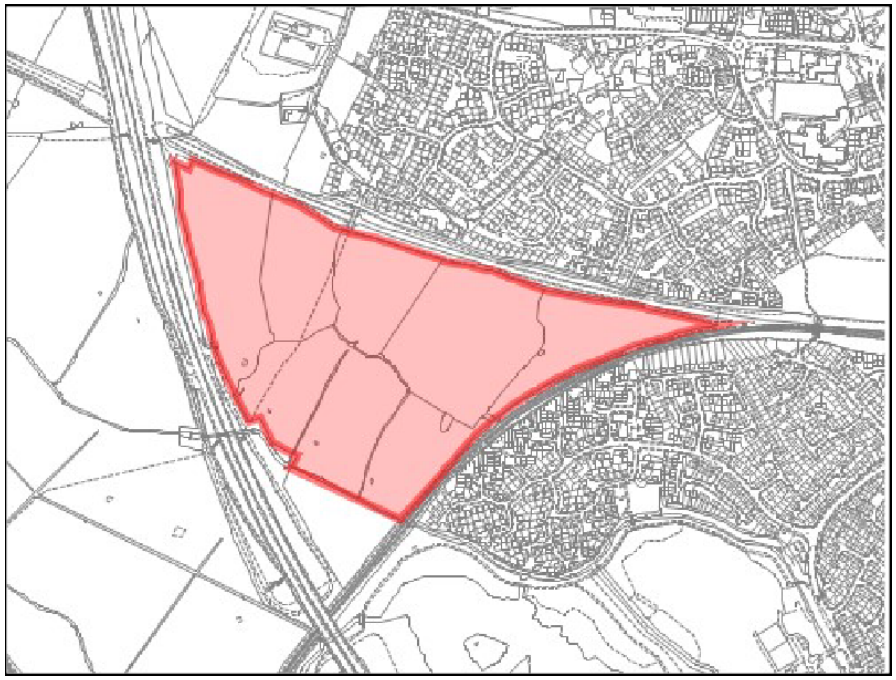
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 109/1620
Site Address: Land to the east of Golden Jubilee Way, A22, Westham
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 19.09

This site is comprised of agricultural land used for grazing located to the southwest of Stone Cross and to the east of the A22 (Golden Jubilee Way). The site is a substantial, relatively open and exposed site, which provides far reaching views to the South Downs National Park to the west. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitivity to development. The site contributes to the perceived visual gap between Stone Cross and Eastbourne to the southeast. The site is elevated above the adjacent busy A22 to the west resulting in likely significant traffic noise, which would impact on residential amenity. The site is also crossed by a significant electrical pylon line from north to south. A substantial part of the site's central and southern portions is affected by Flood Risk Zones 2 and 3, which would restrict residential development on this part of the site. Two parts of the site, in the northwest and northeast corners, are located within Flood Risk Zone 1. However, access to the site would be required to come from the A22 which would involve significant works and affect the financial viability of the site, given the limited amount of developable land. It is not clear whether an adequate and suitable vehicular access can be achieved to and from the site, which is constrained to the east and west by the railway and the dual carriageway respectively, as well as flood risk. The site was subject to a planning application for 250 (net) dwellings (WD/2022/1927/MAO) which was refused in July 2025. The applicant has subsequently launched an appeal against the refusal, pending decision.

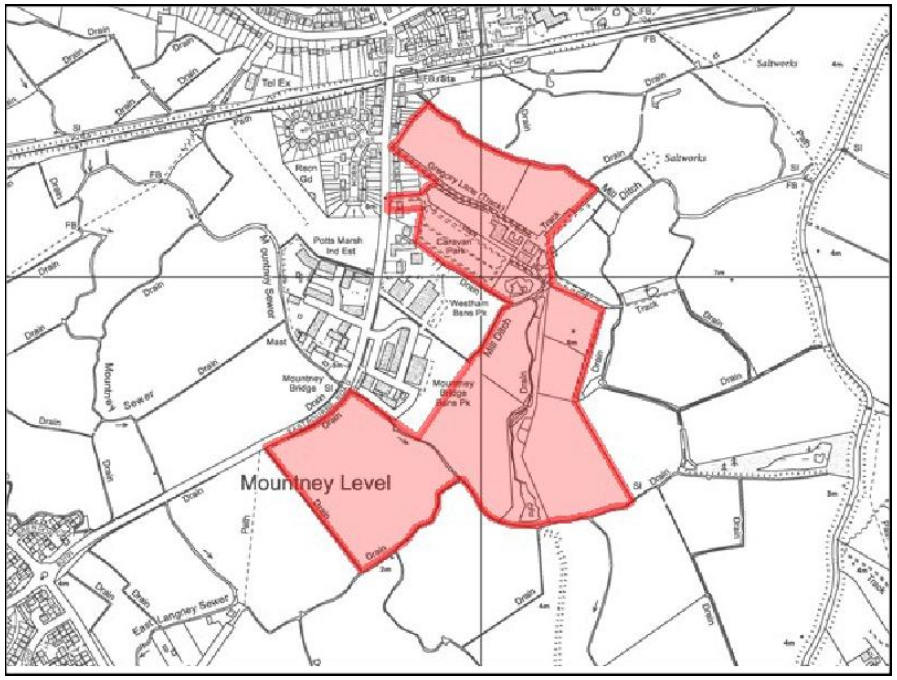
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 221/3360
Site Address: Fairfield Farm, Eastbourne Road, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 23.63

The site comprises of a residential dwelling, caravan park, agricultural land and associated farm buildings located at the southwestern fringe of Westham. A large proportion of the site, excluding the existing buildings, half of the caravan park and an eastern field are within Flood Zones 2 and 3, which would preclude residential development in this location. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. This is because the site is clearly visible in the landscape and the impact of housing in this location would be significant. The site forms part of the wider network of watercourses making up the Mountney Levels and development would have a detrimental impact on this natural habitat. However, the part of the site used as a caravan and camping site could be suitable for employment uses subject to further work required to assess the impact of flooding and any mitigation/adaptation measures incorporated into any scheme. It is noted that a planning application for the erection of 142 dwellings was submitted to the Council under planning reference WD/2018/1426/MAO but was withdrawn by the applicant in August 2021.

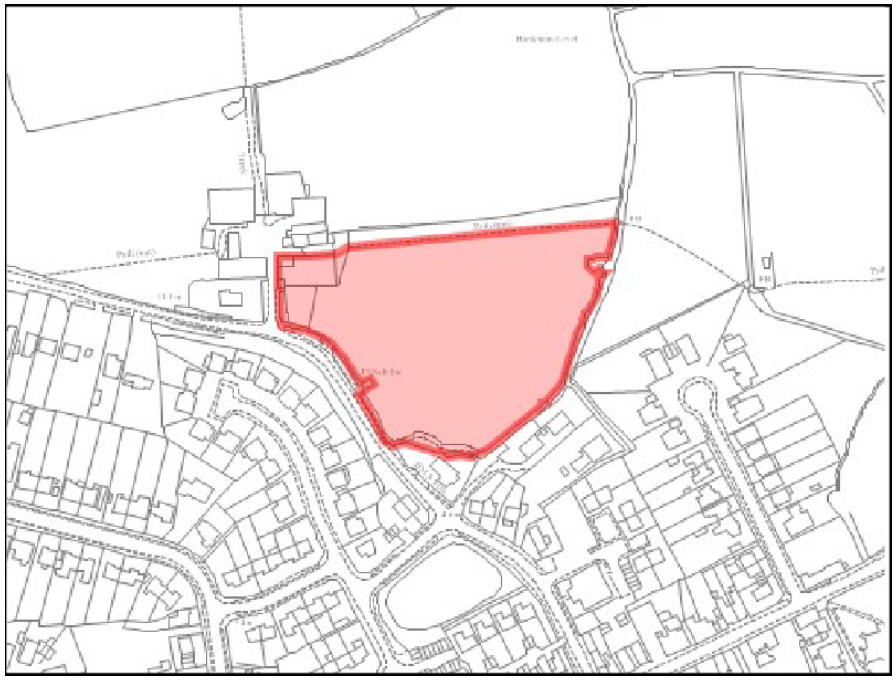
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 242/3360
Site Address: Land adjacent to Peelings Lane, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 1.48

The site is located to the northeast of Westham, close to the historic core of the village and adjacent to existing residential development and Castle Farm. The site comprises a small grass field and a large agricultural shed, surrounded by hedges and trees. The site was not individually assessed within the 2023 Landscape Sensitivity Assessment; however, it forms the south eastern part of SHELAA Site 1099/3360, which was assessed as being moderately to highly sensitive to residential development. This is because of its prominent location and topography, the site provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site. The site has an existing vehicular access at its southern boundary onto Peelings Lane however this cannot be suitably upgraded given the steep lined banks of Peelings Lane and its narrow nature at this section of the site. There are currently no footpaths located on Peelings Lane in this location. There are footpaths located on Peelings Lane to the south east. Due to the narrow form of Peelings Lane and its steep embankments, pedestrian connectivity cannot be provided to the site. This site has also been assessed as part of the wider SHELAA site 1099/3360.

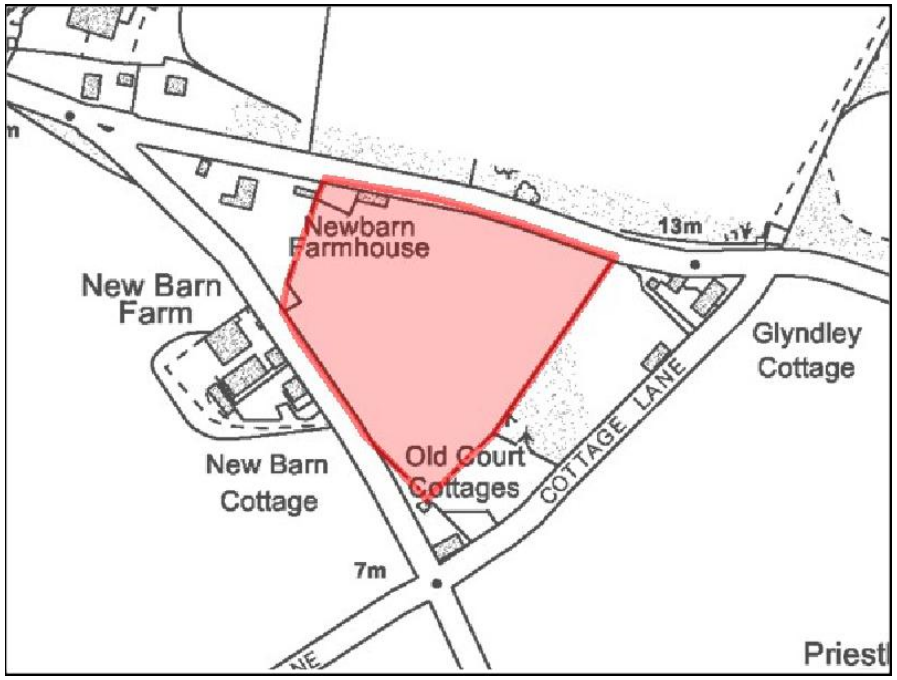
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 336/3280
Site Address: Land south of Glynleigh Road, Stone Cross
Settlement: -
Parish: Westham
Site Area (ha) Gross: 2.29

The site comprises of a paddock located in the countryside to the north of Stone Cross and to the south of Glynleigh Road. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside in this location.

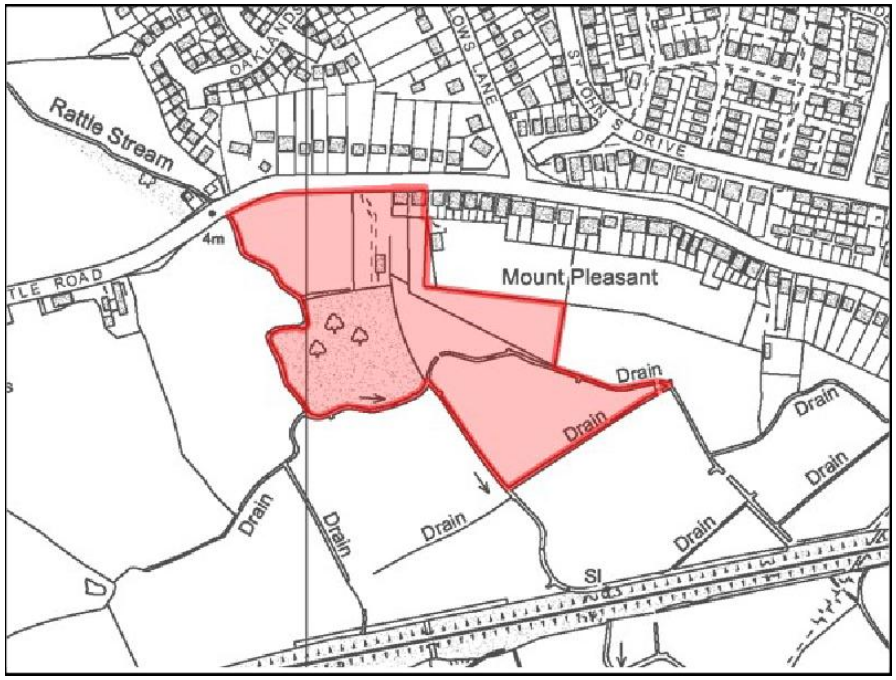
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 473/3360
Site Address: Land adjacent to 125 Rattle Road, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 4.47

The site comprises of a number of agricultural fields on the southwestern fringe of Westham, to the south of Rattle Road. The site is almost wholly within Flood Risk Zones 2 and 3, which would preclude residential development in this location, with the exception of the northeast corner along Rattle Road. The larger site is clearly visible in the wider landscape and the impact of housing in this location would be significant, albeit that frontage development could resemble the development pattern in the area and would therefore be less harmful. The land adjacent to the site's western boundary (north and south of Rattle Road) has been granted outline planning permission for 318 dwellings, under planning reference WD/2019/2027/MAO and therefore, in this context, frontage development would be supported away from areas that are contained within fluvial flood risk zones .

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

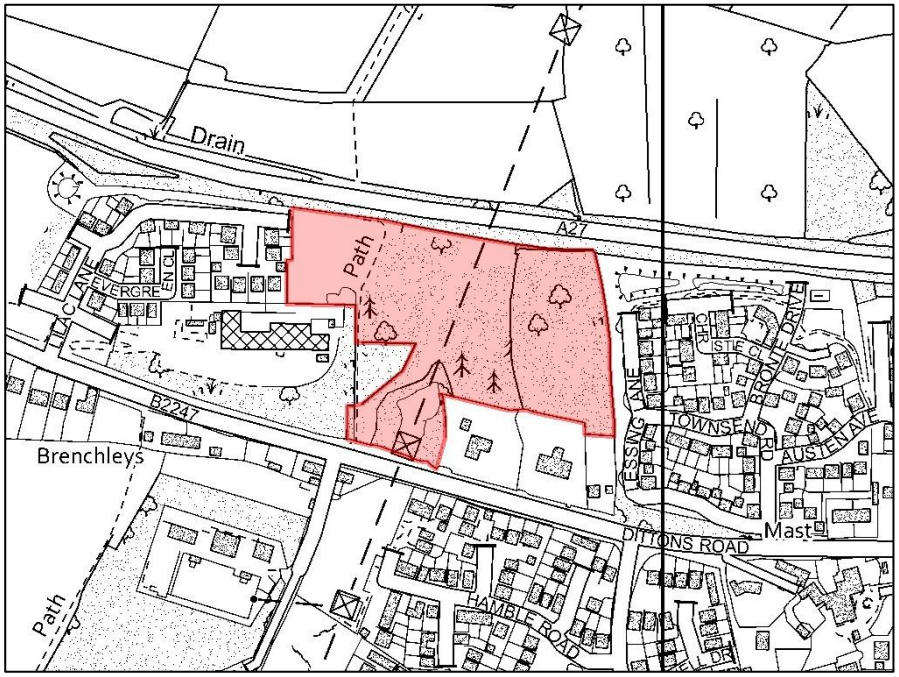
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 7	Year 11+:

Total Capacity: 7



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 529/3280
Site Address: Dittons Nursery, Dittons Road, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 2.73

This site is situated towards the northwestern edge of Stone Cross, bounded to the north by the A27 and to the south by Dittons Road (B2247). The site is bounded by land to the north west that was granted planning permission for 44 net dwellings (reserved matters) under planning reference WD/2018/0931/MRM and has now been completed, and to the southwest by a garden centre and associated car parking. To the east of the site and the public right of way (that runs north to south) is ancient woodland that bounds the site on the eastern boundary and a suitable buffer would be required if development was to be brought forward in this location. There is also a pylon and other vegetation to the east of the garden centre, including trees that are not ancient woodland. It is not considered that the land immediately east of the garden centre is suitable for significant residential development due to the constraints on site, albeit that some smaller scale development (associated with the larger scheme constructed to the north west) may be appropriate. This eastern part of the site was refused planning permission for 30 (net) dwellings under planning reference WD/2022/3369/MAJ, but a smaller revised scheme could still be supported in principle, subject to ecological measures and buffers being in place.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

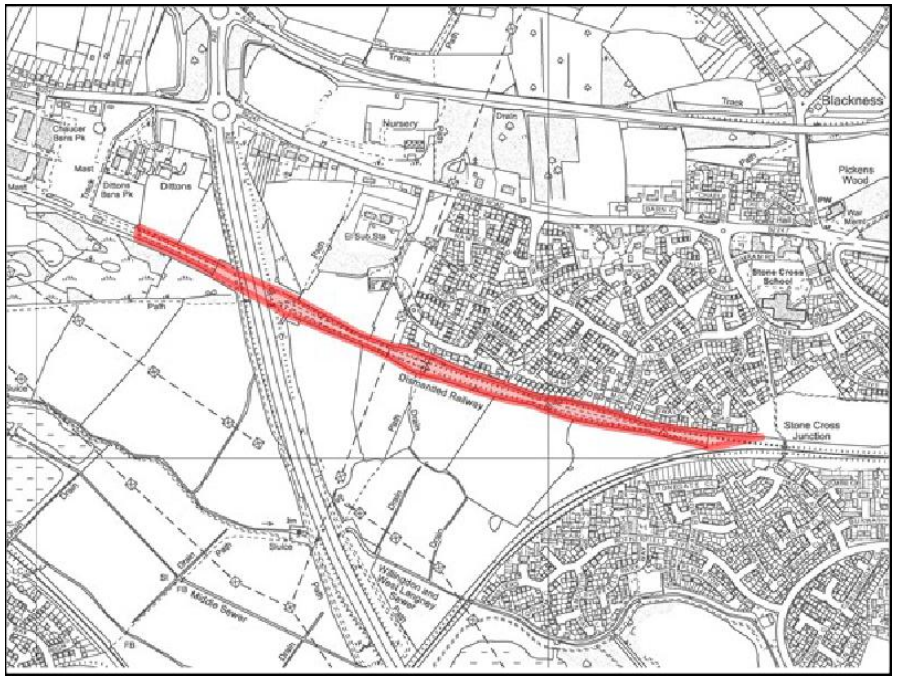
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 20

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 536/3280
Site Address: Land at former Railway Tracks, Rother Avenue, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 3.29

The site comprises of a heavily wooded disused railway embankment located to the southeast of Stone Cross. The site contains woodland priority habitat and areas at risk of surface water flood risk. Two public rights of way cross through the site from north to south. The 2023 Landscape Sensitivity Assessment states that the site is of high sensitivity to development due to the woodland in-situ. The narrow shape of the site along the disused railway embankment severely restricts any development potential. The development of the site would be required to take into consideration neighbouring tree protection orders and surface water flood risk within the site. The site is poorly served in terms of vehicular and pedestrian accesses, which would require significant works to provide this.

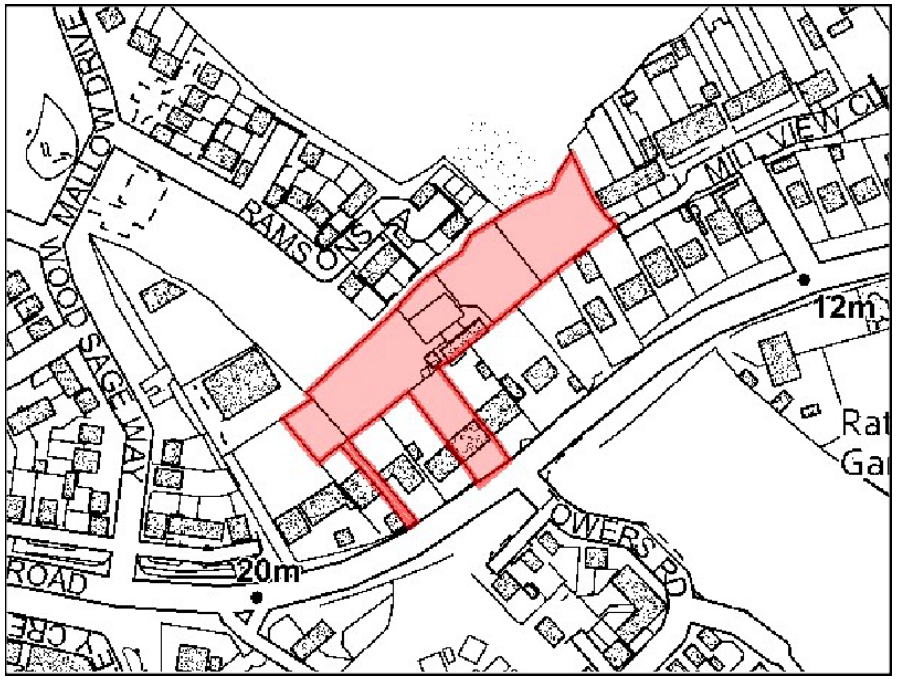
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 575/3280
Site Address: Land at Hazelbank, Rattle Road, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 0.61

The site comprises of a house, garden and small paddock located to the east of Stone Cross and to the north of Rattle Road (B2247). The site lies within the settlement boundary for Stone Cross and benefits from close proximity to the services, amenities, and public transport options within the settlement. The development of the site would require consideration of the surface water flood risk along the northern boundary and to carefully consider the design of the scheme to protect surrounding residential amenity. The site is surrounded by existing residential development to the south, north and east whilst commercial uses are located to the west. The land to the north was previously submitted to the SHELAA and new residential development has now been constructed under planning reference WD/2016/1629/RM. The SHELAA site to the northeast (reference 535/3280) has also been granted outline planning permission for residential development under planning reference WD/2019/2027/MAO. In terms of the site itself, planning permission was refused at appeal for 12 dwellings under planning reference WD/2021/0102/MAJ in July 2023. In part this was due to the delivery of a suitable vehicular access given the restricted visibility splays provided onto Rattle Road, which bends at this location. Furthermore, the proposed access at its junction with Rattle Road is located directly opposite an existing access to a significant housing development located to the south of Rattle Road and it was considered that due to its close proximity and the lack of stagger distance between the two accesses, hazards would be introduced by the additional slowing, stopping and turning in this location. It is not considered that the site will be able to achieve a suitable vehicular access to the site via the existing development to the north. In addition, the development of this site for 12 homes would result in a development that would relate poorly to the existing form of surrounding development and would result in a cramped form of development. However, it is considered that a reduced housing scheme may resolve those character issues and may reduce the impact on highway safety in this location. Subject to those issues being resolved, it is considered that a smaller housing scheme would in principle, be acceptable in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

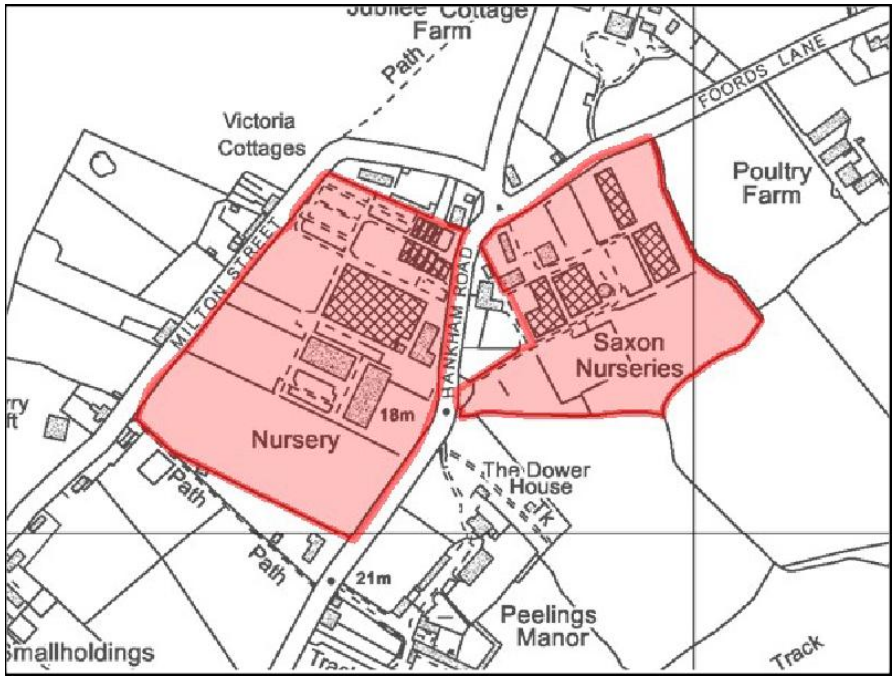
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 8

Total Capacity: 8



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 675/2070
Site Address: Land at Peelings and Saxon Nurseries, Hankham Road, Hankham
Settlement: Hankham
Parish: Westham
Site Area (ha) Gross: 7.3

The site is split into two distinct portions to the west and east of Hankham Road and is located to north of Stone Cross. The western portion comprises an existing horticultural nursery with associated outbuildings and an area of commercial car storage. The eastern portion is more vacant in nature, featuring disused horticultural/ agricultural buildings and amenity land. Residential development is promoted within the northernmost part of each of the parcels on those areas previously developed. The site is in an isolated location, remote from services and amenities, and visually and functionally separated from Stone Cross. The site is not considered suitable for residential development due to its unsustainable location. However, given the site's current use, it is considered suitable for further, non-intensive employment uses. A transport assessment will be required to determine their suitability to serve further new employment development. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well contained within the existing landscape, although, there are views to the South Downs National Park from the southwestern portion of the site. The site is well enclosed by existing vegetation on the site's northern and western boundary. This screening would require improvement on the southwestern boundary to provide a buffer to existing residential development. There is suitable access to both portions of the site currently taken from Hankham Road. A grade II listed building, Corner Cottage, is located to the north of the site and its setting should be considered as part of any new development.

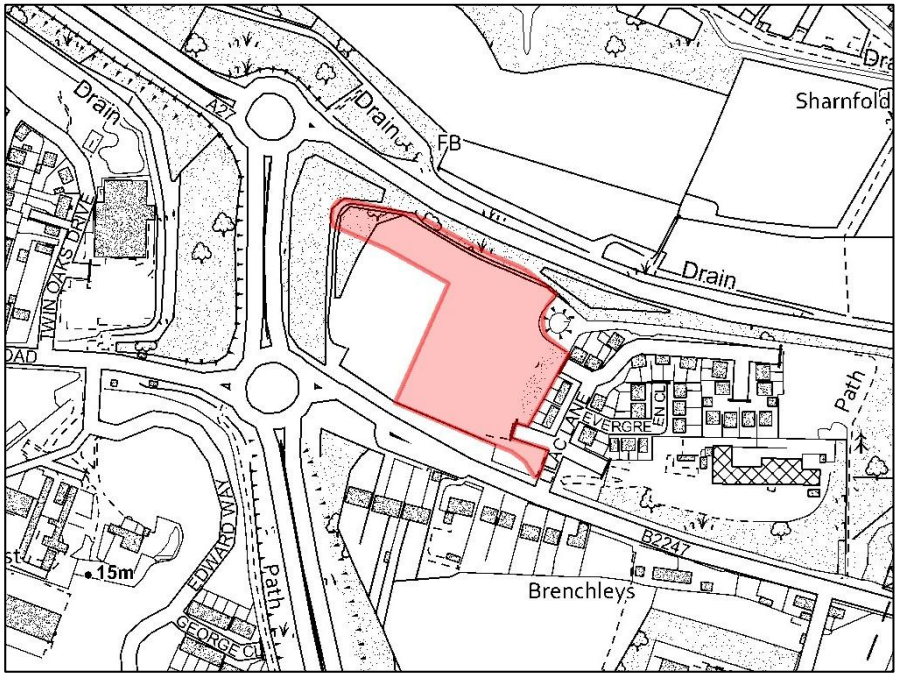
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 677/3280
Site Address: Land to the west of Stone Cross Garden Centre, Dittons Road, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 1.42

The site is located within the proposed built-up area of Stone Cross and neighbours a care home facilities recently built out. Development at this location would constitute in fill development. The site is well connected to Stone Cross and the wider area with good pedestrian and public transport connectivity. The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need to be subject to an Appropriate Assessment. The site is about 1.3 miles from Polegate Station There are buses stop along the B2247 next to the site with good connections to Eastbourne and other neighbouring settlements which are accessible for pedestrians. The site benefits from appropriate pedestrian connectivity. The site benefits from an existing access which was upgraded following the delivery of the neighbouring care home. To note, there is a live planning application (WD/2025/2316/MAJ) for a retail unit on the site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 L M H	No	No	No	No	No

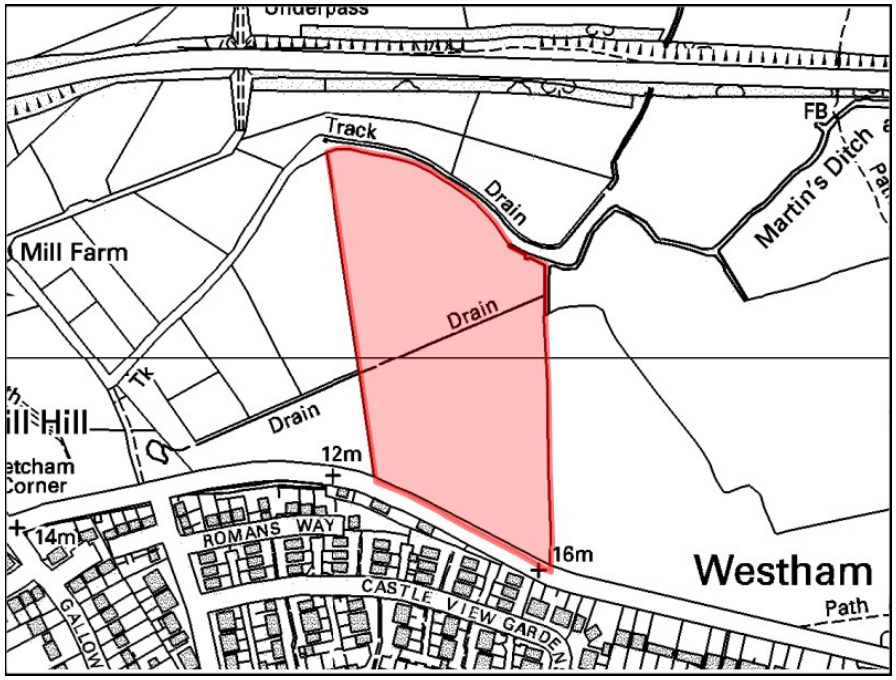
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 20	Year 11+:

Total Capacity: 20



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 732/3360
Site Address: Land north of Peelings Lane, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 4.22

The site comprises of a single grass field located to the north of the built-up area of Westham and to the north of Peelings Lane. A public right of way crosses through the southwest corner of the site. Development of this site is highly dependent upon vehicular access being provided from Peelings Lane to the west of the site (near to St Johns Drive), which this site cannot provide without land submitted under SHELAA site 1099/3360. Therefore, development would not be suitable on this land by itself. The site is well screened by existing landscape features and the visual impact of development on the Pevensey Levels countryside landscape to north would be limited. A large number of trees and hedgerows, some of which are covered by a Tree Protection Order, forms the site boundaries and a drainage ditch also crosses east to west through the centre of the site. These features would require ecological investigation to determine their significance for biodiversity and should be retained as appropriate. The northern half of the site is largely covered by Flood Risk Zones 2 and 3, which precludes residential development on this part of the site. The historic nature of the site and its proximity to Pevensey Castle and associated listed buildings should be considered. An archaeological assessment would also be required to understand any significant historic assets on site. There are heritage sensitivities with this site and the 2026 Heritage Impact Assessment considers that development has the potential to cause a medium to high degree of harm to the rural setting of Pevensey Castle scheduled monument and the Pevensey and Westham Conservation Area. This is because Pevensey Castle sits in a largely well-preserved rural setting and unlike other scheduled monuments, the Castle's setting makes a large contribution to its significance. This has already been harmed in the twentieth century, through residential development in Westham, although this stopped at Peelings Lane, which today forms a legible and historic border. Any development of the site should be informed by a setting assessment of proportionate scope and detail and the introduction of a border of trees along the site's eastern edges could help retain the rural and agricultural feel of the assets within their historic environment. The settings exercise would help to determine whether or not screening would be a justified approach. This site has also been assessed as part of SHELAA site 1099/3360.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

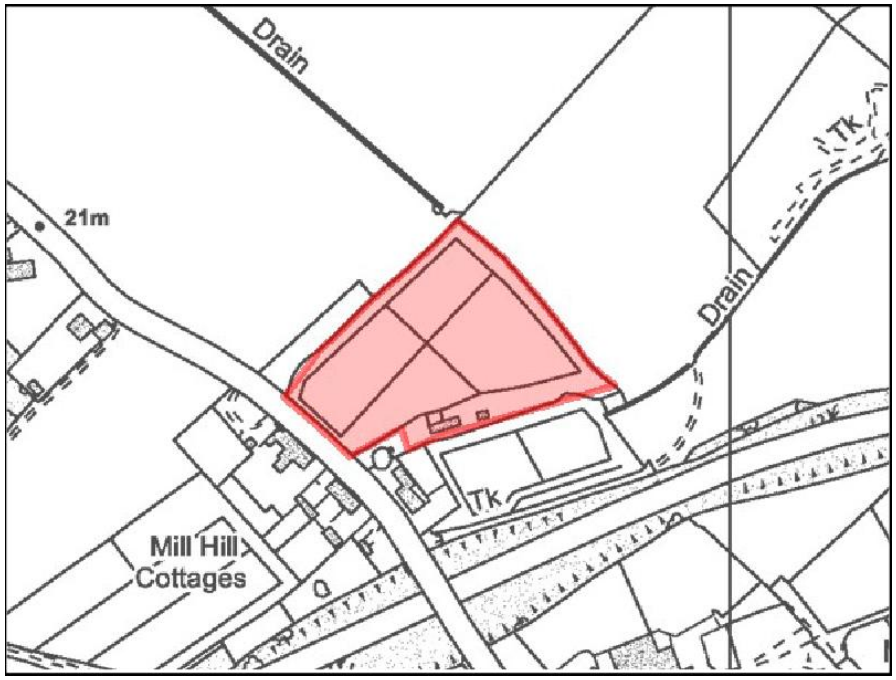
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	**Year 1-5:** 50	Year 6-10:	Year 11+:

Total Capacity: 50



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 817/3360
Site Address: Land at Rose Cottage, Hankham Hall Road, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 1.49

The site comprises of a residential dwelling, equestrian land and associated buildings to the southeast of Hankham and north of Westham. The site's location is functionally and visually separated from Westham and therefore remote from local services and facilities. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately sensitive to development. Housing development would be out of keeping and have a detrimental impact upon the general rural character and appearance of the countryside.

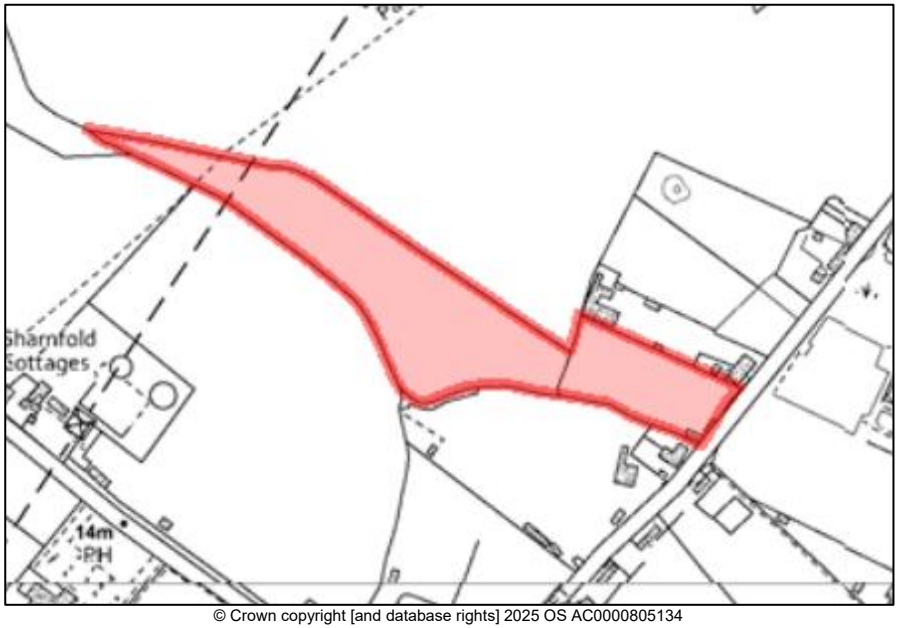
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 821/2070
Site Address: Land south of Patiala, Milton Street, Hankham
Settlement: Hankham
Parish: Westham
Site Area (ha) Gross: 2.42

The site comprises of both agricultural and amenity land located to the southwest of Hankham and to the west of Milton Street. A public right of way crosses north to south through the northwestern section of the site. The site is in an isolated location, visually and functionally separated from Hankham and Stone Cross and is therefore remote from local services and facilities. Housing development would be out of keeping with and have a detrimental impact upon the surrounding landscape. The site as submitted cannot be provided with a suitable vehicular or pedestrian access to serve housing development due to the narrow nature of Milton Street.

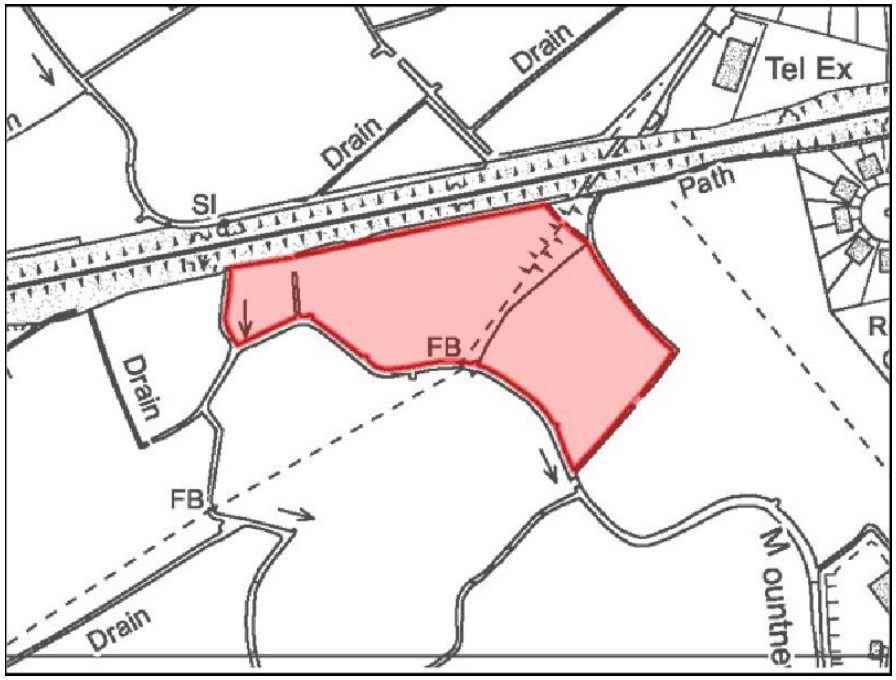
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 893/3360
Site Address: Land at the rear of Hobney Rise, Westham
Settlement: -
Parish: Westham
Site Area (ha) Gross: 2.06

The site is comprised of agricultural land located to the southwest of Westham, to the south of the east coast way railway line. A public right of way crosses through the centre of the site from north to south. Almost the whole of the site is within Flood Zone 3, which would preclude residential development in this location. The site is also clearly visible in the landscape and the impact of housing in this location would be significant. The site forms part of the wider network of watercourses making up the Mountney Levels and development would have a detrimental impact on this natural habitat. In addition, the site as submitted cannot achieve suitable pedestrian and vehicular access and would be reliant on neighbouring SHELAA site 159/3360, which is also considered unsuitable owing to severe flood risk issues.

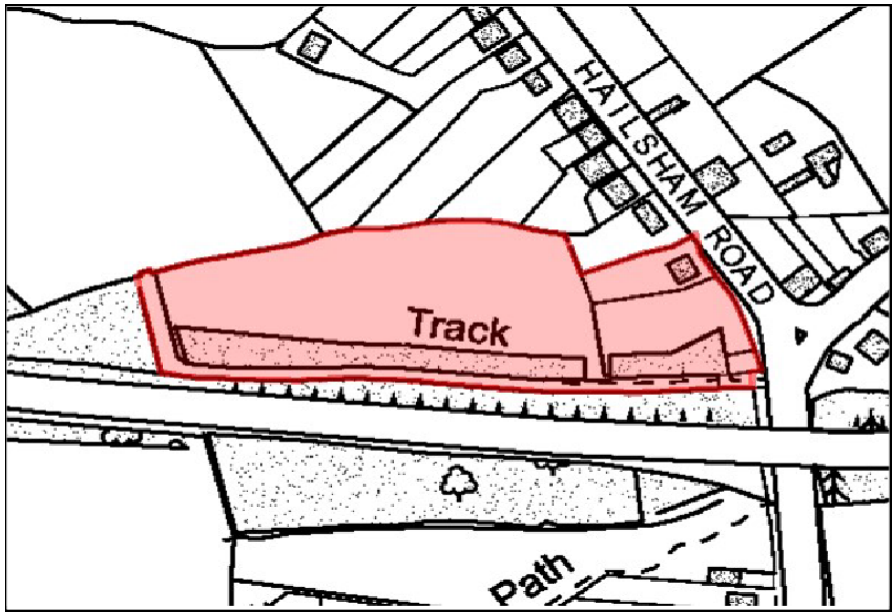
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 944/3280
Site Address: Land to the west of the B2104, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 1.48

This site is comprised of a residential dwelling, commercial timber yard and a large proportion of greenfield land. The site is separated from Stone Cross to the north by the A27, although Stone Cross is still highly accessible by an existing footpath along Hailsham Road (B2104) on the site's eastern boundary. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited. A number of existing residential dwellings bound the site's northern boundary and therefore residential amenity of those occupiers would need to be considered. A transport assessment would be required to determine whether the site can achieve a suitable vehicular access (either through a new access or widening the access); given that the Hailsham Road (B2104) bends as it progresses northwards. The noise generated from the A27 to the south may require mitigation as part of the design of any development. In addition, it is also known that there is a high-pressure gas line running through part of the site under the ownership of Southern Gas Network that will need to be considered as part of the scheme's layout and design. The site was subject to a planning appeal for 22 dwellings under planning reference WD/2020/2501/MAO that was dismissed following a refusal of the planning application. This was in part due to its location outside of an existing designated development boundary and the proximity to the elevated A27 and amenities of future occupiers. It is considered that a redesign of the scheme, with a lower number of dwellings could alleviate the latter issue and the scheme is generally in a relatively sustainable location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

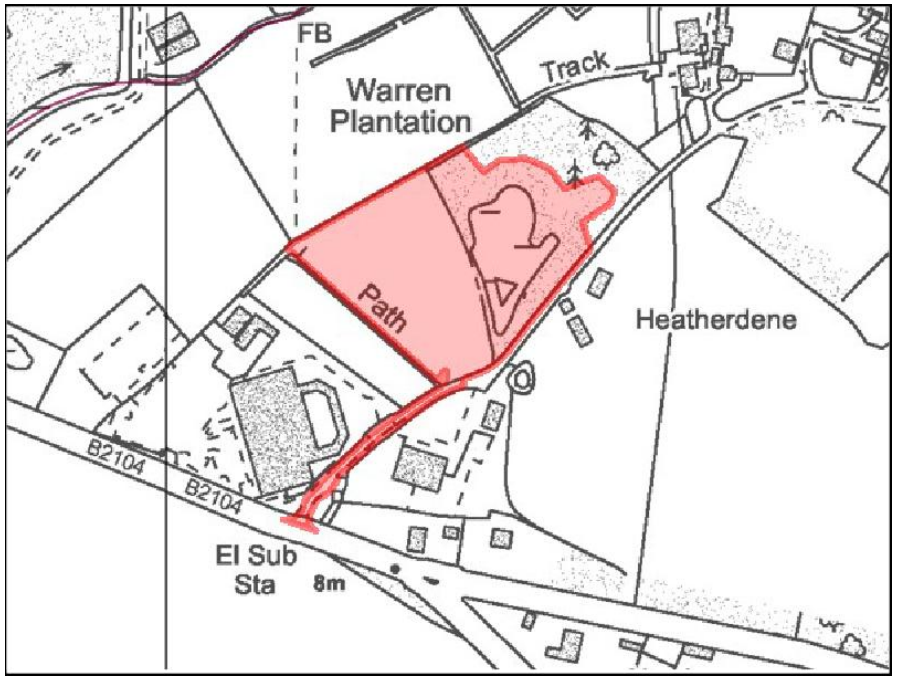
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 15

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1006/3280
Site Address: Warren Wood Holiday Park, Hailsham Road, Stone Cross
Settlement: -
Parish: Westham
Site Area (ha) Gross: 1.67

The site comprises of an existing holiday park comprising of 24 lodge style caravans and a large pond located in the countryside to the northwest of Stone Cross and Hankham and to the east of Hailsham Road (B2104). A public right of way crosses east to west along the southern boundary of the site. Around half the site is within the SFRA future flood zone 3a and parts of the site are at risk of flooding from surface water. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside to the north of Stone Cross.

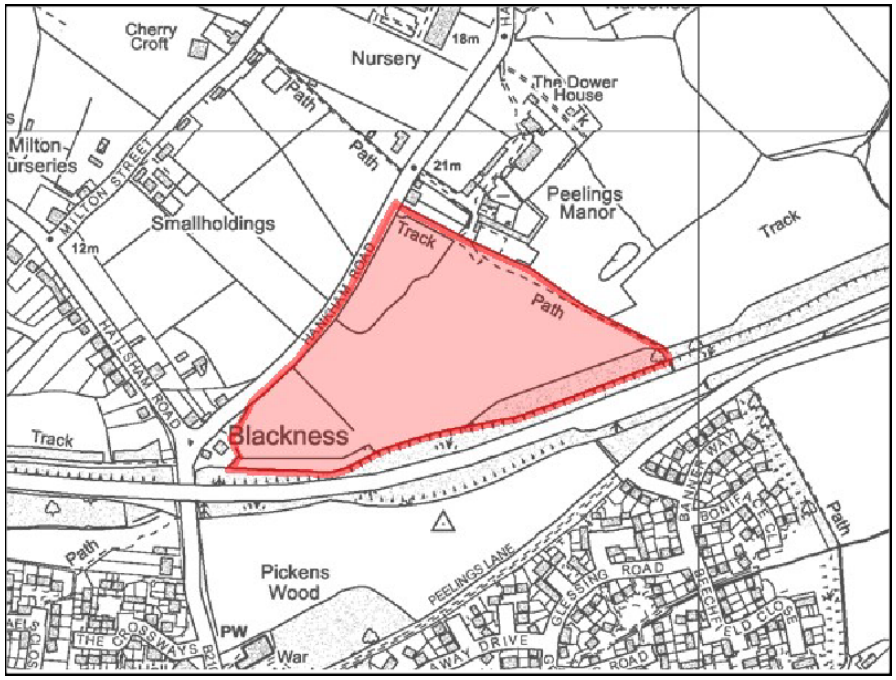
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1025/3280
Site Address: Land south of Hankham Road, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 5.75

The site comprises of agricultural land on the northern outskirts of Stone Cross and is bounded by Hankham Road to the north and the A27 to the south. A public right of way crosses east to west through the northern boundary of the site. Hankham Road benefits from a footway on the opposite side of the site, which could provide connectivity into the settlement, subject to the provision of safe crossing. The site is located in a reasonably sustainable location, benefitting from close proximity to existing facilities, amenities and public transport available within Stone Cross. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive to development. This is because the site is well enclosed within the landscape and is heavily screened by existing vegetation, meaning the impact of development on the wider landscape would be limited . The layout and quantum of development would need to reduce in the east of the site to take account of the more rural setting of Hankham Road in this location. Development of the site would also be seen within the context of consented developments south of the A27 and allocation further to the west. Two Grade II listed buildings lie in close proximity to the sites western (The White House) and northern boundaries (Peelings) which also require consideration. There are heritage sensitivities with this site and the 2026 Heritage Imapct Assessment considers that development has the potential to cause a moderate degree of harm to the setting of the two listed buildings. This could be mitigated through not building in the southeast corner and away from ANA 82271. Alongside this, mitigation could be found in design and landscaping that is appropriate to the historic landscape character and broader heritage context as a site on the border of the Low Weald and Pevensey Levels. It is unlikely that these mitigation measures would remove all harm to heritage assets, but the degree of harm and influence of mitigation measures depends to a large extent on the quantity, scale, layout and design of new development on the site. As such, only a smaller part of the site on the western side may be suitable for development, subject to the provision of a safe vehicular and pedestrian access (which is hampered by the road configuration in this location), retention of hedgerows and mature trees, as well as landscape mitigation. Proximity of the site to the elevated part of the A27 will also need consideration in terms of residential amenity.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

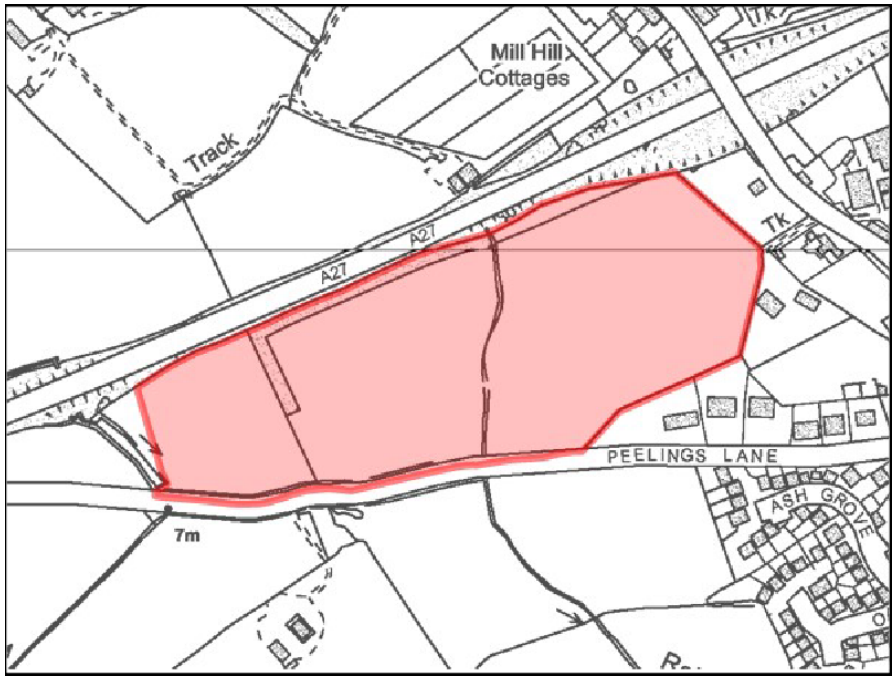
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 10	**Year 11+:** 20	**Total Capacity: 30**



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1096/3360
Site Address: Rear of The Paddock, Hankham Hall Road, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 6.83

The site comprises three agricultural fields, which are separated by hedgerows and trees. The site sits at the northern outskirts of Westham and is bounded to the north by the A27, to the south by Peelings Lane and to the east by Hankham Hall Road. The 2023 Landscape Sensitivity Assessment states that the site's landscape is moderately sensitive to development. The site as submitted cannot achieve suitable vehicular access as both Hankham Hall Road and Peelings Lane are not suitable to serve residential development in this location, given their narrow width and alignment. To access Hankham Hall Road would also require third party land. The site would therefore require direct vehicular access from the A27 to the north and this would not likely be viable or feasible given the quantum of development envisaged and the speed of the road at this point. The site would also be unable to provide suitable pedestrian connectivity to the wider area, as the surrounding roads are too narrow to allow for the creation of pedestrian footpaths to Westham.

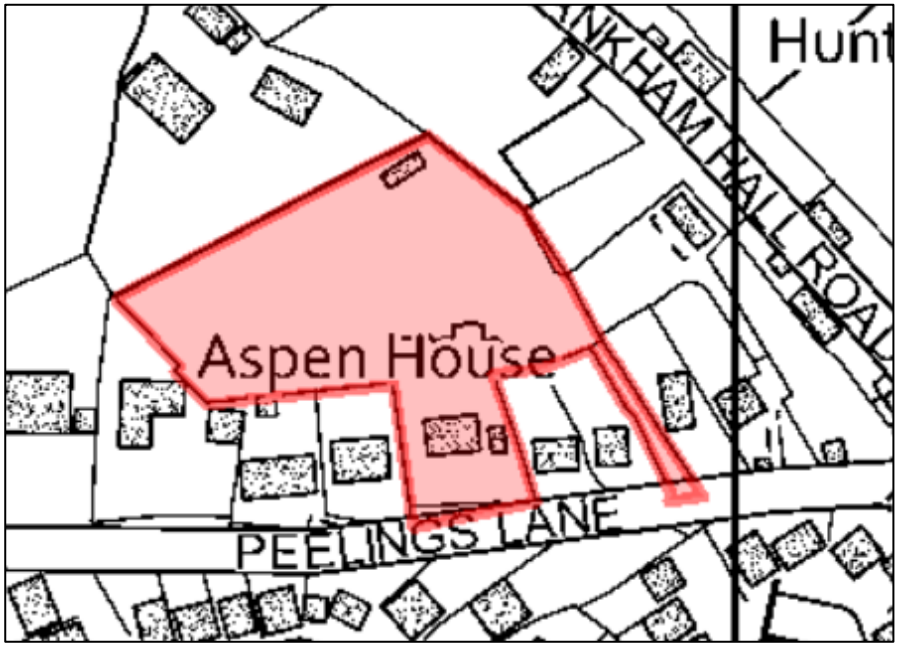
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1098/3360
Site Address: Kinketchem, Peelings Lane, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 0.63

The site comprises of a residential dwelling and agricultural land located to the northwest of Westham adjacent to existing residential development on Peelings Lane. The 2023 Landscape Sensitivity Assessment states that the site is low to moderately sensitive. The site's topography slopes down significantly from the northeast to southeast, meaning the site offers far reaching views over the wider landscape. Development of this site is dependent on creating a suitable vehicular access from Peelings Lane, which is considered difficult given its narrow width and alignment. An objection was raised by the local highway authority in relation to the development of 8 dwellings on the site (under reference WD/2020/2023/O) and the application was subsequently withdrawn. This site was refused planning permission for 5 (net) dwellings, including the demolition of an existing dwelling, under planning reference WD/2021/1703/O and was dismissed at planning appeal. There was no objection from the local highway authority, but there are still ongoing concerns in relation to the overly dense layout of the scheme and the significant alterations required to Peelings Lane that may have an urbanising effect. The site is therefore considered unsuitable for further development.

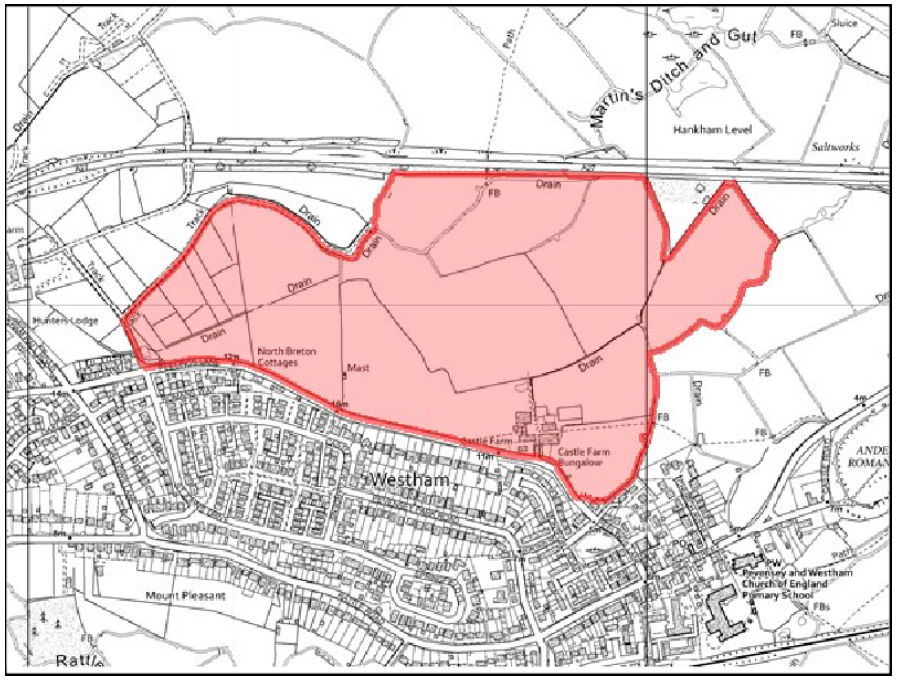
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1099/3360
Site Address: Land at Peelings Lane, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 32.49

The site is located to the northeast of Westham, with the eastern portion of the site close to the historic core and adjacent to existing residential development along Peelings Lane. A public right of way crosses the centre of the site from north to south. The site comprises of several open agricultural fields which are separated by trees and hedgerows of varying maturity. There are a number of agricultural buildings situated within the southeastern portion of the site at Castle Farm. Development of this site would be highly dependent upon vehicular access being provided from Peelings Lane to the west of the site (near to St Johns Drive). It is considered difficult to achieve a suitable vehicular access to the eastern portion of the site (submitted originally under SHELAA reference 242/3360) given the steep lined banks of Peelings Lane and its narrow nature at this section of the site. Peelings Lane would require widening to allow for two lane traffic and pedestrian footpaths at the western portion of the site. The 2023 Landscape Sensitivity Assessment states that the site landscape is moderately to highly sensitive to development. This is because of its prominent location and topography. The site provides far reaching views northwards towards the Pevensey Levels SSSI, SAC and Ramsar site and other rural locations north of the site. It is considered that landscape impacts in the central and eastern portions of the site are substantial and that it would not be appropriate to deliver housing in this part of the site. There are two fields in the southwestern portion of the site (including SHELAA reference 732/3360) that are well screened by existing landscape features and the visual impact of development would be more limited in these locations. The A27 bounds the sites northern boundary and the road noise generated would require mitigation as part of the schemes design. On site, there are a large number of trees, hedgerows and watercourses, which would require ecological investigation to determine their significance for biodiversity and be retained as appropriate. This includes a small number of trees along the southwestern boundary that are protected by a Tree Protection Order. The development of the site would be required to consider implications in regards to biodiversity given the presence of priority habitats within the site and close proximity to the Pevensey Levels and its associated habitat of international importance, requiring an appropriate assessment to be undertaken A large portion of the site is covered by Flood Risk Zones 2 and 3 along the eastern boundary and northern portion of the site. Lastly, the historic nature of the site and its proximity to Pevensey Castle and associated listed buildings should be considered. There is a single Grade I, two Grade II* and multiple Grade II listed buildings to the south of the site as well as Pevensey Castle Scheduled Monument and the Pevensey and Westham Conservation Area adjacent to the site. There are many heritage sensitivities with this site and the 2026 Heritage Impact Assessment considers that development has the potential to cause a high degree of harm to the rural setting of Pevensey Castle scheduled monument, the Pevensey and Westham Conservation Area and several Grade II and II* listed buildings. This is because Pevensey Castle sits in a largely well-preserved rural setting, with Peelings Lane forming a legible and historic border to development. Mitigation measures are limited and include good design, placing buildings on the furthermost western part of the site (though this would still cause harm) and landscaping that is appropriate to the historic landscape character and broader heritage context as a site in the Low Weald. An archaeological assessment would also be required to understand any significant historic assets on site. The western part of the site is subject to a live outline planning application (WD/2025/2269/MAO) for up to 150 (net) dwellings and associated works including public open space.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

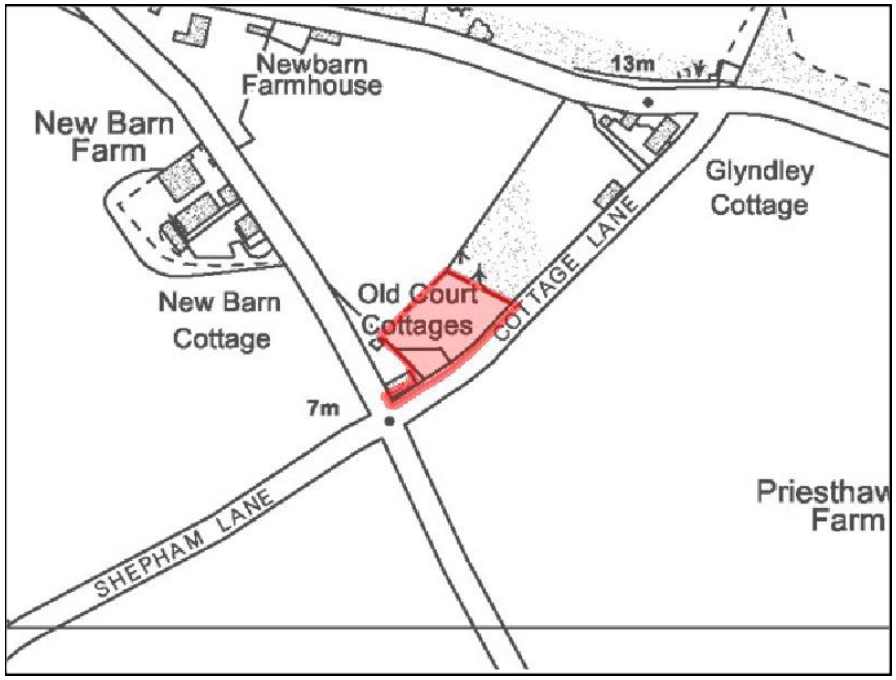
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	**Year 1-5:** 65	**Year 6-10:** 75	Year 11+:

Total Capacity: 140



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1126/3280
Site Address: Land at Old Court Cottages, Cottage Lane, Stone Cross
Settlement: -
Parish: Westham
Site Area (ha) Gross: 0.32

The site comprises of a large paddock located in the countryside to the north of Stone Cross and to the west of Cottage Lane. The site is situated in an isolated location, remote from existing services and amenities, and is visually and functionally separated from any nearby settlement. Housing development would be unsuitable and out of keeping with the rural character and appearance of the countryside in this location.

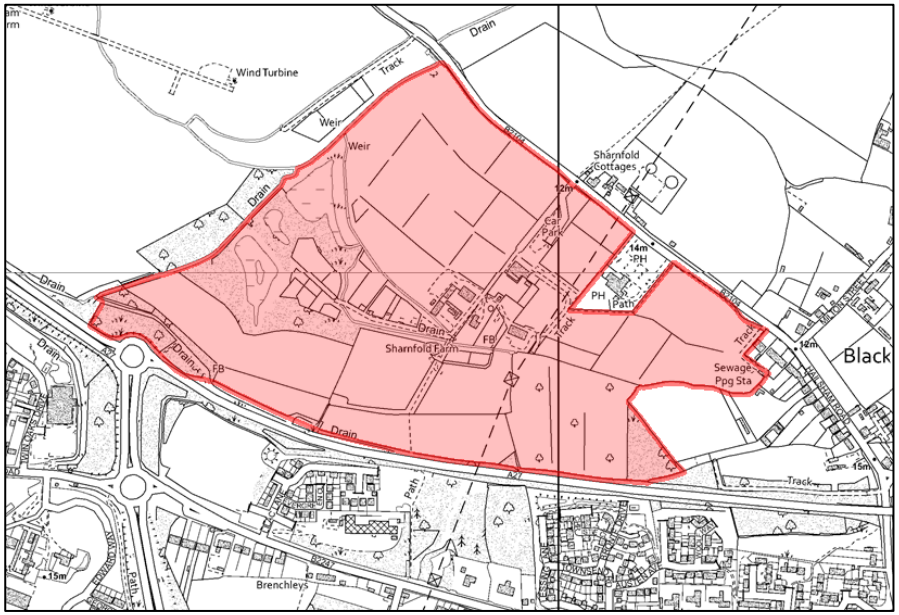
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1132/3280
Site Address: Sharnfold Farm, Hailsham Road, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 32.96

This site lies to the southwest of the Hailsham Road (B2104) to the north of Stone Cross and extends to the southwest to the A27 (Pevensey Bypass) and Golden Jubilee roundabout. The site incorporates Sharnfold Farm that is a visitor attraction (incorporating a farm shop and cafe) alongside both arable and livestock farming. There is also some fishing lakes located to the far southwest of the site. The site itself is covered by substantial Flood Risk Zone 2 along the western and south-western boundaries that precludes new residential development in this location, or indeed any formal vehicular access from the A27. The 2023 Landscape Sensitivity Assessment states that the site is moderately sensitive to residential development. The northwestern portion of the site (to the west of the existing vehicular access to Sharnfold Farm) is the most open in landscape terms and is rural in nature given its location some distance from Stone Cross itself and is therefore not considered suitable for residential development. However, parts of the eastern portion of the site (particularly the sites submitted under this SHELAA, such as 745/2070 and 786/2070) could be suitable for residential development subject to layout, the maintenance of existing tree boundaries and the provision of a suitable vehicular access onto the B2104. This could also serve residential development to the east of the site (submitted separately under SHELAA reference 1153/3280). The formation of pedestrian routes along the B2104 (or through the site) should also be incorporated into the design of this site to ensure access and connectivity to Stone Cross (this may require third party land). It should be noted that there are two listed buildings on the main farm complex towards the centre of site named Sharnfold Farm Barn and Sharnfold Farm Cartshed (Grade II) that need to be considered, particularly their setting and the inter-visibility between the listed buildings and new residential development as part of any scheme. The 2026 Heritage Impact Assessment considers that development has the potential to cause a high degree of harm to the setting of both heritage assets and that mitigation measures are limited. Potential mitigation includes avoiding development within the immediate setting of the two listed buildings, not developing or changing the use of the listed buildings themselves and retaining the open space of the courtyard adjacent to them. Development should be avoided in any of the fields that bound the farmyard. The northeastern corner of the site was granted planning consent for 31 (net) dwellings at appeal under planning reference (WD/2020/2047/MAO) in May 2023 and has now expired as a reserved matter application was not submitted within the required timeframe. The eastern part of the site, encompassing the area previously granted permission, benefits from a resolution to grant planning permission for up to 120 dwellings (WD/2025/1738/MAO) A small part in the centre of the site is subject to an ongoing planning application (WD/2025/1901/MAJ) for change of use of agricultural buildings to Use Class E to provide flexible workspaces for creative arts industry and business use.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

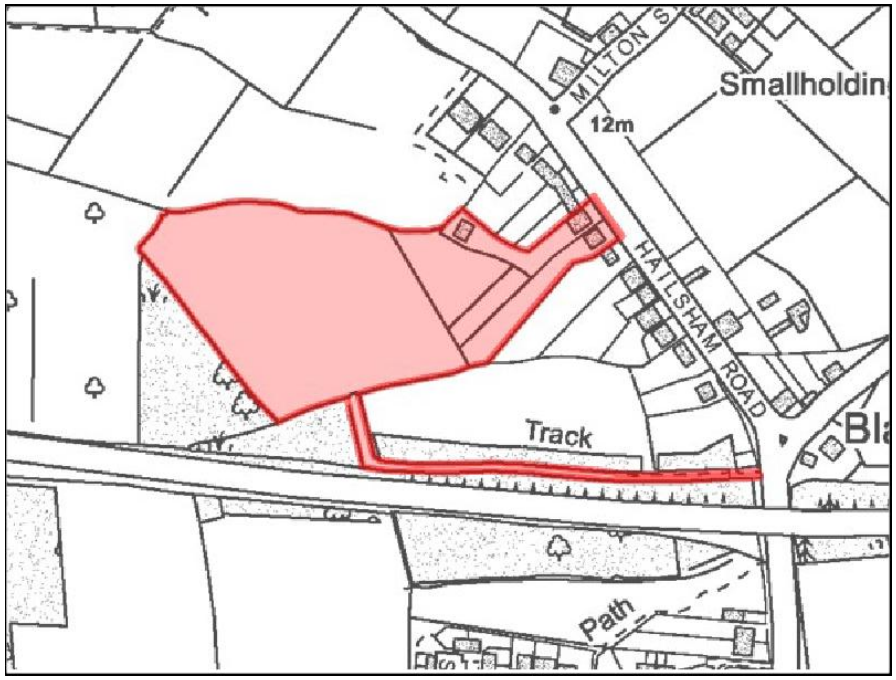
Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 140	**Year 11+:** 90	**Total Capacity:** 230



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1153/3280
Site Address: Land at and adjacent to The Downs View and Emberson, Hailsham Road, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross: 2.44

The site lies to the west of Hailsham Road (B2104) to the north of Stone Cross and the A27. The eastern portion of the site comprises two residential dwellings named Emberson and The Downs View, as well as a large outbuilding and associated garden amenity space. The western portion of the site is a field comprising existing stables and land used for grazing purposes. The 2023 Landscape Sensitivity Assessment states that the site landscape is low to moderately sensitive. This is because the site is well enclosed on all boundaries by existing landscape buffers which limits the impact of development on the wider landscape. Development of the site should take into consideration the amenity of existing residential development to the north and east. Further investigation is required to assess whether the site can secure a suitable vehicular access, given the bend of the B2104 as it moves northwards. It is considered that the development of this site would likely be suitable if the adjoining site at Sharnfold Farm to the west (SHELAA reference 1132/3280) comes forward and this may alleviate the requirement for a new vehicular access from the east. The retention of hedgerow and trees within the site would be supported, particularly the large oak tree located in the rear garden. The western portion of the site is constrained by a pylon line, which travels in a north westerly direction across the site.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

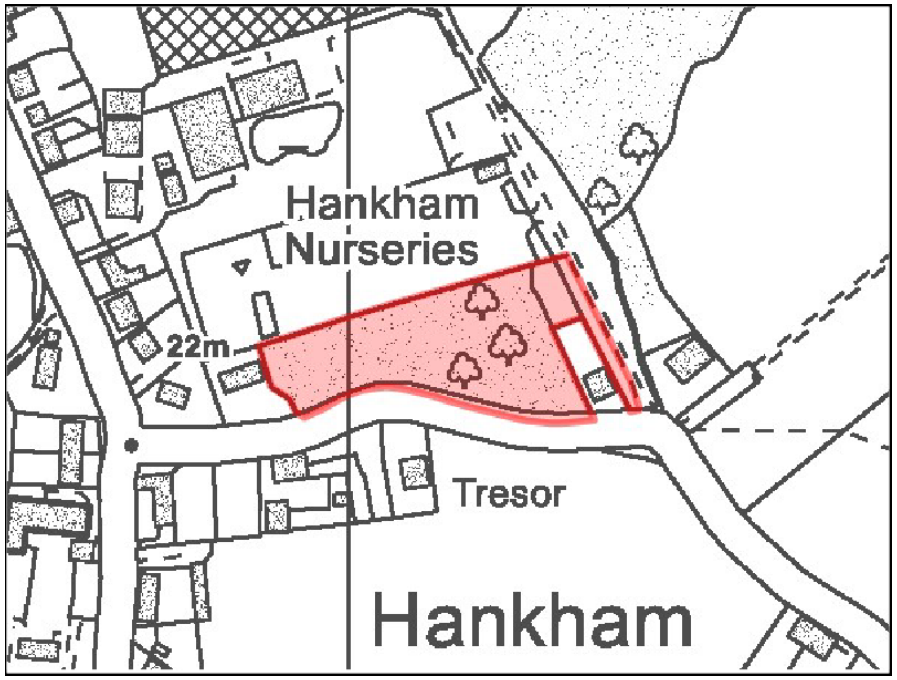
Residential Suitability: Yes	
Employment Suitability: No	
Availability: Yes	
Achievability: Yes	

Conclusion

Developable

DELIVERY	Year 1-5:	Year 6-10:	**Year 11+:** 60

Total Capacity: 60



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1167/2070
Site Address: Land east of Pump Piece, Hankham Hall Road, Hankham
Settlement: Hankham
Parish: Westham
Site Area (ha) Gross: 0.65

The site comprises woodland to the north of Hankham Hall Road and is located in Hankham village. The site is in an unsustainable location for development given the lack of services, facilities and public transport provided in Hankham (with the exception of a small primary school). The development of the site would result in the unacceptable loss of the existing vegetation that wholly covers the site. The site would require a new vehicular access from Hankham Hall Road, which is narrow and of a single lane that is unsuitable to serve further residential development.

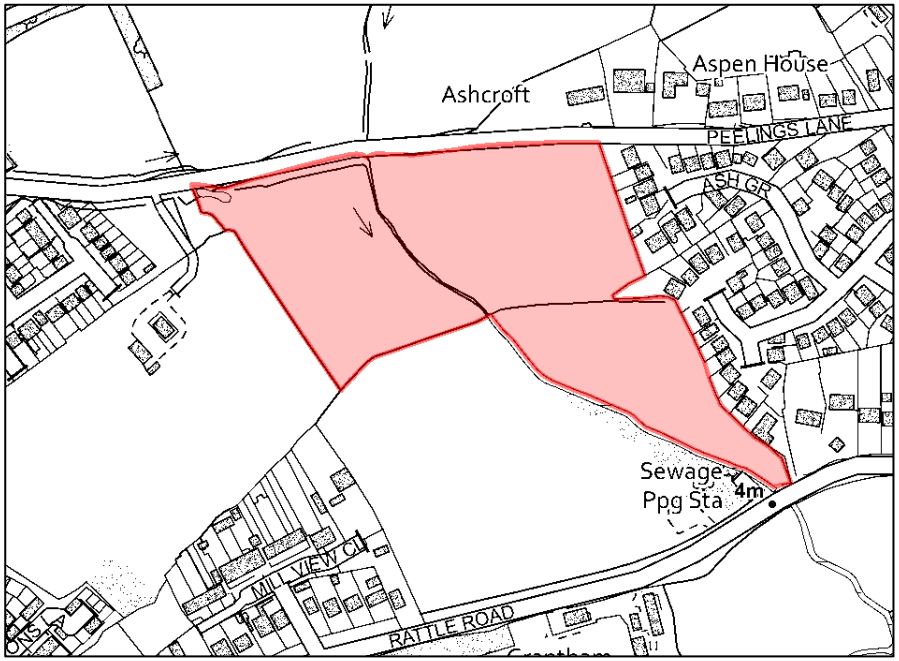
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1216/3360
Site Address: Land to south of Peelings Lane, Westham
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 4.1

The site comprises two agricultural fields either side of Rattle Stream which runs directly through the centre of the site. The site is directly adjacent two settlement boundaries, Stone Cross and Westham. The site could offer potential for an infill development between site's currently under construction for over 300 dwellings to the southwest of the site. However, a large portion of the site is at risk of flooding with much of the site to the south falling within Flood Zone 3, which separates the site into two portions and precludes residential development on most of the site area. The flood risk present on site also results in a vehicular access not being able to be achieved via Rattle Road. Therefore, the site lacks an obvious suitable access point without the need for third party land. A vehicular access to the site via the adjacent residential site would need to be explored.

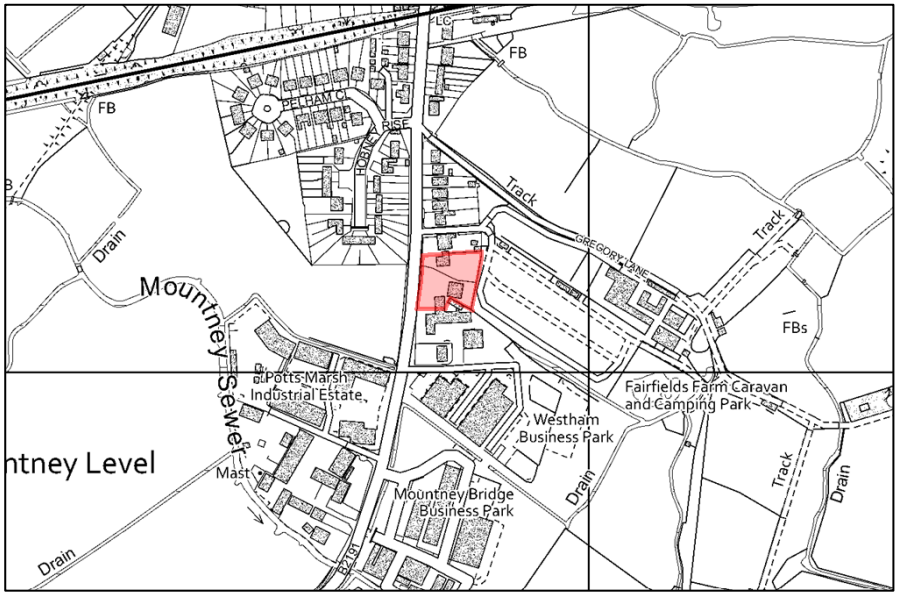
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1220/1630
Site Address: 43 and 45 Eastbourne Road, Westham, Pevensey
Settlement: Westham
Parish: Westham
Site Area (ha) Gross: 0.3

The site currently comprises of a mix of uses consisting of a residential property and part of a commercial business in sui genesis use (car dealership). The site is within the development boundary of Westham and sits to the east of the B2191 (Eastbourne Road) and benefits from proximity to Pevensey and Westham rail station and bus connections as well as amenities in Westham. An existing vehicular access point is available from the Eastbourne Road. The south western half of the site is at risk of fluvial flooding (flood zone 2 and 3) which would preclude residential development on part of the site unless it can be appropriately mitigated. As a result only a small area of the site would be suitable to accommodate development which is considered too small to accommodate the 8 promoted dwellings or to yield the minimum 5 dwellings to be included within the SHELAA.

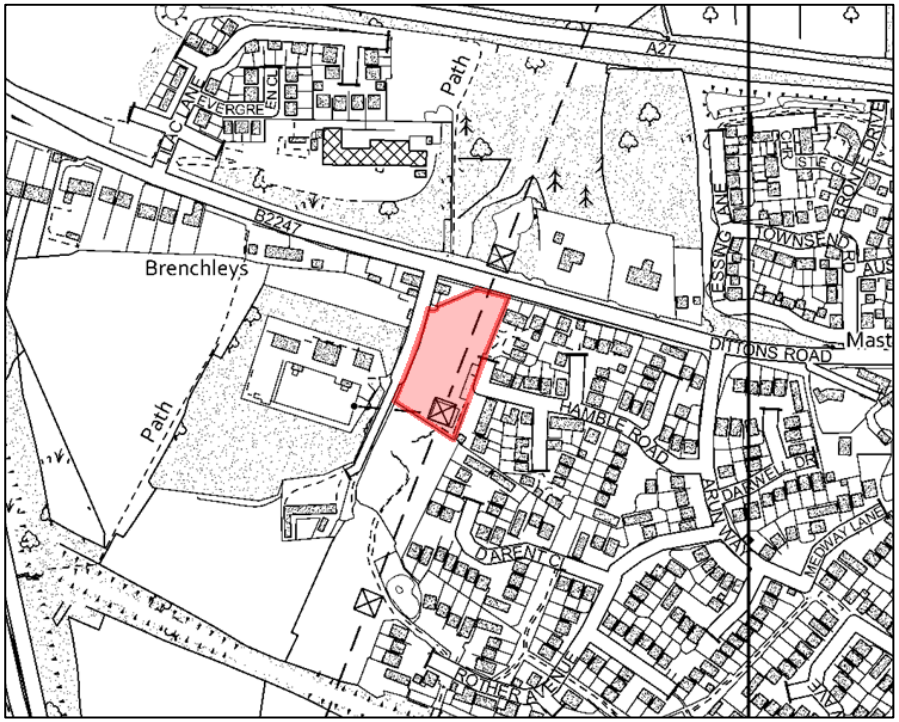
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1227/3280
Site Address: Pylon Field, South of Dittons Road, Stone Cross
Settlement: Stone Cross
Parish: Westham
Site Area (ha) Gross:

The site is proposed for development of community facilities rather than employment or housing development. It therefore does not propose the minimum development scale or type set out for assessment. Notwithstanding, should further information be submitted, the site will be considered further.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: No
Achievability: No

Conclusion

Not deliverable or developable

Willingdon and Jevington

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
236/3370	Mornings Mill Farm, Eastbourne Road, Willingdon	Willingdon	Site with extant planning permission
540/3370	Brodricklands and Hamlands Farm, Willingdon	Willingdon	Not deliverable or developable
1166/1620	Land west of Golden Jubilee, Eastbourne	Willingdon	Not deliverable or developable
1234/3370	Land at Mornings Mill Farm	Willingdon	Developable

Sites excluded at Stage 1

Sites below the size threshold

NONE

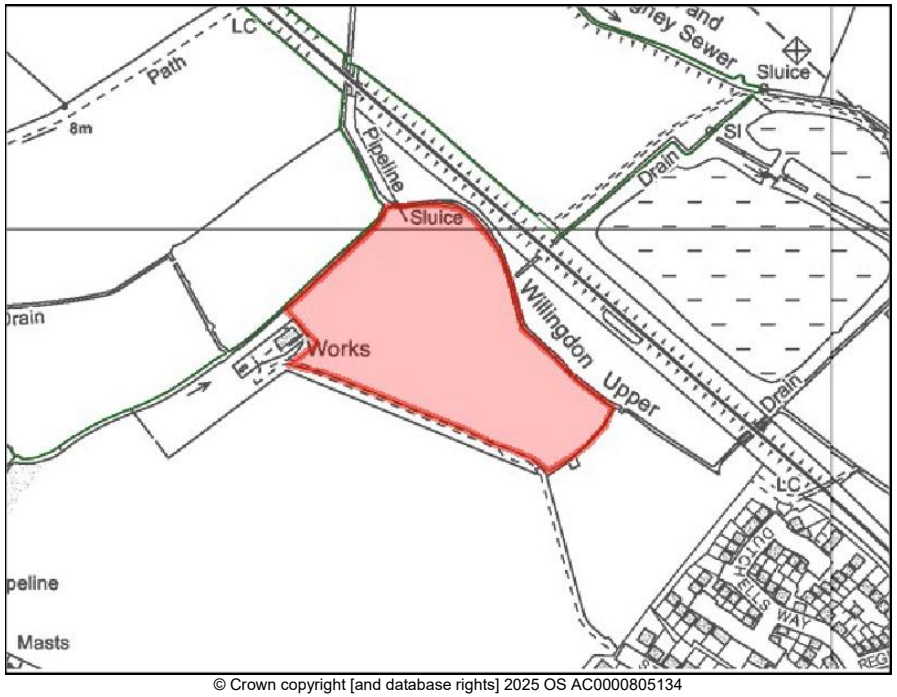
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

Site reference	Address	Settlement	Planning Permission Details
236/3370	Mornings Mill Farm, Eastbourne Road, Willingdon	Willingdon	WD/2021/0174/MEA – permission for the provision of 700 net dwellings

Sites wholly or mainly within an area of absolute constraint

NONE

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 540/3370
Site Address: Brodricklands and Hamlands Farm, Willingdon
Settlement: Willingdon
Parish: Willingdon and Jevington
Site Area (ha) Gross: 3.38

This site comprises an agricultural field located in Willingdon directly to the north of land that has been granted outline planning permission under planning reference WD/2016/0986/MAO for 390 (net) dwellings in late 2016 and has since been subject to several approved reserved matters applications and is under construction. A large portion of the remainder of the site is within flood zones 2 and 3 and at risk of pluvial flooding, compromising the provision of safe access, and resulting in the site being unsuitable to accommodate residential development

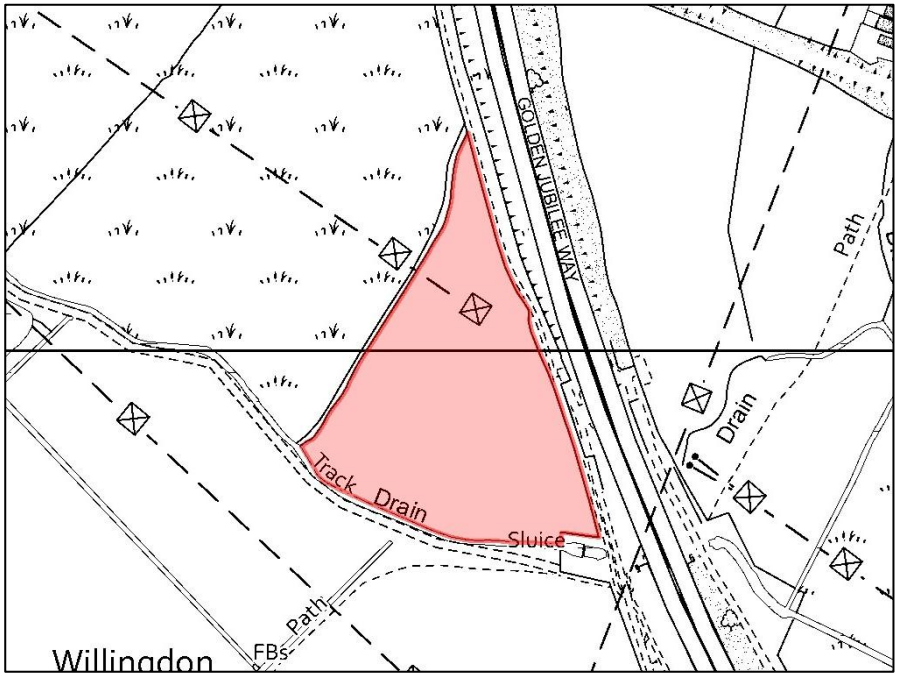
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	Partly	1 2 3 L M H	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1166/1620
Site Address: Land west of Golden Jubilee, Eastbourne
Settlement: -
Parish: Willingdon and Jevington
Site Area (ha) Gross: 3.08

The site comprises of a field located to the east of Willingdon and to the west of the A22 (Golden Jubilee Way). The site is visually and functionally separated from any of the nearby settlements and is located on the Eastbourne Levels that is prone to flood risk. The site also contains a Public Right of Way that sits alongside the A22 running north to south on the eastern boundary of the site. In landscape terms, the site is relatively open and exposed, which provides far reaching views to the South Downs National Park to the west. A substantial part of the site's southern boundary is affected by Flood Zone 2 (with high to central climate change) which would restrict residential development on this part of the site. A significant pylon line also crosses the northern part of the site from east to west, limiting the potential for residential development further. Given the limited scale of the site (subject to the constraints above) and that there is no suitable existing vehicular access from the A22, it is not considered that a suitable or financially viable vehicular access could be provided for the site.

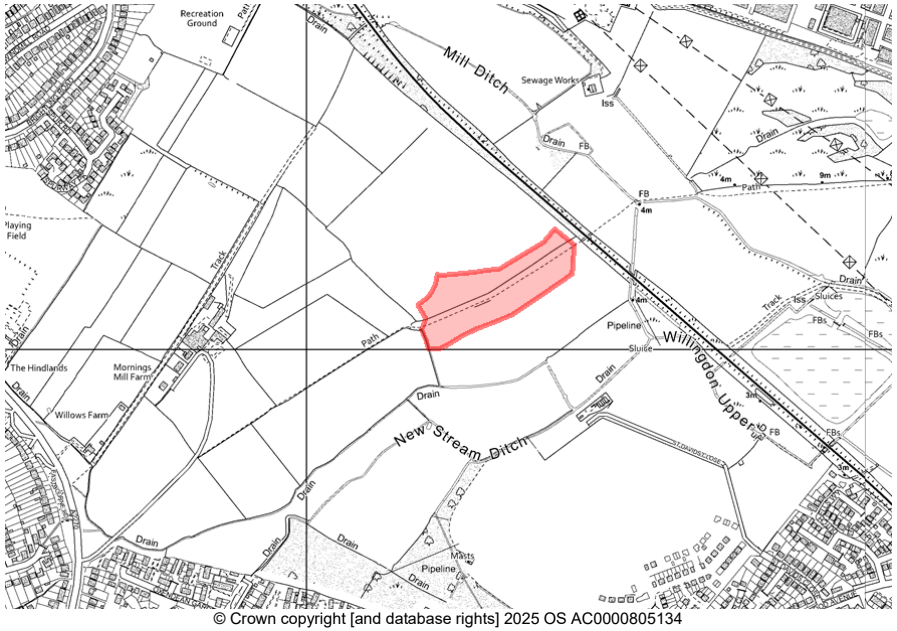
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
-	No	Partly	1 2	No	No	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1234/3370
Site Address: Land at Mornings Mill Farm
Settlement: Willingdon
Parish: Willingdon and Jevington
Site Area (ha) Gross: 3.15

The site comprises a field located to southeast of Polegate, on the northern edge of Lower Willingdon. The East Coast way railway line runs along the northeastern edge of the site. The site was initially submitted as part of SHELAA submission 236/3370. Since the initial site was submitted, a large section of the SHELAA Site has been granted outline planning permission on appeal (WD/2021/0174/MEA and WD/2024/2478/MRM) for up to 700 dwellings, 8,600sqm of employment space, community infrastructure and other associated infrastructure. The footpath Willingdon and Jevington 6, part of the 1066 Walk, passes through the site and this should be retained to provide pedestrian access from Jevington to Stone Cross. The development would be visible from high ground within the South Downs National Park; however subject to extent of development, scale and location, some expansion of residential development beyond that already permitted may be suitable noting the significant changes that have already taken place, changing context of the site, and the relatively small proportion of the wider site itself. The site could be considered comprehensively as part of the approved mixed-use scheme on the adjoining land (SHELAA Site 236/3370). Both vehicular and pedestrian access arrangements will need to be assessed and achieved through the neighbouring site, which may require third-party land.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
2	No	No	1	No	No	No	No	No

Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 40	Year 11+:

Total Capacity: 40

Withyham

Summary of all sites submitted in the Parish

Site reference	Address	Settlement	Outcome
152/1110	Land north of St. Johns Road and west of Coopers Lane, Crowborough	Crowborough	Absolute constraint (400m from the Ashdown Forest)
213/2040	Land south of Back Lane and to the west of the railway line, Groombridge	Groombridge	Developable
218/1110	Land rear of Springmount, School Lane, Crowborough	Crowborough	Absolute constraint (400m from the Ashdown Forest)
222/1110	Adds Farm, Hoadleys Lane, Crowborough	Crowborough	Not deliverable or developable
343/2040	Land adjoining Maynards, Corseley Road, Groombridge	Groombridge	Not deliverable or developable
500/1800	Sewage Works Field, A264, Blackham	Blackham	Not deliverable or developable
501/1800	Allotment Field, A264, Blackham	Blackham	Not deliverable or developable
502/1800	The Common Field, Iron Church Lane, Blackham	Blackham	Not deliverable or developable
576/1110	Land to rear of Cooks Corner Farm and to the north of houses fronting London Road, Crowborough	Crowborough	Developable
683/1630	Land at Watch Oak Hill, Ashurst Hill, Ashurst	Ashurst	Absolute constraint (Flooding)
707/3400	Land at Balls Green, Station Road, Withyham	Withyham	Not deliverable or developable
710/2040	Land at Florence Farm, Withyham Road, Groombridge	Groombridge	Not deliverable or developable
756/1630	Land at Royal Mires Nursery, London Road, Lye Green	Lye Green	Not deliverable or developable
1020/1110	Land adjacent to Haycocks, London Road, Crowborough	Crowborough	Not deliverable or developable
1122/3400	Land west of Beech Green Lane, Withyham	-	Not deliverable or developable
1204/1110	Hoadleys Stables, Hoadleys Lane, Crowborough	Crowborough	Absolute constraint (400m from the Ashdown Forest)
1224/3400	The Nursery, North of Station Road	Groombridge	Too small for assessment
1226/2040	The Paddock, Lealands Farm, Station Road, Groombridge, Tunbridge Wells	Groombridge	Not deliverable or developable

Sites excluded at Stage 1

Sites below the size threshold

Site reference	Address	Settlement	Site size (ha)	Reason
1224/3400	The Nursery, North of Station Road	Groombridge	0.39	The site is too small to yield the minimum number of units required for the assessment.

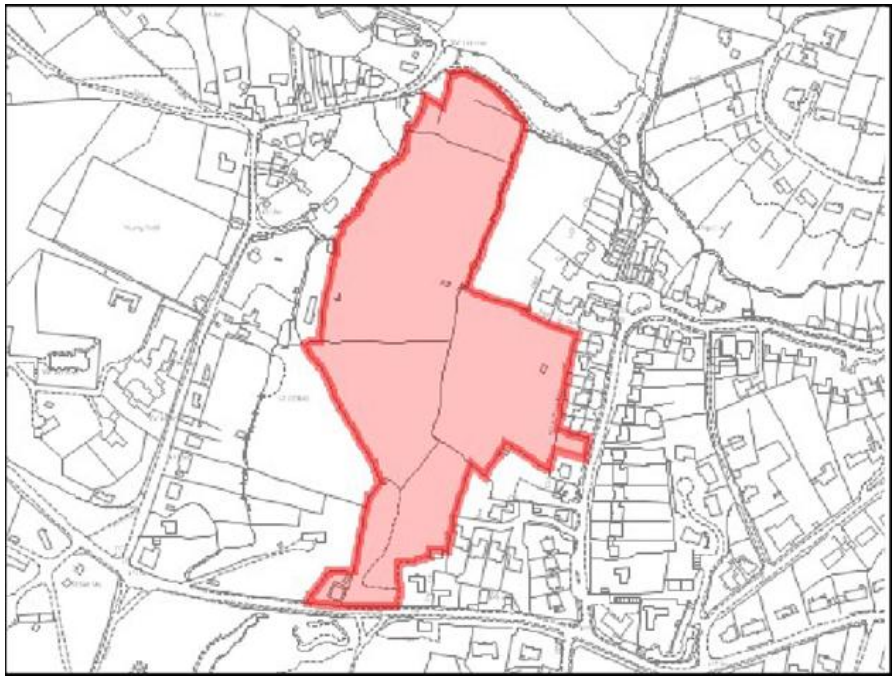
Sites with Extant Planning Permission (or a Resolution to Grant Planning Permission)

NONE

Sites wholly or mainly within an area of absolute constraint

Site reference	Address	Settlement	Absolute constraint
152/1110	Land north of St. Johns Road and west of Coopers Lane, Crowborough	Crowborough	The site is within 400 metres of the Ashdown Forest.
218/1110	Land rear of Springmount, School Lane, Crowborough	Crowborough	The site is within 400 metres of the Ashdown Forest.
683/1630	Land at Watch Oak Hill, Ashurst Hill, Ashurst	Ashurst	The site is wholly located within Flood Risk Zone 3 which would preclude residential development in this location.
1204/1110	Hoadleys Stables, Hoadleys Lane, Crowborough	Crowborough	The site is within 400 metres of the Ashdown Forest.

Stage 1 - Sites wholly or mainly within an area of absolute constraint



© Crown copyright [and database rights] 2025 OS AC0000805134

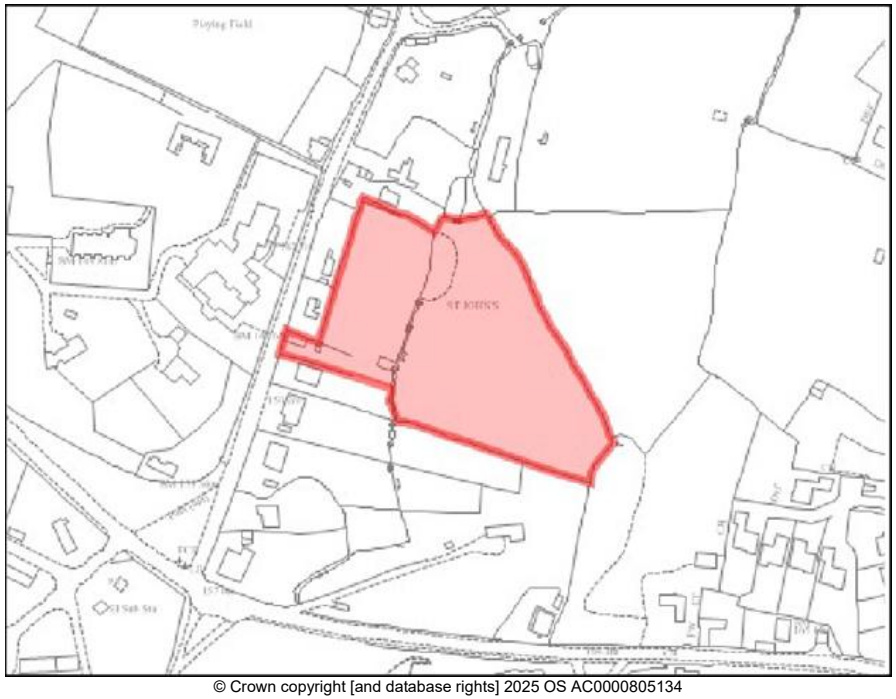
Site Reference: 152/1110
Site Address: Land north of St. Johns Road and west of Coopers Lane, Crowborough
Settlement: Crowborough
Parish: Withyham
Site Area (ha) Gross: 4.46

The site comprises of agricultural land located on the northwestern fringe of Crowborough. Ancient woodland bounds the site on the northern boundary. The site is wholly within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and new housing development is precluded within a 400-metre zone outside the Ashdown Forest boundary, as advised by Natural England. The site is not currently, nor could be accessible by vehicles or pedestrians either from Coopers Lane or St Johns Road (that is heavily wooded), both of which are located within 400 metres of the Ashdown Forest SPA. Housing on this site would therefore create an isolated form of development.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	Yes	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

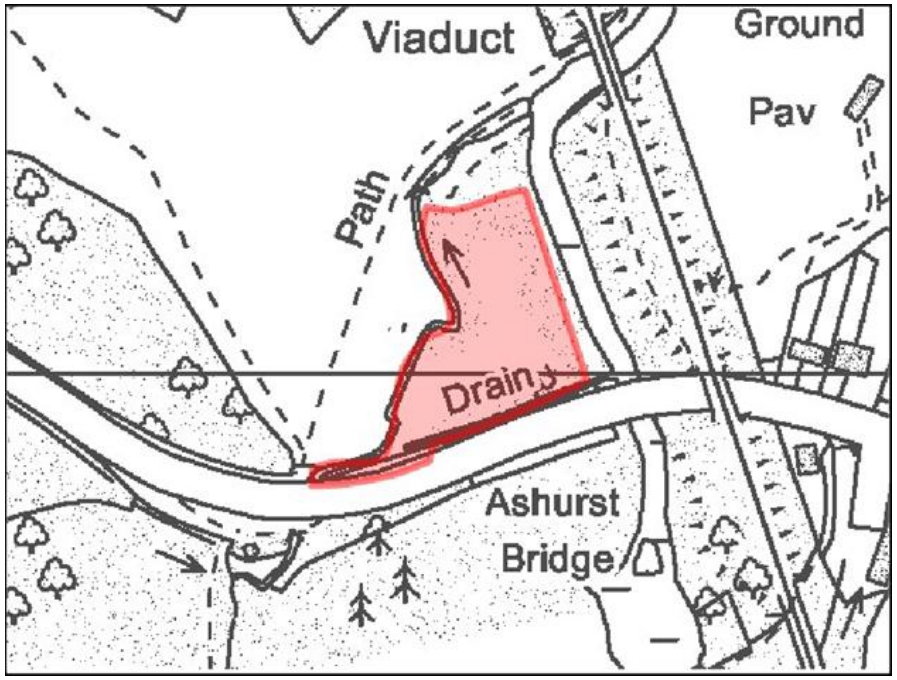
Site Reference: 218/1110
Site Address: Land rear of Springmount, School Lane, Crowborough
Settlement: Crowborough
Parish: Withyham
Site Area (ha) Gross: 1.07

The site is comprised of a paddock and agricultural field located to the west of Crowborough and to the east of School Lane. This site is located within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and new housing development is precluded within a 400-metre zone outside the Ashdown Forest boundary to the SPA as advised by Natural England.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	Yes	No	No	No

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No



© Crown copyright [and database rights] 2025 OS AC0000805134

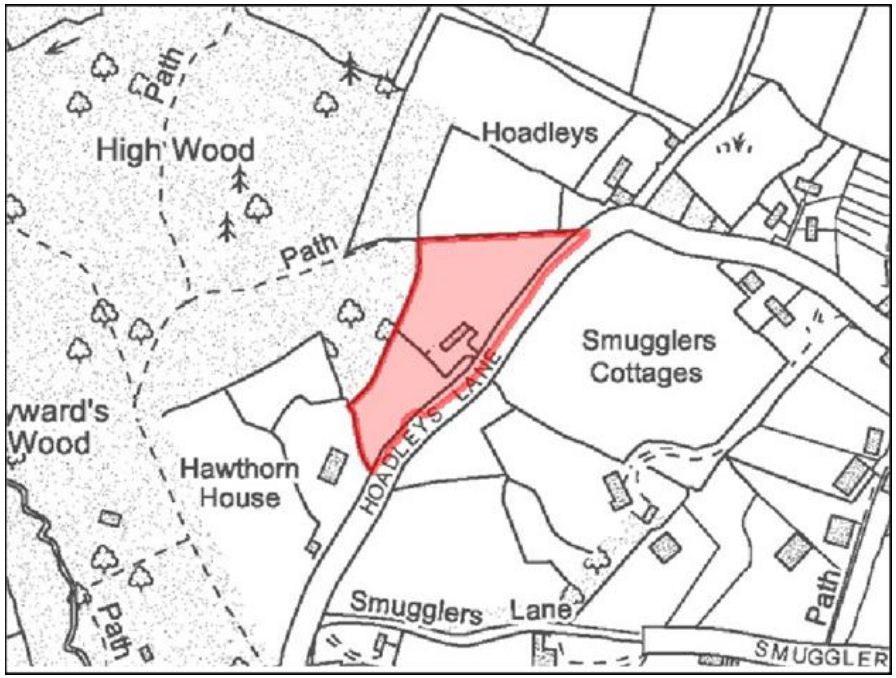
Site Reference: 683/1630
Site Address: Land at Watch Oak Hill, Ashurst Hill, Ashurst
Settlement: Ashurst (Other1630)
Parish: Withyham
Site Area (ha) Gross: 0.62

The site is comprised of a small field located to the west of Ashurst and to the north of the A264. The site is isolated and remote from local services and facilities of any settlement. Development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside. The site is wholly within the High Weald National Landscape and in an exposed location. The site is wholly within flood zones 2 and 3, which would preclude development in this location.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	Yes	1 2 3	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1204/1110
Site Address: Hoadleys Stables, Hoadleys Lane, Crowborough
Settlement: Crowborough
Parish: Withyham
Site Area (ha) Gross: 0.83

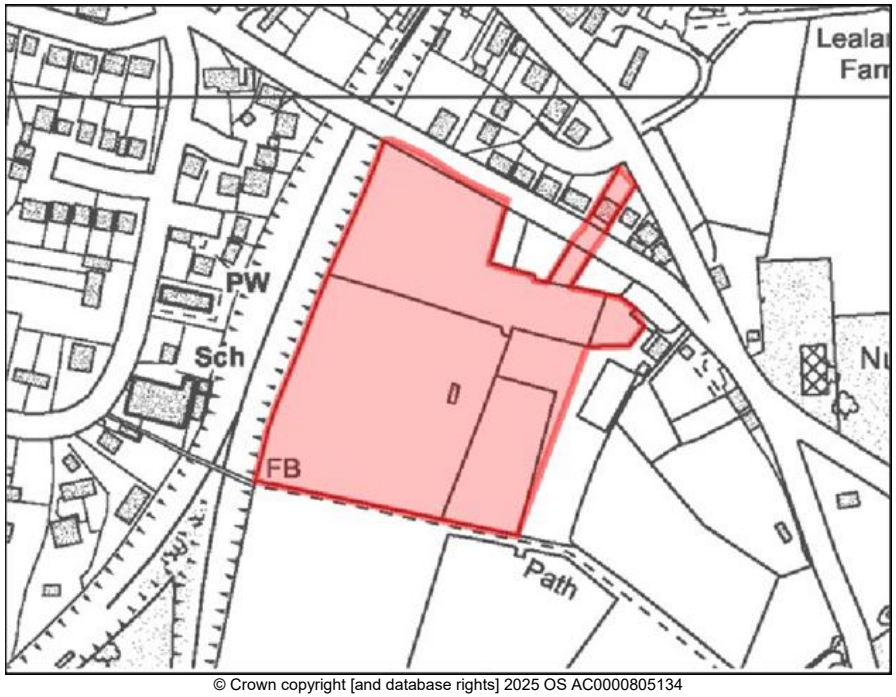
The site comprises an existing Gypsy and Traveller site and stables, which is located on the northwestern outskirts of Crowborough, to the west of Hoadleys Lane. The site is wholly within 400 metres of the Ashdown Forest SPA. This is an area of international significance for wildlife and biodiversity, and new housing development is precluded within a 400-metre zone outside the Ashdown Forest boundary, as advised by Natural England. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Development would have a detrimental impact on the character and appearance of the attractive and high-quality landscape, which surrounds Crowborough to the northwest. The site takes its current vehicular access from Hoadleys Lane, which is a narrow road with limited passing places and is not considered suitable to serve further development. This was a reason to refuse planning permission on appeal for a change of use application for a proposed stationing of 3 touring caravans for residential occupation under planning reference WD/2021/1086/FR.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	Yes	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Stage 2 – Detailed Site Assessments



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 213/2040
Site Address: Land south of Back Lane and to the west of the railway line, Groombridge
Settlement: Groombridge
Parish: Withyham
Site Area (ha) Gross: 3.24

The site comprises of a residential dwelling known as ‘Little Wold’ and an undeveloped parcel of land (greenfield) south of the dwelling. The site is located to the south of Station Road and Lealands Close, approximately 400 metres south of Groombridge village centre. The site is surrounded by residential development to the west, north and partially to the east and could act as a logical extension to Groombridge, subject to extent, layout and scale of development. The site is wholly within the High Weald National Landscape The 2026 Landscape and Visual Appraisal states that the site is of moderate to high sensitivity to small scale residential development due to the elevated landform, its location beyond the defined settlement boundary formed by the railway line, the rural and tranquil character of the site and the proximity to public rights of way, including the promoted High Weald Landscape Trail. However, the site is located across a relatively flat area, which is pastoral in character but currently used for horse grazing, and the historic field pattern has been eroded by the extension of gardens from properties to the north of the site and the amalgamation/ subdivision of the fields by post and wire fencing for horse paddocks. The 2026 appraisal considers the site to have a moderate expression of the core components of character of the National Landscape due to the elevated landform; the thick hedgerows and mature trees partially enclosing the site; infield trees within the eastern part of the site; the historic routeway (PRoW) crossing the site; and the site being part of a landscape with dark night skies. The assessment judges that development would have a moderate impact on the landscape and visual qualities/features that define the Natioanl Landscape and that potential impacts could be reduced through implementation of mitigation and enhancement measures such as retaining the infield trees in the eastern part of the site and improving connectivity with other habitats through new tree planting; locating development in the north of the site to relate to existing residential development which has extended east beyond the railway line and retaining, protecting and enhancing trees and hedgerows along the outer boundaries that contain the site (particularly mature screening to the west, aligned with the Spa Valley railway line, and east), and the mature hedgerows that define internal field boundaries within site. In addition, the creation of a satisfactory vehicular access to the site may prove difficult, due to the inadequate visibility at the junction with Station Road, and the sub-standard width available in Station Road itself, the crossing of a byway and a dwelling on Station Road (named Little Wold). Subject to the provision of a safe vehicular and pedestrian access, it is considered that the site would be suitable for housing provision. It is noteworthy that the site was refused full planning permission for 21 (net) dwellings under planning reference WD/2021/2568/MAJ and was dismissed at planning appeal. It is considered that a revised scheme is possible on site, and this would need to consider the issues raised through the appeal decision. A further planning application, reference WD/2025/2872/F, was submitted in January 2026 and is currently being considered.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

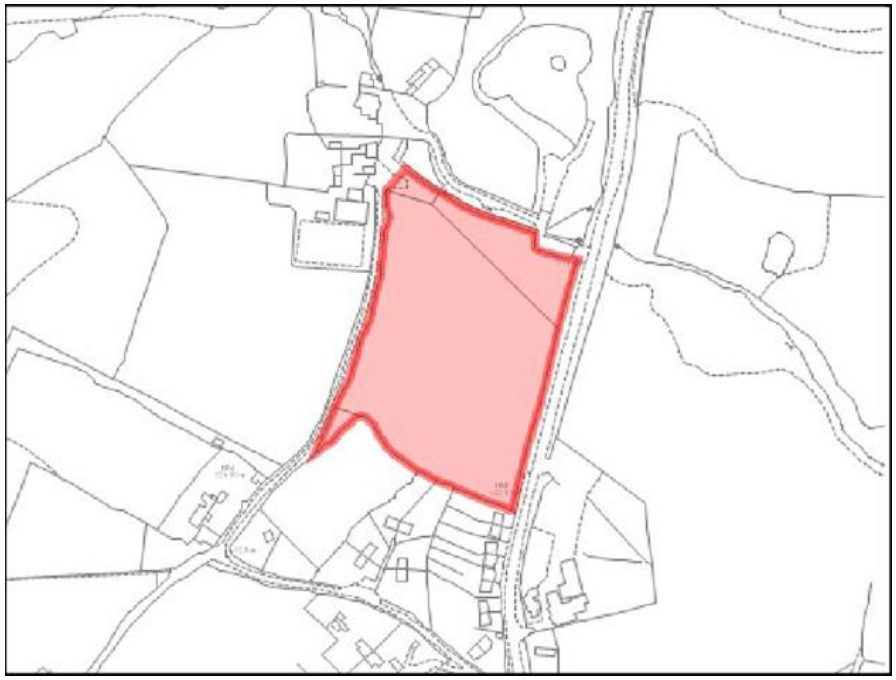
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	**Year 1-5:** 5	**Year 6-10:** 15	Year 11+:

Total Capacity: 21



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 222/1110
Site Address: Adds Farm, Hoadleys Lane, Crowborough
Settlement: Crowborough
Parish: Withyham
Site Area (ha) Gross: 1.74

The site is comprised of agricultural land located to the northwest of Crowborough and to the west of London Road. The site is in a semi isolated location, and although there is a footpath that provides connectivity into Crowborough, which would need to be extended to link to the existing footway network, it is some distance to services and the 40/60mph road makes it unsuitable for cyclists. The site is located wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity. Therefore, significant development would be out of keeping with the character and appearance of the countryside and would have an unacceptable impact on landscape character in this location. Only sporadic, low density residential development exists to the south of the site (along London Road), whilst only rural development and open fields appear to the east, west and north (Pennybridge Lake), meaning that the site may appear as an isolated form of development, with limited connection, both of which make the site unsuitable.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	Partly	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 343/2040
Site Address: Land adjoining Maynards, Corseley Road, Groombridge
Settlement: Groombridge
Parish: Withyham
Site Area (ha) Gross: 0.49

The site comprises of amenity land located wholly within the High Weald National Landscape at the southern edge of Groombridge to the west of Corseley Road. Corseley Road is not suitable for the creation of a vehicular access and there is no alternative access route to the site. The site is located wholly within the High Weald National Landscape and is located within the Groombridge assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of the landscape to the south of Groombridge.

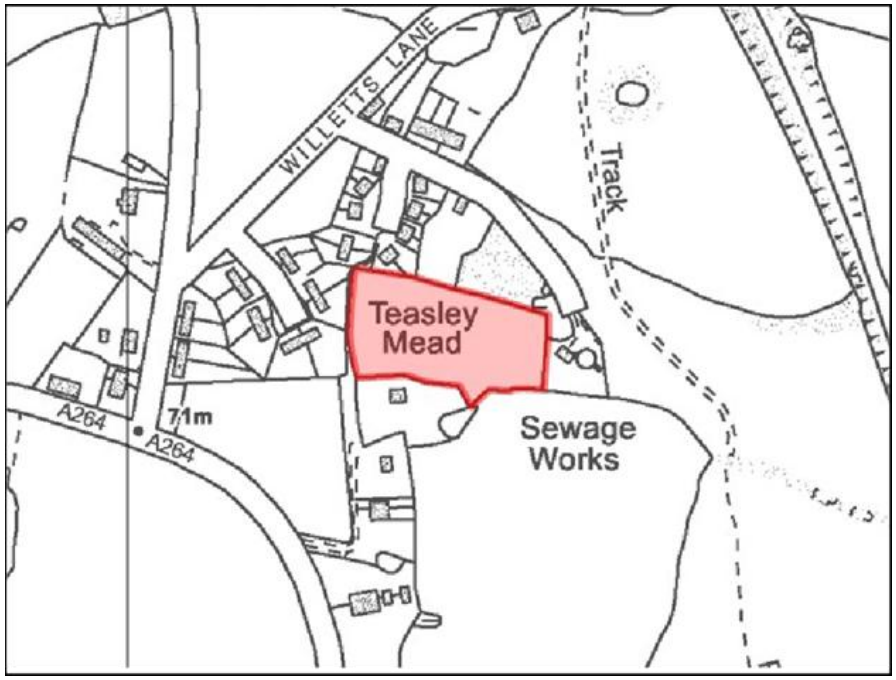
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 500/1800
Site Address: Sewage Works Field, A264, Blackham
Settlement: Blackham
Parish: Withyham
Site Area (ha) Gross: 0.71

The site is comprised of a small field located within Blackham, to the south of Willetts Lane. The site is not able to be provided with a satisfactory vehicular access, due to the single width of the existing unmade track, which provides the only potential access into the site. In addition, the site is also poorly related to local services or facilities and is in a generally unsuitable location for housing development. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape.

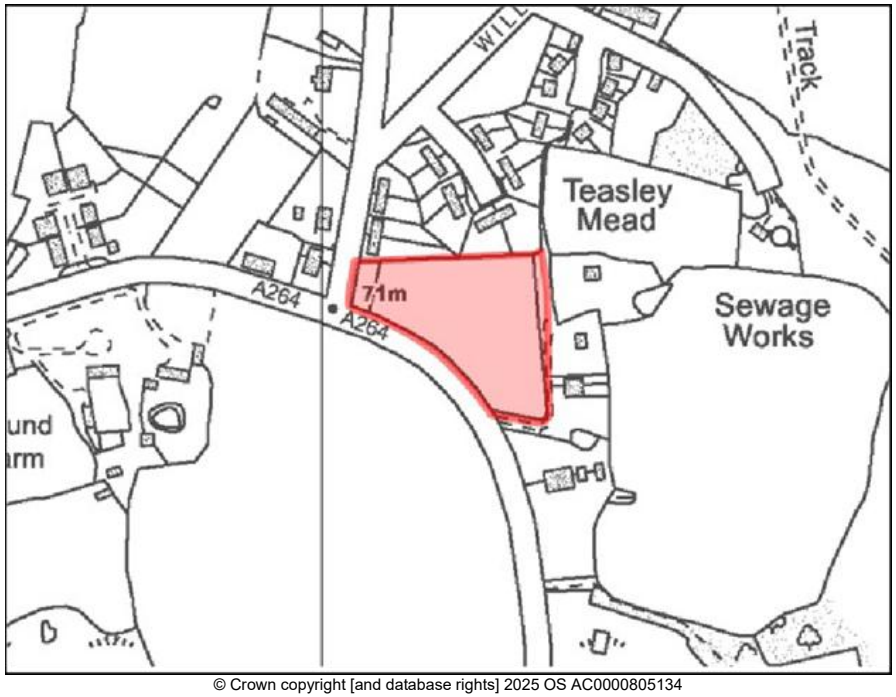
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 501/1800
Site Address: Allotment Field, A264, Blackham
Settlement: Blackham
Parish: Withyham
Site Area (ha) Gross: 0.82

The site is comprised of a field located at the southern edge of Blackham, to the north of the A264. The site is located in an isolated location and has poor accessibility to local services and facilities. The Local Highway Authority has indicated that the creation of a new vehicular access would not be acceptable off the A264 given both visibility and speed along the A264 at this location. The site is wholly located within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the landscape.

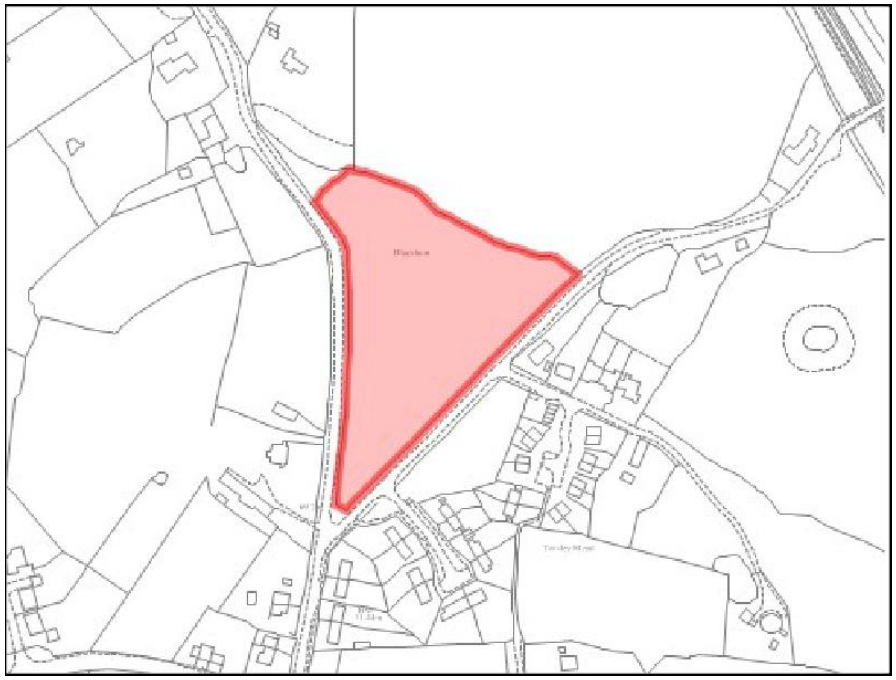
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 502/1800
Site Address: The Common Field, Iron Church Lane, Blackham
Settlement: Blackham
Parish: Withyham
Site Area (ha) Gross: 1.33

The site is comprised of a field located at the northern edge of Blackham, to the east of Ironchurch Lane. The site is in an isolated location and has poor accessibility to local services and facilities. Vehicular access to the site would have to be from narrow country lanes, which are unsuitable for the increased levels of traffic likely to be generated by housing development of this scale. The site is wholly within the High Weald National Landscape and development of this nature would have an unjustified impact on the character and appearance of the landscape.

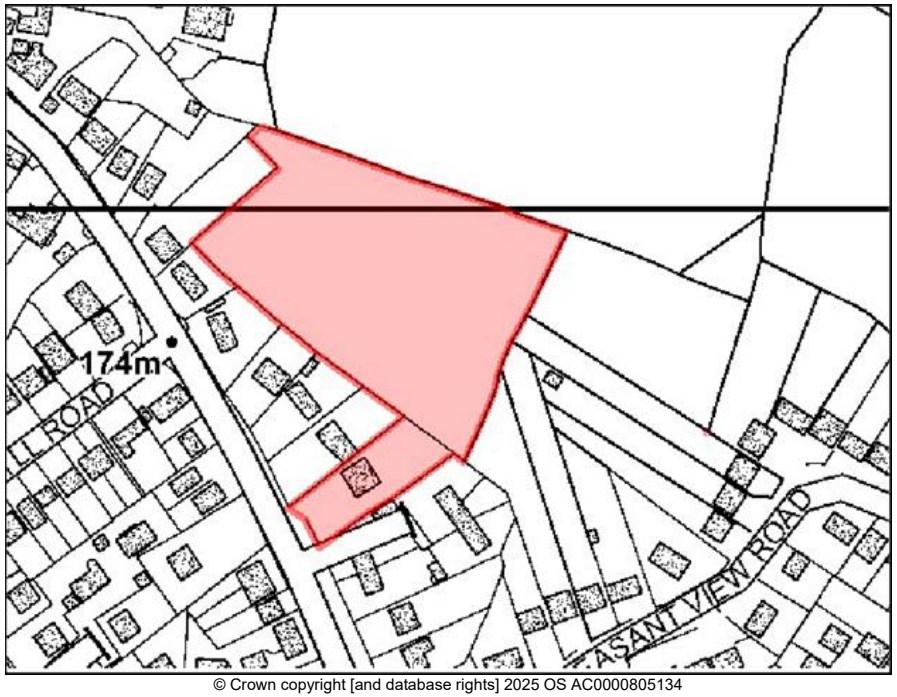
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
6	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 576/1110
Site Address: Land to rear of Cooks Corner Farm and to the north of houses fronting London Road, Crowborough
Settlement: Crowborough
Parish: Withyham
Site Area (ha) Gross: 1.33

The site is comprised of agricultural land on the northern outskirts of Crowborough, to the north of London Road. The site is wholly within the High Weald National Landscape and the 2023 Landscape and Visual Assessment states that the site is of moderate sensitivity; therefore, if the site is to be developed, great care would be required with design, and substantial mitigation would likely be needed. The site was refused outline planning permission for 31 (net) dwellings at appeal under planning reference WD/2021/1699/MAO in April 2023. The planning inspector determined that the proposal would cause harm to the character and appearance of the area and would cause harm to the landscape character of the High Weald National Landscape. It is considered that the scheme subject to the appeal failed to demonstrate that the site would be capable of accommodating this level of development without resulting in an adverse visual amenity impact on the rural landscape character of the area. A subsequent planning application, reference WD/2024/2055/MAO, proposing a lower quantum of development of 15 dwellings on site received a resolution to approve development subject to completion of a Section 106 agreement; failure to complete that agreement as set out resulted in refusal of the application in October 2025. Any revised proposal would need to address outstanding issues.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

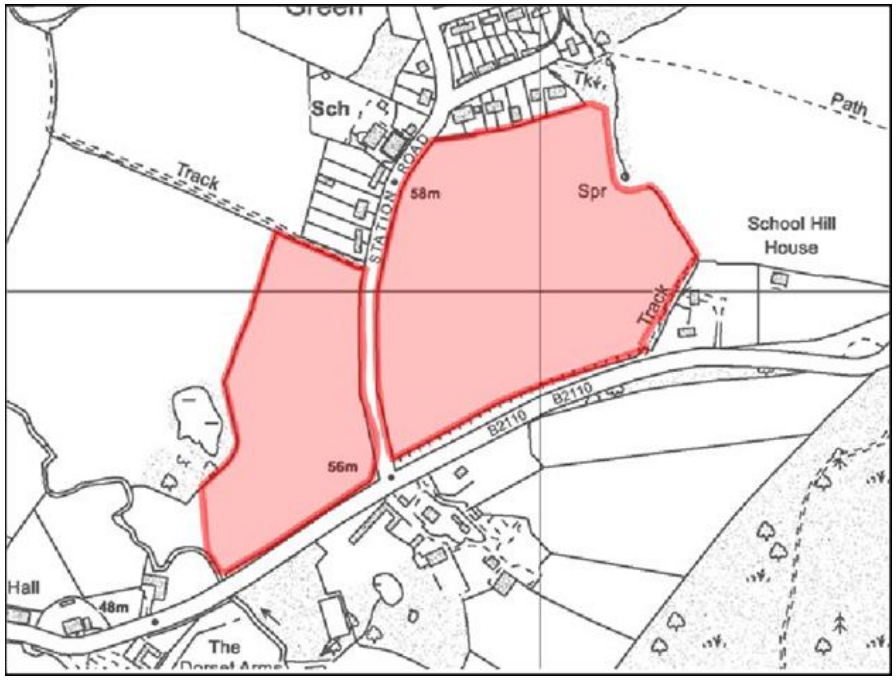
Residential Suitability: Yes
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Developable

DELIVERY	Year 1-5:	**Year 6-10:** 15	Year 11+:

Total Capacity: 15



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 707/3400
Site Address: Land at Balls Green, Station Road, Withyham
Settlement: Withyham
Parish: Withyham
Site Area (ha) Gross: 9.21

The site is comprised of two large agricultural fields in open countryside, located to the south of Balls Green on either side of Station Road. The site is located in a remote location and is a significant distance from local services and facilities. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape. The site is open and exposed with limited visual screening. Housing development would be unsuitable in this location and would be out of keeping with the generally rural character and appearance of the countryside. The site is adjacent to Withyham Conservation Area to the southwest and is near to several listed buildings to the southwest, south and southeast. Therefore, housing development of scale could also have a detrimental impact on a number of listed buildings and their setting.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
5	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 710/2040
Site Address: Land at Florence Farm, Withyham Road, Groombridge
Settlement: Groombridge
Parish: Withyham
Site Area (ha) Gross: 1.17

The site is comprised of agricultural land located at the northern edge of Groombridge, to the west of Withyham Road. The site is wholly within the High Weald National Landscape and is located within the Groombridge assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of high landscape sensitivity. Development of this site would have an unacceptable impact on an area of attractive landscape and character at the fringe of Groombridge village.

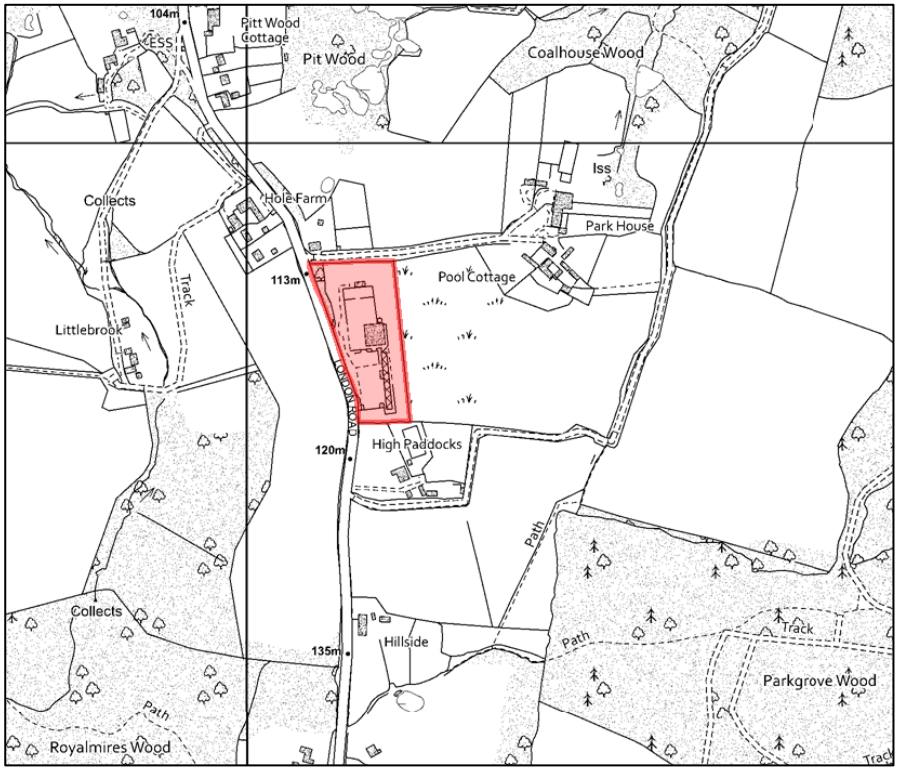
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 756/1630
Site Address: Land at Royal Mires Nursery, London Road, Lye Green
Settlement: Lye Green (Other 1630)
Parish: Withyham
Site Area (ha) Gross: 1.46

The site is in an isolated, rural location within the High Weald National landscape, detached from services and facilities in larger settlements. There are no footpaths and no bus services to serve development, meaning it would be wholly car-dependent and therefore not in keeping with sustainability principles of the Local Plan. It is acknowledged that a permission for 5 dwellings was granted on the site but has now lapsed (WD/2020/1300/F), but notwithstanding, the site remains in an unsuitable location noting the limited travel options and lack of facilities nearby. The 2026 Landscape Sensitivity Assessment considers this site to be of moderate sensitivity to small scale residential development with a weak expression of the core components of character of the High Weald National Landscape and that development would have a likely low impact on those character components, subject to mitigation. The site is well enclosed by existing vegetation and influenced by prior commercial use and makes a limited contribution to the wider National Landscape character.

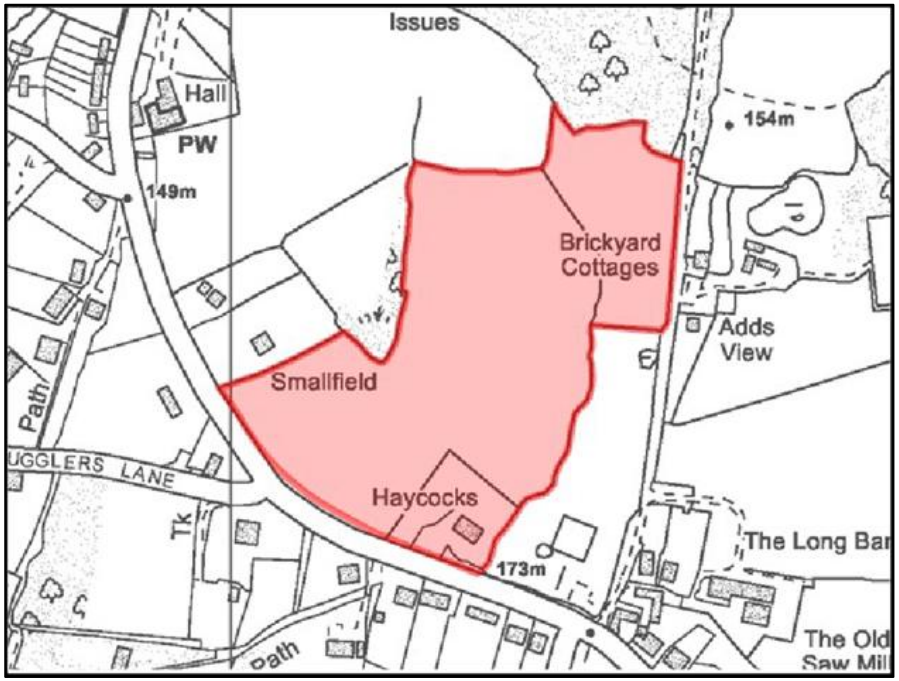
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1020/1110
Site Address: Land adjacent to Haycocks, London Road, Crowborough
Settlement: Crowborough
Parish: Withyham
Site Area (ha) Gross: 5.18

This is a large site that lies on the northern outskirts of Crowborough and comprises a single residential dwelling (Havcocks) and fields to the northeast of London Road. Ancient woodland bounds the site on the northern boundary. New housing development would appear out of keeping with the general rural character and appearance of the surrounding area. The site is wholly within the High Weald National Landscape and is located within the Crowborough North assessment area of the 2023 Landscape Sensitivity Assessment, which states this area to be of moderate to high landscape sensitivity to development. Therefore, development would have an unjustified impact on the character and appearance of this attractive and high-quality landscape. The southwestern part of the site was refused full planning permission for 4 (net) dwellings at appeal under planning reference WD/2021/2860/F in September 2023. The Planning Inspector determined that the proposed development would unacceptably harm the character and appearance of the area, and the landscape and scenic beauty of the High Weald National Landscape, which would not be conserved or enhanced.

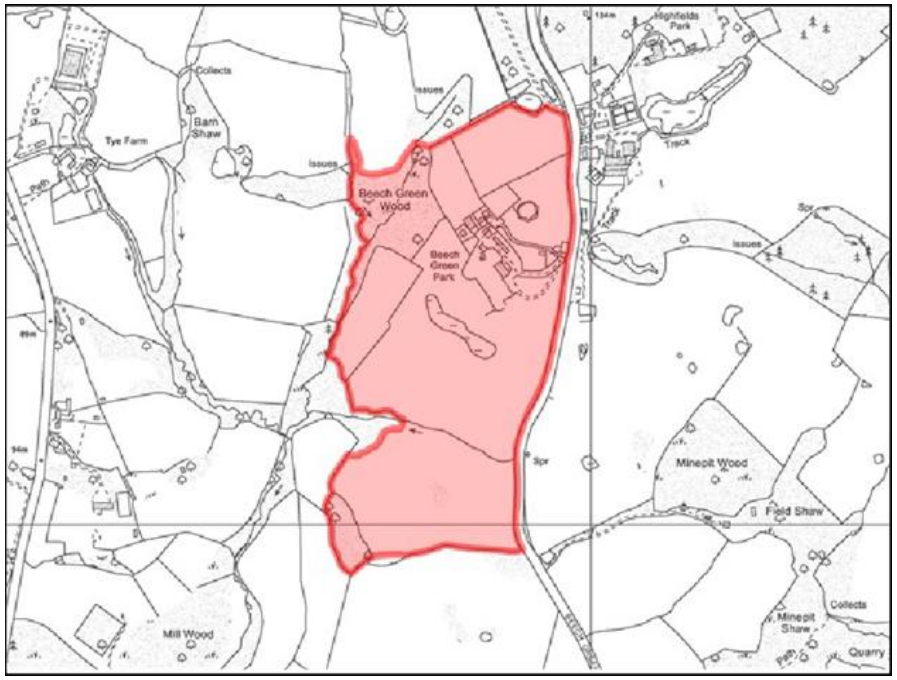
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
1	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1122/3400
Site Address: Land west of Beech Green Lane, Withyham
Settlement: -
Parish: Withyham
Site Area (ha) Gross: 23.59

This is a large site comprising of a large dwelling and associated outbuildings set in extensive grounds located in open countryside to the west of Beech Green Lane. The site is in a remote location, with no nearby public transport, local services and facilities, and visually and functionally separated from any settlement. Ancient woodland is located within the site at the northwest and is located on the western boundary. Housing development would be wholly unsuitable in this location. The site is wholly within the High Weald National Landscape and development would have an unjustified impact on the character and appearance of the attractive and high-quality landscape. The site was refused full planning permission for the conversion of an existing farm building into 3 (net) dwellings under planning reference WD/2022/3036/F.

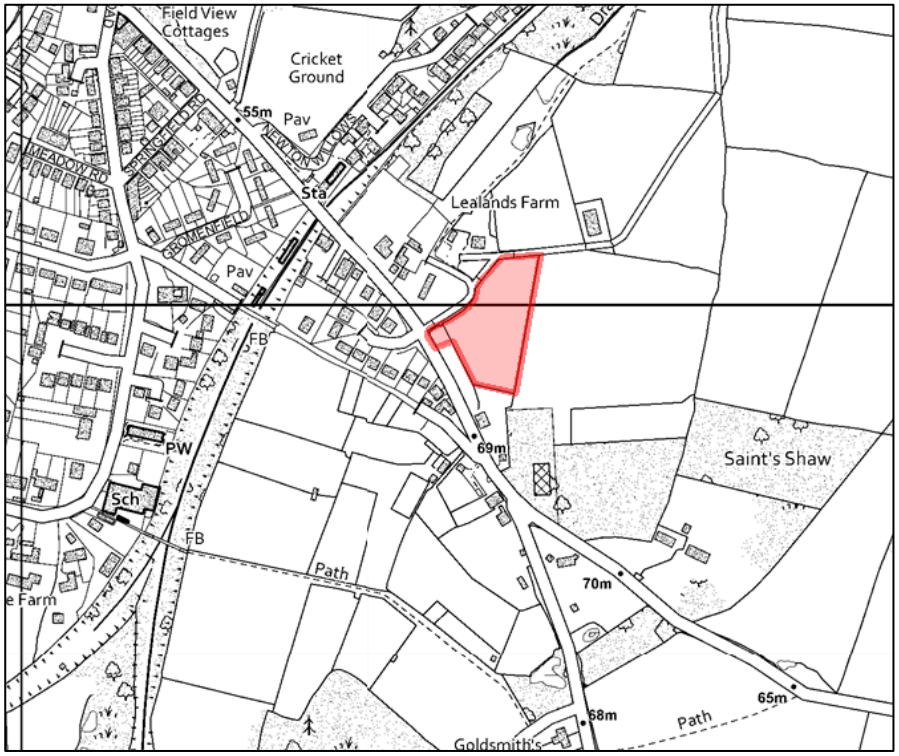
KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
0	Partly	No	0	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: Yes

Conclusion

Not deliverable or developable



© Crown copyright [and database rights] 2025 OS AC0000805134

Site Reference: 1226/2040
Site Address: The Paddock, Lealands Farm, Station Road, Groombridge, Tunbridge Wells
Settlement: Groombridge
Parish: Withyham
Site Area (ha) Gross: 0.76

The site is located relatively close to the centre of Groombridge which is considered a sustainable settlement in the emerging Wealden Local Plan. The site consists of a paddock to the northeast of Station Road and is relatively open within the landscape, albeit that mature hedging fronts onto the Station Road in this location. The 2026 Landscape and Visual Appraisal confirms that this site is of moderate-high sensitivity to small scale residential development. The site demonstrates some qualities which increase sensitivity for the wider area, including its location beyond the soft settlement boundary formed by mature vegetation which contains the properties along the edge, its slightly elevated sloping valley landform, and the pastoral field (enclosed by thick hedgerows and mature trees) that forms part of an intact historic field pattern. However, its proximity to the settlement edge slightly reduces tranquillity, decreasing its sensitivity compared to the wider area. The assessment also concludes that the site has a moderate expression of the core components of character of the National Landscape and judges that development would have a moderate impact on the landscape and visual qualities/features that define the High Weald National Landscape. Notwithstanidng this, based on information currently available, the site lacks a dedicated pedestrian access to the services and facilities in Groombridge, including bus services, and this would need to be addressed through additional information to consider any increase in non-motorised activity in the immediate locality.

KEY CRITERIA CONSIDERED IN LINE WITH TABLE 4

Relation to settlement	Ancient Woodland	At risk of flooding	Flood Risk	Ecological Site	400m Ashdown Forest SPA	Local Green Space	Heritage Asset	National Landscape
4	No	No	1	No	No	No	No	Yes

Residential Suitability: No
Employment Suitability: No
Availability: Yes
Achievability: No

Conclusion

Not deliverable or developable