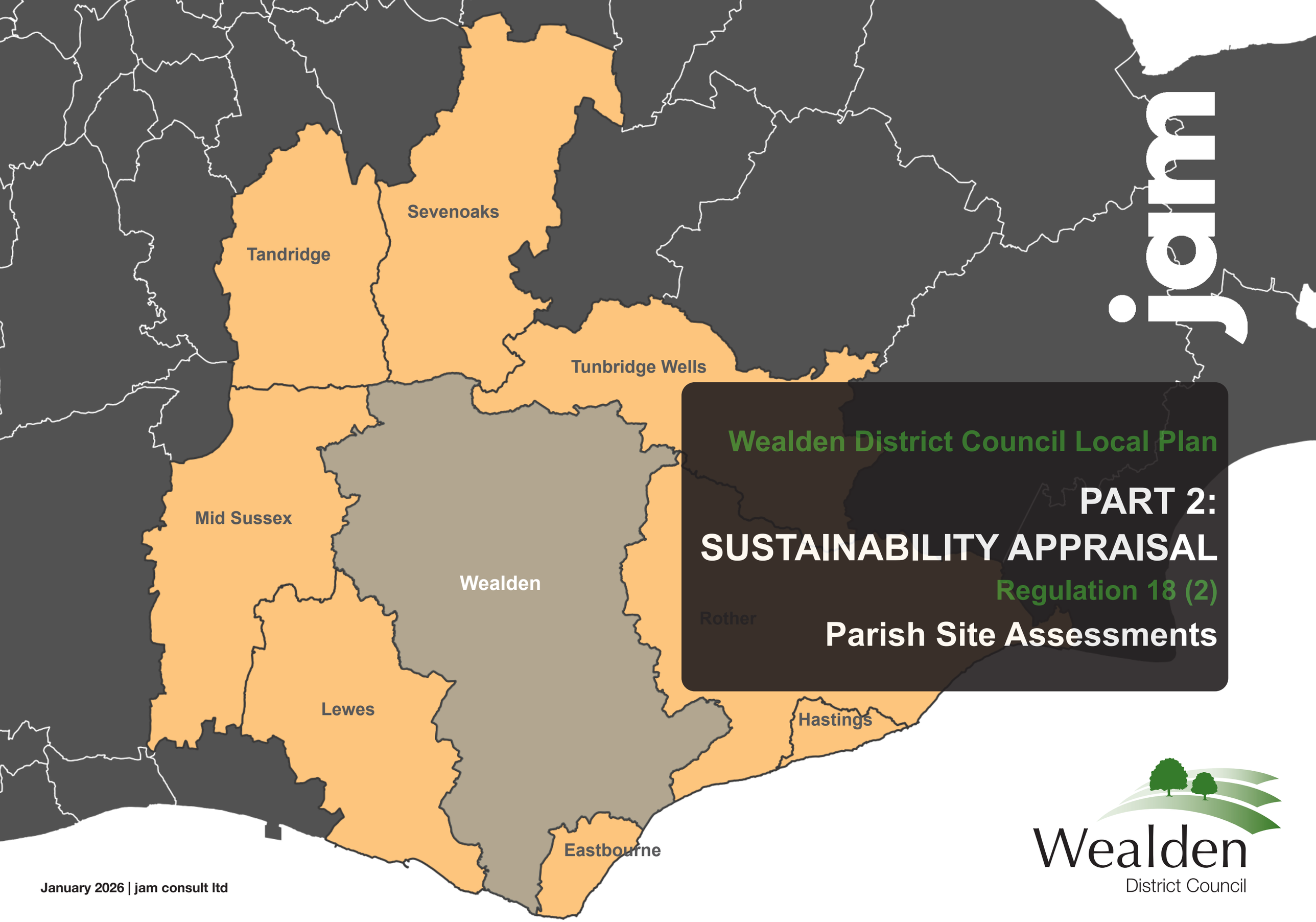


jam

Wealden District Council Local Plan

PART 2: SUSTAINABILITY APPRAISAL

Regulation 18 (2)

Parish Site Assessments

Wealden District Council

January 2026 | jam consult ltd

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This report has been prepared using the evidence base provided by Wealden District Council. The conclusions and recommendations contained in this SA Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by Jam Consult Ltd has not been independently verified, unless otherwise stated in the Report. The work described in this Report was undertaken between May 2025 – January 2026 and is based on the information made available during this period. The scope of this report and the services are accordingly factually limited by the timescale available. It is recognised that further information may become available after this report has been published, which may need to be considered in any further work undertaken.

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SITE ASSESSMENTS

1 Introduction

1.1 Site Assessment Methodology

1.1.1 The sites submitted to the Council as part of the SHELAA were reviewed to identify if any sites, which were previously rejected, should be assessed again in the SA. A total of over 1200 sites were submitted to the Council, of these c. 130 sites were identified for re-assessment. The total sites includes new and amended sites, which have also been considered in the SA.

1.1.2 Given the quantum of sites, the assessment has been carried out by Parish, in order to consider the specific characteristics of each area and to understand the cumulative impacts of such development more clearly. Maps have been prepared for each Parish to capture the level of development proposed and environmental constraints in a more visual format, to aid understanding of the results. This report provides a summary of the results by Parish in alphabetical order.

1.1.3 It should be noted that the SHELAA is a live document and changes will have occurred since the SA was undertaken as a result of planning permissions being granted; sites being withdrawn or amended; or new sites coming forward. The SA and SHELAA will be updated at the **Regulation 19** stage to reflect any changes.

1.1.4 Sites which were rejected in the Regulation 18(1) SHELAA and SA as well as the Regulation 18(2) internal site review and SA or which have been granted planning permission, are shown for completeness in **SA Part 2: Parish Site Assessments - Appendix A.**

1.1.5 Sites that were considered unsuitable in the Reg 18(1) SHELAA and SA but are now considered a possibility owing to a change in circumstances have been re-assessed in the SA following an internal site review. A summary table of the sites assessed, which are considered suitable, is included in the main body of the report including reasons for selecting or rejecting a site. Detailed appraisals for the possible sites are set out by Parish in **SA Part 2: Parish Site Assessments - Appendix B.**

1.1.6 Where sufficient information is not yet available or a clear conclusion cannot be made, the result has been scored uncertain. Uncertain sites will be reassessed as part of the **Regulation 19 SA.**

1.1.7 Sites that have been withdrawn, are under construction or are too small for assessment are not shown in the Parish table of sites but are included in the SHELAA parish tables, which will be published at the Regulation 19 stage.

1.2 Strategic Sites

1.2.1 The Parish Assessments include a summary of the potential **Strategic Sites** for the Local Plan. These sites have been assessed in more detail, owing to the likely significant impacts that could result from larger development. A summary of the potential Strategic Sites sites considered is set out in **Chapter 7 - Figure 7.5** of **Part 1 of the SA report** and the detailed results are set out in **SA Part 3: Strategic Site Assessments.**

1.2.2 It should be noted that in all of the site assessments, minor negative effects are recorded against SO1 Climate change and SO6 Waste because all development will result in an increase in carbon emissions and waste prior to mitigation and will therefore have a negative impact. However, relevant Local Plan policies will provide mitigation and any development will need to be in accordance with these policies. This applies to all sites assessed within all Parishes.



1 ARLINGTON

1.1 Settlement Overview

1.1.1 Arlington is a parish and village, on the Cuckmere River, 3.5 miles south-west of Hailsham, 9 miles south-east of Lewes, and 9 miles north-west of Eastbourne, accessed via rural roads leading from the A22 Hailsham Bypass to the east.

1.2 Transport

1.2.1 Arlington is not on the railway line but is 1.5 miles north-east of Berwick station (on the London, Brighton and South Coast Railway line). The village also has a Daily bus service to Hailsham.

1.3 Facilities and Services

1.3.1 Arlington has a few services and facilities including a pub, community hall, church, and a farm shop and tea room. The nearest primary school provision is in Upper Dicker (2.5 miles away) with secondary school provision in Hailsham (4.5 miles away). Preschool nursery provision is 4 miles away in Alfriston. Eastbourne Hospital is just over 5 miles away.

1.3.2 Hailsham is the closest town and provides shops, supermarkets and leisure services whilst the nearest GP surgery is at Golden

1.3.3 Cross (2.7 miles) and the nearest pharmacy and dentist is in Polegate (2.8 miles).

1.3.4 Community facilities include:

- Bates Green Farm Shop
- St Pancras Church
- Yew Tree Inn Public House
- Arlington Village Hall
- Arlington Tea Gardens and Nursery

1.3.5 There are no education facilities within the village.

1.4 Environmental Designations

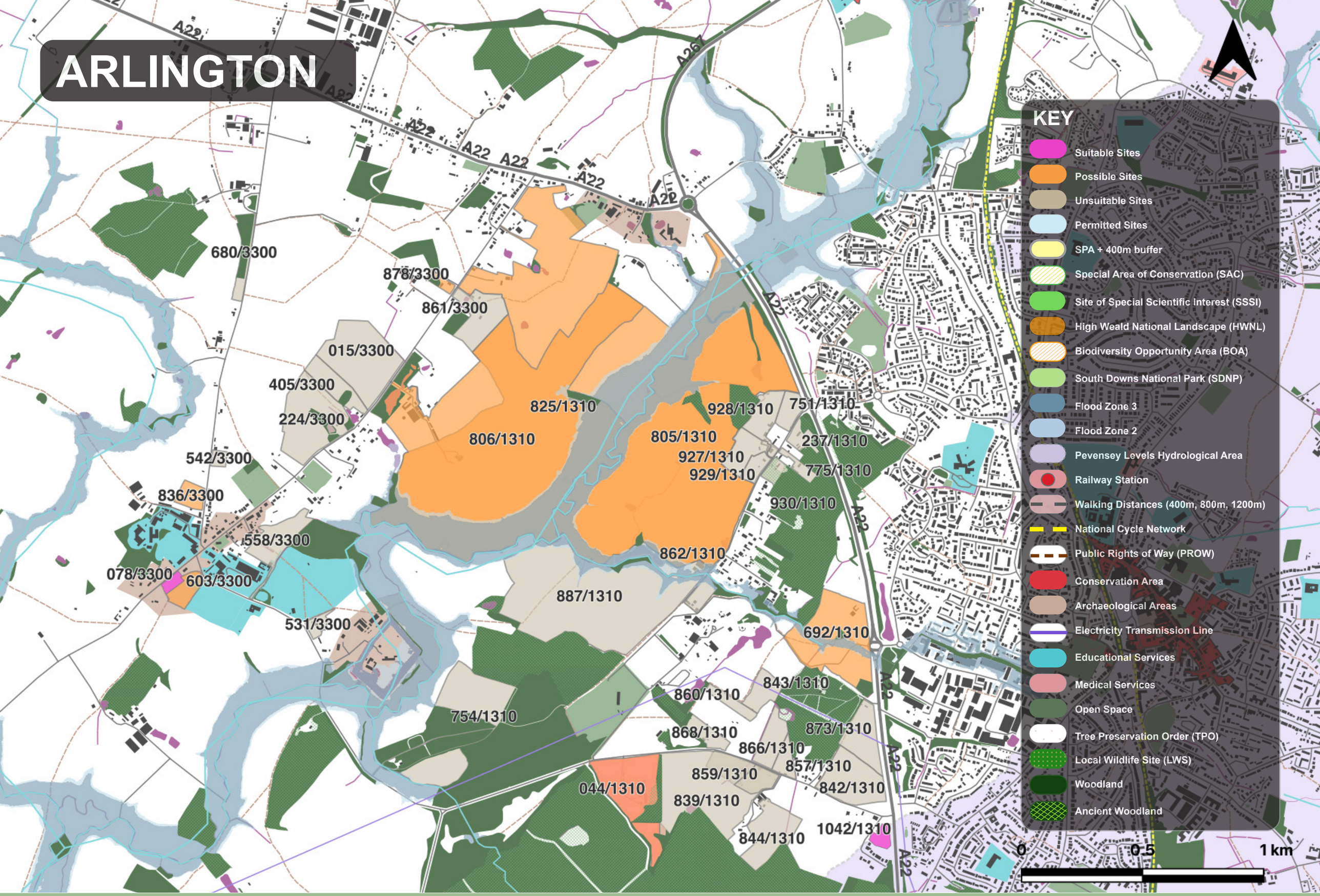
1.4.1 The village lies close to the Arlington reservoir, which was opened in 1971, and supplies water to the local area, including Eastbourne and is also a local nature reserve and a Site of Special Scientific Interest, being an important site for bird life, with up to 170 species breeding in the area and 10,000 migrating birds using it each year.

1.4.2 Designations include:

- Arlington Reservoir SSSI (adjacent to the west of the village.
- Cuckmere Ouse Watershed BOA (to the west of the village)
- River Cuckmere Habitat Link BOA (within the west of the village and to the north).

1.4.3 The whole of the village is a designated Conservation Area and 5 listed buildings within the village.

ARLINGTON


A22
A267
680/3300
878/3300
861/3300
015/3300
405/3300
224/3300
825/1310
806/1310
928/1310
805/1310
751/1310
237/1310
927/1310
929/1310
775/1310
930/1310
542/3300
836/3300
558/3300
078/3300
603/3300
862/1310
887/1310
531/3300
692/1310
843/1310
860/1310
754/1310
868/1310
873/1310
866/1310
857/1310
859/1310
842/1310
044/1310
839/1310
1042/1310
844/1310
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

SITE ASSESSMENTS : ARLINGTON

ARLINGTON SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
044/1310	Arlington Stadium, Arlington Rd West, Hailsham	BN27 3RE	Hailsham	7.42	Employment only	N	N	Y	Possible
692/1310	Land west of the A22, Hailsham	BN27 3LZ	Hailsham	9.41	Employment only	N	N	?	Possible
805/1310	Land north west of Hempstead Lane, Hailsham	BN27 3PY	Hailsham	56.60		N	N	?	Possible
806/1310	Land at Starnash Farm,Coldharbour Road,Hailsham	BN27 3PY	Hailsham	66.13		N	N	?	Possible
825/1310	Land to northwest of Hempstead Lane		Hailsham	148.24	Mixed Use	N	N	?	Possible
836/3300	Land to north of 3& 4 Crossways Cottages, Camberlot Rd, Upper Dicker	BN27 3QG	Upper Dicker	1.03	15 dwellings	N	N	?	Possible
878/3300	Robins Nursery, Coldharbour Rd, Upper Dicker	BN25 2PX	Upper Dicker	0.50	Employment only	N	N	?	Possible
878/3300	Robins Nursery, Coldharbour Rd, Upper Dicker	BN25 2PX	Upper Dicker	0.50	GTTS	N	N	?	Possible

1.5 SA of Possible Sites

ARLINGTON

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
044/1310	Arlington Stadium, Arlington Rd West, Hailsham																				
692/1310	Land west of the A22, Hailsham																				
805/1310	Land north west of Hempstead Lane, Hailsham																				
806/1310	Land at Starnash Farm, Coldharbour Road, Hailsham																				
825/1310	Land to northwest of Hempstead Lane																				
836/3300	Land north of 3& 4 Crossways Cottages, Camberlot Rd																				
878/3300	Robins Nursery, Coldharbour Rd, Upper Dicker																				
878/3300	Robins Nursery, Coldharbour Rd, Upper Dicker																				

SITE ASSESSMENTS : ARLINGTON

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
044/1310	REJECT	The site is isolated and detached from any sustainable settlement. It has poor access to public transport, services and facilities and any future users of this site would need to travel to Hailsham and further afield to access these by private car. There are features within the site that provide for biodiversity and connectivity to the wider area, specifically the ancient woodland adjoining the sites northern and southern boundary.
692/1310	REJECT	The site is detached from surrounding settlement and read as isolated. It does not relate to any sustainable settlement and does not benefit from connection to larger settlements via public transport. There is potential for development to result in the pollution of the watercourse running through the site which connects to the Cuckmere River, which is classed as being in a poor ecological state. There are features within the site that provide for biodiversity and connectivity to the wider area, specifically the ancient woodland adjoining the sites northern and southern boundary
805/1310	UNCERTAIN	The site is located to the west of Hailsham on the opposite side of the A22 and would require significant infrastructure provision to connect the proposed development to the town centre in particular in relation to public transport and pedestrian accessibility. Significant housing would be provided to meet the Council's need, as well as employment floorspace. Impact on the transport network and the proposed access for the site remains uncertain at this stage. Development at this location is likely to have negative impact on the wider landscape due to the rural nature of the site and intervisibility with the South Downs National Park, although upon development the site would read as a large extension of Hailsham.
806/1310	REJECT	The site is detached and isolated from the surrounding settlement. It does not relate to any sustainable settlement and does not benefit from connection to a larger settlement via public transport. Pedestrian connectivity to Hailsham is unrealistic and the development would therefore be heavily reliant on the use of the private car. Impact on the transport network and the proposed access for the site remains uncertain at this stage. Development is likely to have negative impact on the wider landscape due to the rural nature of the site and intervisibility with the South Downs National Park. Upon development, the site will continue to appear isolated from Hailsham both in landscape and transport terms. The quantum of development is unlikely to be sufficient to attract significant infrastructure in particular to connect the area with sustainable settlements.
825/1310	POSSIBLE	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
836/3300	REJECT	Whilst the site is adjacent to Upper Dicker and is close to the village centre, it is in an unsustainable location, does not relate to any sustainable settlement and lacks public transport options to larger settlements and the services and facilities they offer.
878/3300	REJECT	The site is detached from surrounding settlement and reads as isolated. It does not relate to any sustainable settlement and does not have access to public transport, services and facilities.
878/3300	REJECT	The site is located between Lower and Upper Dicker to the South of the A22, next to a poultry farm. The site proposed for Gypsy, Traveller and Travelling Showpeople would help meet the requirement for the district. The site does not relate to a sustainable settlement and has no access to public transport, services and facilities. The site does have an existing access that may be suitable for this type of development but there is no access to public transport without the use of a private vehicle. The site is in flood zone 1 but there are some concerns of surface water flooding and mitigation measures would need to be provided. Noting the location of the site, the site fails to meet sustainability objectives based on information currently available.

2 BERWICK



2.1 Parish Overview

2.1.1 Berwick Station is a small, primarily residential settlement to the north of the A27 in the south of the District. It has developed in a linear form along Station Road, either side of the Eastbourne to Brighton railway line with a railway station located in the centre of the settlement. The village is set within the attractive, gently rolling open countryside of the Low Weald and comprises frontage development along the Alfriston to Upper Dicker Road.

2.1.2 The village lies approx. 6 miles to the south-west of Hailsham, 5 miles north-west of Polegate and just over 9 miles north-west of Eastbourne. The South Downs are located to south of the village and there are clear views towards them from Berwick Station.

2.2 Transport

2.2.1 The village has developed around the railway station, which is on the mainline route with services to Brighton, Eastbourne and Hastings. Berwick has good transport links and is well related to the A27 to the south. Use of the minor road through Berwick Station as a link between the A22 west of Hailsham and the A27 has been limited by the imposition of a weight restriction to the north of the village.

2.2.2 There is a limited bus service Mon – Sun with only 1 or 2 daily return services to Hailsham (24 mins journey) and Seaford (35 min journey).

2.3 Facilities and Services

2.3.1 The village has a limited number of services and facilities but includes a post office, a pub, a village hall and several recreational / open spaces.

2.3.2 The nearest GP, pharmacy and dentist are in Polegate whilst the nearest primary school is in Upper Dicker (2.7 miles) with secondary school provision in Hailsham (5.9 miles). The nearest supermarket and other shops and leisure facilities are available in Hailsham.

2.3.3 Community facilities include:

- Post office
- Berwick Inn
- Berwick Village Hall
- Berwick Field
- Arlington Reservoir

2.3.4 There are no education facilities within the village and no business areas or industrial/ commercial estates.

2.4 Environmental Designations

2.4.1 Arlington Reservoir, a designated Site of Special Scientific Interest (SSSI) and Local Wildlife Site (LWS) lies a little to the northeast of the village.

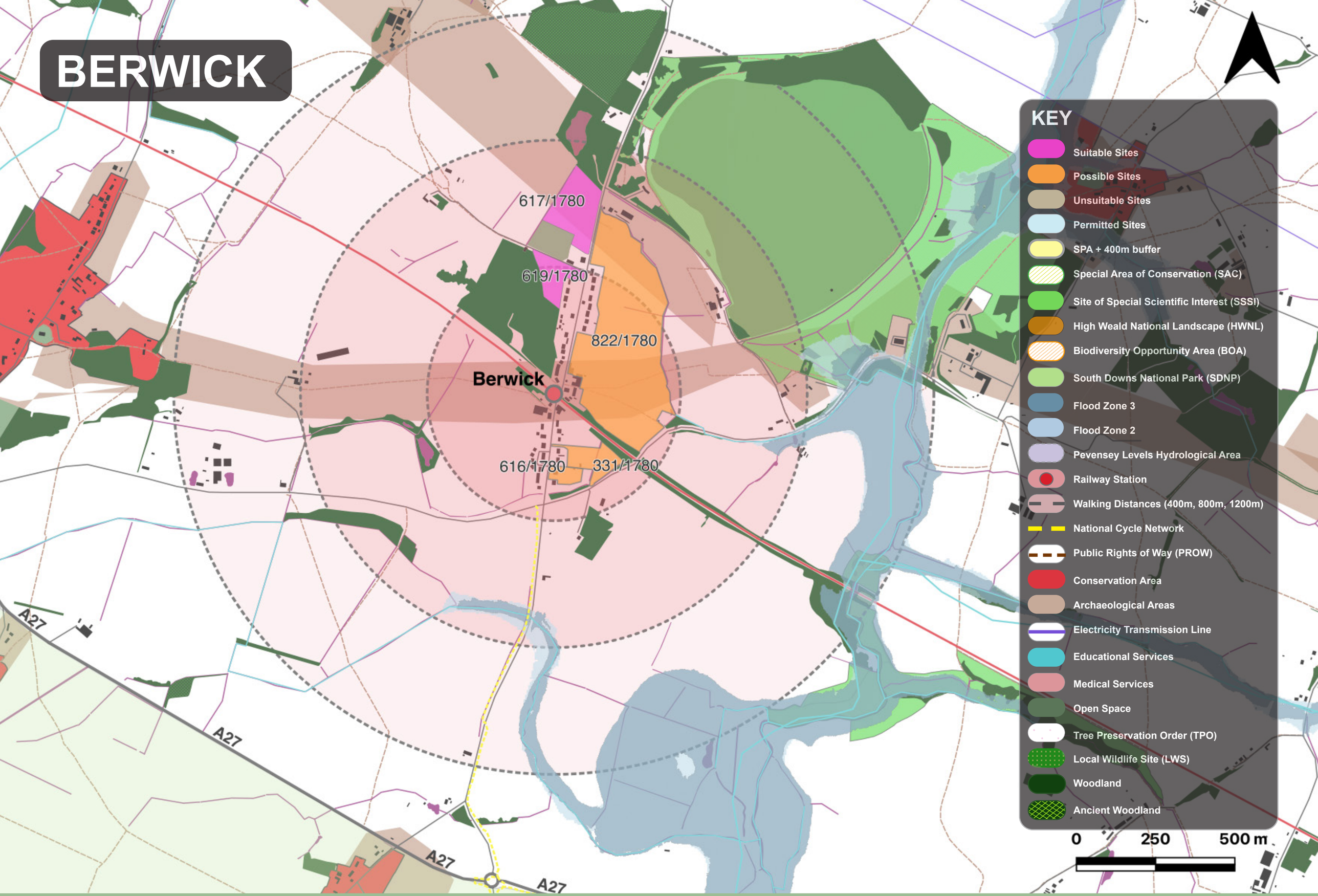
2.4.2 Other designations include:

- Ludlay Coppice Ancient Woodland (to the north of the village)
- Cuckmere Ouse Watershed BOA (to north-east of village)

2.4.3 The village does not include a conservation area but heritage assets include:

- Grade II listed buildings centred around the train station
- Platform waiting room at Berwick Station
- The station building
- Berwick Signal Box.

BERWICK


617/1780
619/1780
822/1780
Berwick
616/1780
331/1780
A27
A27
A27
A27
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
250
500 m

SITE ASSESSMENTS : BERWICK

BERWICK SITES						2023	2024	Internal	SITE
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
331/1780	Land east of Station Road, Berwick Station	BN26 6SZ	Berwick Station	1.33	20 dwellings	N	N	?	Possible
616/1780	Land at Brookfield Nursery, Station Road, Berwick Station	BN26 6SZ	Berwick Station	0.52	8 dwellings	N	N	?	Possible
617/1780	Land north of Recreation Ground,Station Road, Berwick Station	BN26 6TF	Berwick Station	2.71	30 dwellings	Y	Y	-	Suitable
619/1780	Land west of Station Road, Berwick Station	BN26 6TB	Berwick Station	1.29	27 dwellings	Y	Y	-	Suitable
822/1780	Land to north east of Berwick Station, Station Road, Berwick Station	BN26 6TD	Berwick Station	13.29	33 dwellings	Y	N	?	Possible

2.5 SA of Possible Sites

BERWICK

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
331/1780	Land east of Station Road, Berwick Station																				
616/1780	Land at Brookfield Nursery, Station Road, Berwick Station																				
822/1780	Land to north east of Berwick Station, Station Road, Berwick Stn.																				

SITE ASSESSMENTS : BERWICK

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
331/1780	**UNCERTAIN**	The site is centrally located within Berwick Station and is well enclosed by boundary vegetation. The site is within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. Development should be limited to the land west of the drain to limit impacts on the landscape south of Berwick Station. Development would need to take account of potential impacts on the views from the SDNP. Is unknown whether development can be assimilated with the adjacent SHELAA site (616/1780) to provide a vehicular access.
616/1780	**SELECT**	The site is centrally located within Berwick Station and is well enclosed by boundary vegetation. The site is within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. Development would require a new vehicular access from Station Road that would involve the removal of an existing dwelling. Development would need to take account of potential impacts on the views from the SDNP.
822/1780	**SELECT**	Part of the site already has planning permission (WD/2016/1659/MAJ) for residential and employment development. The site is centrally located within Berwick Station and within walking distance to Berwick Rail Station and a bus stop with limited services to Eastbourne and Polegate. Development would need to take account of potential impacts on the views from the SDNP. Development of the entire site would negatively impact the local landscape due to projection to the east and the creation of back land development, out of character with the existing settlement pattern. However, limiting the development to two parts along the frontage to the north and infill areas along Station Road would be in keeping with existing linear settlement pattern.

3 BUXTED



3.1 Parish Overview

3.1.1 Buxted is one of the District's larger villages and is predominantly residential in character with a range of local shops, services and some employment provision serving the local community and surrounding rural area.

3.1.2 Buxted is located on the A272, which runs east to west connecting with the A26 and a number of smaller settlements by a network of minor roads, the village developed originally with frontage properties along the A272 but has subsequently grown north and south of the main road with estate development in the 1980s.

3.1.3 The village sits on a plateau, providing long range views across the countryside, towards the HWNL (although the village is not within the HWNL itself), located 0.3 miles to the north and 0.1 miles to the east.

3.1.4 Buxted Park, a large property set in extensive parkland, is located to the south west of the village and is a registered Historic Park and Garden, as well as a Site of Special Scientific Interest (SSSI).

3.2 Transport

3.2.1 Buxted has a railway station, served by the Oxted line between Uckfield and London Bridge, providing good access to Uckfield and other centres for employment, shopping and leisure.

3.2.2 A number of bus services also call at Buxted providing access to the centres of Uckfield, Tunbridge Wells, Eastbourne and Haywards Heath. Brighton can also be accessed via Uckfield.

3.2.3 Transport services include:

- Railway station with services to London Bridge and Uckfield
- 3 bus services per day (Mon, Weds and Friday) providing access to the centres of Uckfield, Tunbridge Wells, Eastbourne and Haywards Heath. Brighton can also be accessed via Uckfield.
- Not on a designated cycle or walking route

3.3 Facilities and Services

3.3.1 Uckfield is the nearest town located approx. 1.2 miles to the south, which provides a good range of shops, services and facilities including a secondary school and a hospital.

3.3.2 Community facilities within Buxted include:

- Premier Buxted Stores High Street, Buxted
- Buxted Pharmacy
- Buxted Medical Centre, Framfield Road, Buxted
- St Margaret the Queen's Church
- St Mary the Virgin Church Methodist Church
- Buxted Inn Pub
- Buxted Village Hall
- Scout Hall Buxted Pavilion (Buxted Football Club)
- Buxted Recreation Ground
- Buxted Millennium Little Wood
- Buxted Park Sports Association
- Oast Farm Shop & Tea Room
- Buxted Parish Allotments
- Buxted Park

3.3.3 Education facilities include:

- Buxted Saplings Village Pre-School
- Buxted Church of England Primary School (0.7 miles)

3.3.4 No business areas or industrial/ commercial estates within the village but there are opportunities in Uckfield:

- Bell Lane, Bellbrook Industrial Estate
- Ridgewood Industrial Park, New Road, Ridgewood.

3.4 Environmental Designations

3.4.1 The High Weald NL lies to the east of the village with Buxted Park SSSI (south-east of the village)

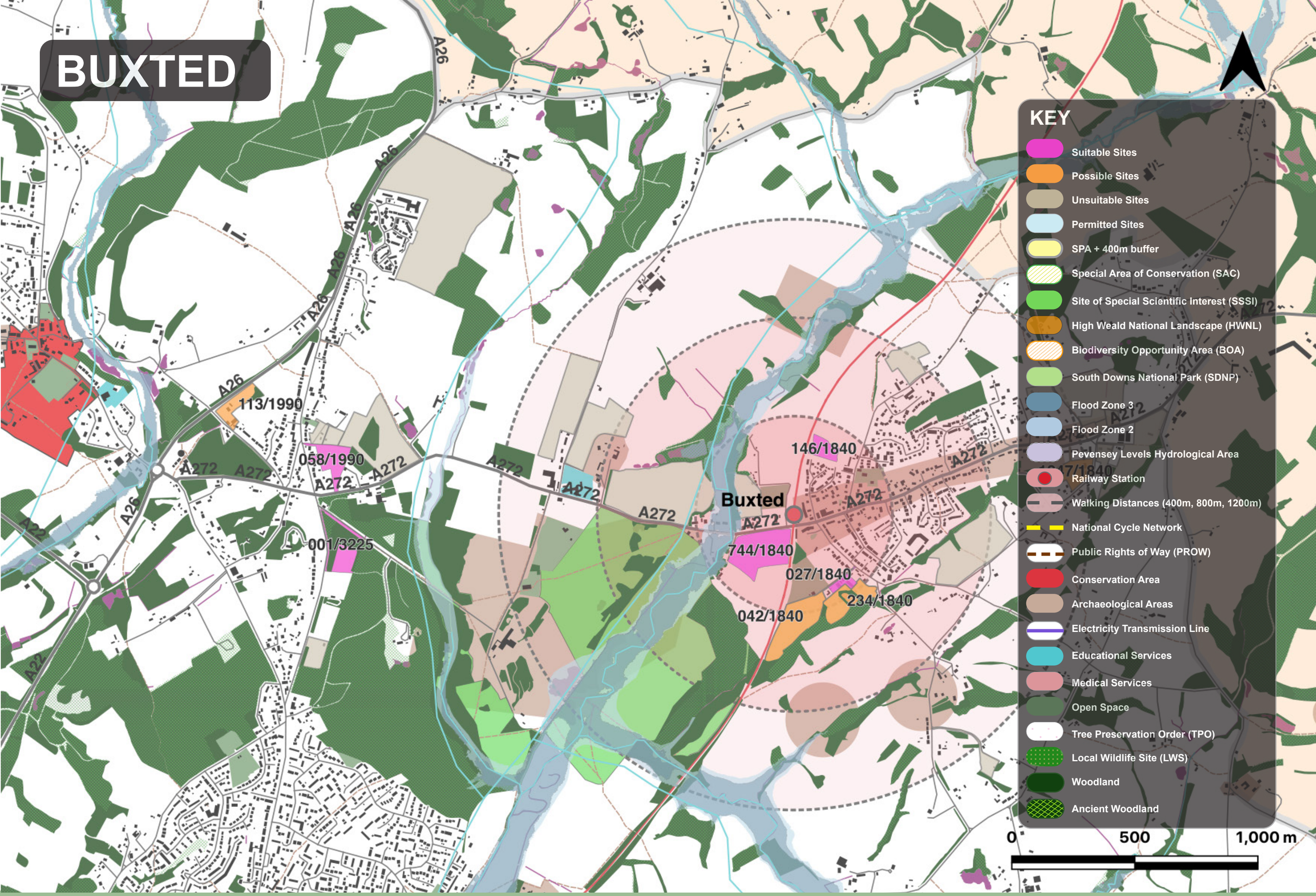
3.4.2 Other designations include:

- Surrounded by River Uck and its Headwaters BOA
- Ancient woodland scattered throughout the parish and in relative close proximity to the village.

3.4.3 The village is not in a conservation area. Other heritage assets include:

- 8 Grade II listed buildings within the village.

BUXTED


A26
A272
A22
113/1990
058/1990
001/3225
146/1840
744/1840
027/1840
234/1840
042/1840
Buxted
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
500
1,000 m

SITE ASSESSMENTS : BUXTED

BUXTED SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
001/3225	Land east of Coopers Green Road, Ringles Cross	TN224AT	Ringles Cross	2.76	20 dwellings	Y	Y	-	Suitable
027/1840	Lower Totease Farm, Framfield Road Buxted	TN224LF	Buxted	0.44	10 dwellings	Y	Y	-	Suitable
058/1990	Land at The Walled Garden. Five Ash Down	TN22 3AJ	Five Ash Down	1.56	18 dwellings	Y	Y	-	Suitable
113/1990	Willows Sawmill (Millwood Lane. Five Ash Down	TN22 3AS	Five Ash Down	1.22	Employment only	N	N	?	Possible
146/1840	Land east of Great Totease Farm, Church Road Buxted	TN22 4LA	Buxted	0.80	20 dwellings	Y	Y	-	Suitable
234/1840	Land at Taylors Shaw,Framfield Road, Buxted	TN22 4LF	Buxted	2.13	20 dwellings	N	-	?	Possible
744/1840	Land at Holly Farm.Station Road, Buxted	TN22 4DP	Buxted	3.45	35 dwellings	Y	Y	-	Suitable
975/3225	Land opposite Roundwood, Coopers Green Road, Ringles Cross	TN221HB	Ringles Cross	1.35	20 dwellings	Y	Y	-	Suitable
1247/1840	Land at Limes Lane, Buxted (NEW)		Buxted	1.03	25 dwellings	-	-	?	Possible

3.5 SA of Possible Sites

BUXTED		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
113/1990	Willows Sawmill, Millwood Lane, Five Ash Down																				
234/1840	Land at Taylors Shaw,Framfield Road, Buxted																				
1247/1840	Land at Limes Lane, Buxted																				

SITE ASSESSMENTS : BUXTED

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
113/1990	REJECT	The site comprises a sawmill accessed via Millwood Lane, a narrow rural lane with no footpaths. The site does not relate well to any sustainable settlement, lacking any pedestrian connectivity with no realistic scope to provide this. The site has no pedestrian access to public transport, services or facilities. Therefore, the site does not conform to the overall spatial strategy for the District.
234/1840	UNCERTAIN	The site is located adjacent to Buxted's built form and is screened by mature vegetation. The site could deliver 20 homes near the village centre, supporting housing need and local vitality. Buxted offers services and rail access, making it a sustainable location. Access to all parts of the site is dependant on further work to secure access form Framfield Road, and/or negotiation with neighbouring landowners to discuss the offer of access on neighbouring land parcels, as well as extension of the access to this site. The site remains uncertain until these issues are considered.
1247/1840	UNCERTAIN	Site is within a sustainable settlement and reasonably well integrated into the built form. The site offers potential for 20 dwellings near the village centre, which could support housing need and local vitality. However, further assessment is required to address access constraints and feasibility of providing suitable vehicular access to the north, or an alternative vehicular access west and pedestrian access to the north only. Options remain uncertain until these issues are scoped.

4 CHALVINGTON WITH RIPE



4.1 Parish Overview

4.1.1 Chalvington and Ripe are two small villages located in the parish of Chalvington with Ripe, within the upper River Cuckmere and Ouse joint valley north of the South Downs. The villages lie 6.8 miles west of Hailsham in the countryside between the A27 and A22 main routes and 15 miles north-west of Eastbourne.

4.1.2 Chalvington has developed around the crossroads of the Old Roman Road to Ripe and is located on an ancient north-south routeway. Some of the historic core remains, including the church. Very little modern development has taken place within the core of the village, which is centred on the road junction and the church and the character of the village maintains its rural nature with little incursion of modern boundary features.

4.2 Transport

4.2.1 There is a very limited bus service to Hailsham from Chalvington, which only runs on a Wednesday and has 1 service, the Cuckmere Community Bus number 42 between Berwick and Hailsham. The journey time is approximately 16 mins to Hailsham. The service leaves Chalvington at 9.30am and the return from Hailsham leaves at 12.03pm. From Hailsham, there are services to Eastbourne but journeys back to Chalvington are pretty non-existent.

- Transport • Very limited bus service
- No train station
- Not on a designated cycle or walking route

4.3 Facilities and Services

4.3.1 Chalvington has limited services and facilities but has access to a pre-school/nursery, small convenience store, post office, church, pub and village hall, which are located in Ripe but shared by both villages.

4.3.2 Ringmer (approx. 6 miles away) offers the closest secondary school, pharmacy and dentists and Laughton (2.3 miles away) offers the nearest primary school. Hailsham is the closest larger settlement offering a wider range of services and facilities including a secondary school, supermarkets and shops, medical services, banking, leisure facilities and evening entertainment.

4.3.3 Community facilities include:

- Post Office, Ripe
- Ripe Village Stores (open Mon – Fri 9am – 5pm and Sat 9am – 1pm)
- St John the Baptist Church
- Yew Tree Inn
- Ripe Village Hall
- Ripe Village Stores (café/tea rooms)
- Ripe Nursery School
- No business areas or industrial/ commercial estates within the village

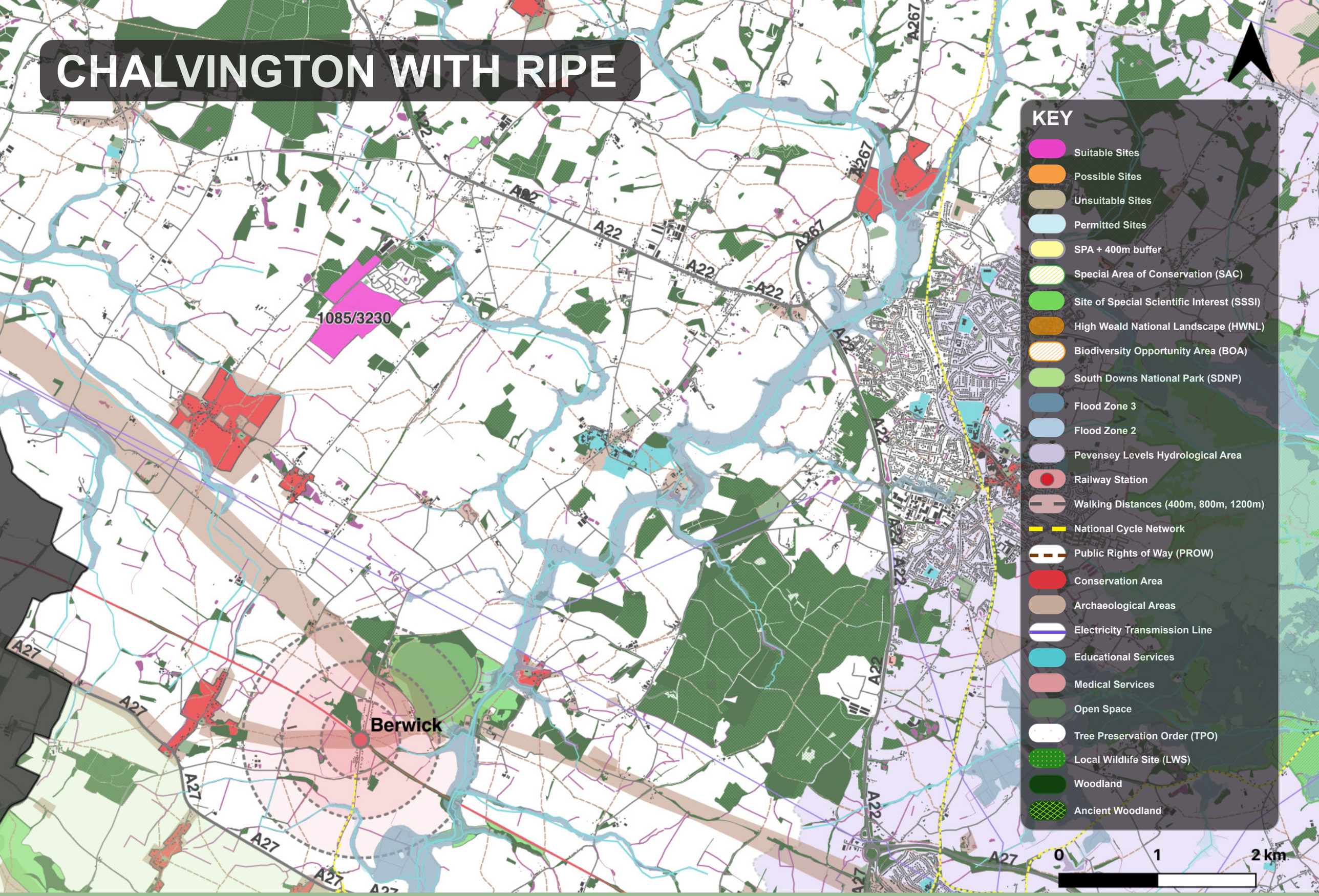
4.4 Environmental Designations

4.4.1 Environmental designations include:

- Cuckmere Ouse Watershed BOA extends into the south of the village
- Some ancient woodland in the wider parish but not extensive near the village.
- Heritage • Conservation Area
- within the Conservation Area.

4.4.2 The village has a conservation area, which includes 3 Grade II and 1 Grade I listed buildings.

CHALVINGTON WITH RIPE



SITE ASSESSMENTS : CHALVINGTON WITH RIPE

CHALVINGTON WITH RIPE SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
1085/3230	Deanland Wood Park, Deanland Road, Ripe	BN27 3RN	Ripe	8.25	Part with planning permission and previously full permission although now expired	-	-	?	Possible

4.5 SA of Possible Sites

CHALVINGTON WITH RIPE

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1085/3230	Deanland Wood Park, Deanland Road, Ripe																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1085/3230	REJECT	The site is within a rural location, is detached from the nearest settlement of Ripe and does not conform to the overall spatial strategy for the district. The size and scale of the development proposed is likely to 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, development would fail to comply with the spatial strategy overall due to its rural location.



5 CHIDDINGLY

5.1 Parish Overview

5.1.1 Chiddingly is a small village situated in open countryside within the Low Weald and was once a busy centre of the Wealden iron industry. The Parish Church, the Six Bells Inn Public House, the concentration of listed buildings (some of which are high grade), and other attractive buildings gives Chiddingly a distinctive character and charm. This village includes a Conservation Area, which covers a significant part of the village.

5.1.2 Hailsham (5.4 miles south-east) is the nearest town and offers a wide range of services and facilities including the closest secondary school, supermarkets and other retail shops, leisure and evening entertainment. There is a primary school, situated to the south of the village in the small hamlet of Muddles Green (0.6 miles away).

5.2 Transport

5.2.1 Chiddingly is not accessible, nor serviced, by any public transport, bus or train. The nearest place for public transport is in Golden Cross which is 1.4 miles away.

5.3 Facilities and Services

5.3.1 The nearest GP surgery to Chiddingly is in East Hoathly, with a pharmacy and dentist in Horam.

5.3.2 Community facilities include:

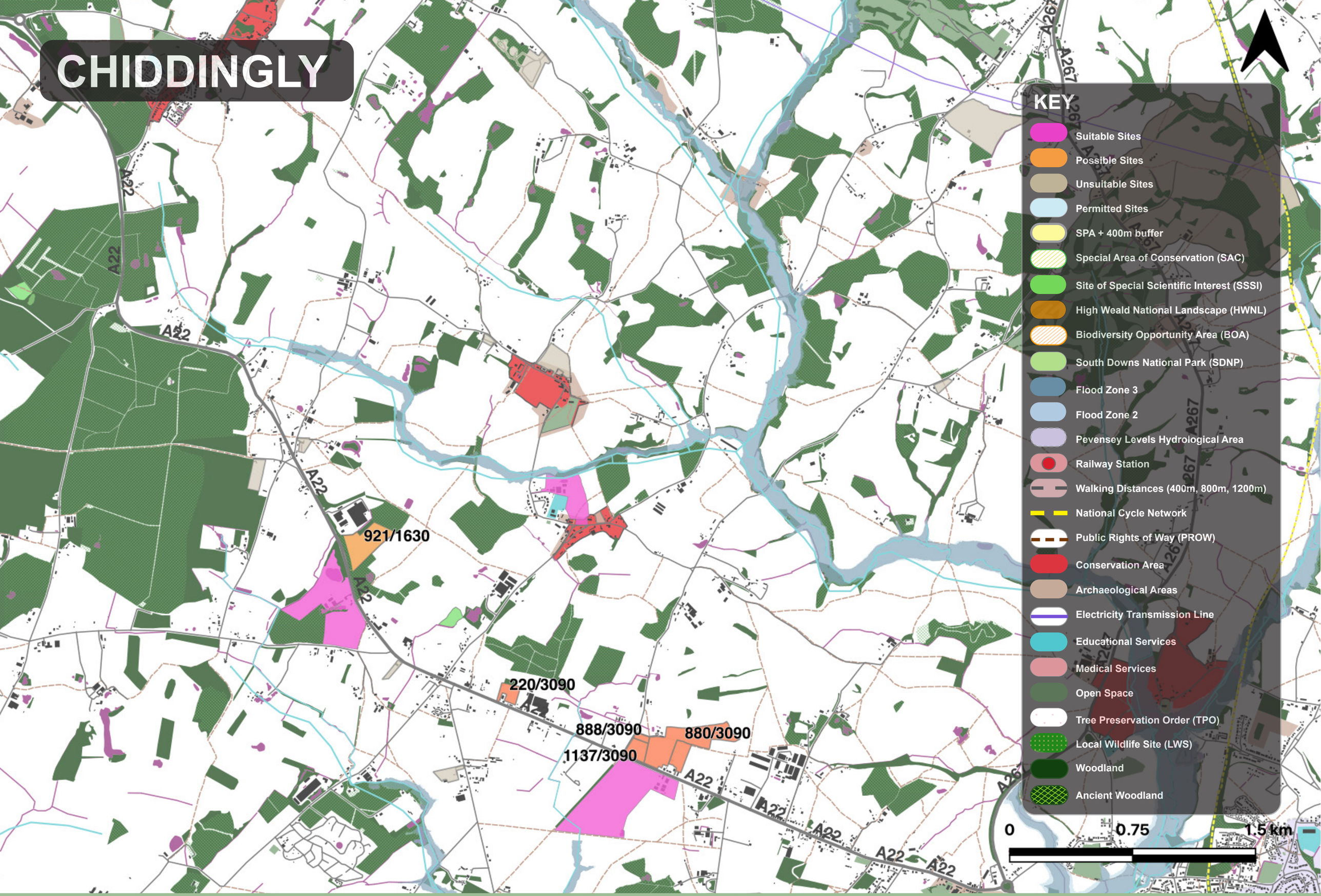
- Chiddingly Village Shop (Mon - Fri 08.00am - 01.00pm Sat 09.00am - 12.30pm)
- Chiddingly Church
- Six Bells Inn
- Chiddingly Village Hall
- Chiddingly Cricket Club Jubilee Field/Play Space – Muddles Green
- Community Orchard opposite the Church
- Chiddingly Primary School at Muddles Green
- Wealdway and Vanguard Way designated walking routes
- No business areas or industrial/ commercial estates within the village.

5.4 Environmental Designations

5.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish
- Conservation Area
- 11 listed buildings within Conservation Area (Grade II, Grade II* and Grade I).

CHIDDINGLY


A22
A267
921/1630
220/3090
888/3090
880/3090
1137/3090
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

SITE ASSESSMENTS : CHIDDINGLY

CHIDDINGLY SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
220/3090	The Crofters and The Old Depot, Golden Cross, Lower Dicker	BN27 4AN	Lower Dicker	1.15	employment only	N	N	?	Possible
802/3090	Land to the rear of Terra, The Dicker, Lower Dicker	BN27 4BY	Lower Dicker	1.54	employment only	N	N	?	Possible
880/3090	Marigolds Farm, Nash Street, Lower Dicker	BN27 4AA	Lower Dicker	12.69	employment only	N	N	?	Possible
888/3090	Land at Marigolds Farm, Nash Street, Lower Dicker	BN27 4AA	Lower Dicker	0.35	employment only	N	N	?	Possible
921/1630	Land to the south of the Woodland Centre, A22, Whitesmith	BN8 6JB	Whitesmith	4.79	employment only	N	N	?	Possible
1137/3090	Land at Nash Street Farm, A22, Lower Dicker	BN27 4BZ	Lower Dicker	1.37	employment only	N	N	?	Possible

5.5 SA of Possible Sites

CHIDDINGLY

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
220/3090	The Crofters and The Old Depot, Golden Cross, Lower Dicker																				
802/3090	Land to the rear of Terra, The Dicker, Lower Dicker																				
880/3090	Marigolds Farm, Nash Street, Lower Dicker																				
888/3090	Land at Marigolds Farm, Nash Street, Lower Dicker																				
921/1630	Land to the south of the Woodland Centre, A22, Whitesmith																				
1137/3090	Land at Nash Street Farm, A22, Lower Dicker																				

SITE ASSESSMENTS : CHIDDINGLY

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
220/3090	REJECT	The site is situated in Lower Dicker, which is not a sustainable settlement, and has limited access to services and facilities and public transport options. The site lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Flood risk on site precludes the provision of safe access at all times.
802/3090	REJECT	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall strategy for development. Small-scale employment development would be unsuitable as the site lies in a detached location when considered in isolation. In addition, the depth of the site and projection of built form would also 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. . Flood risk on site precludes the provision of safe access at all times. A suitable access is required and would need to be achieved in conjunction with the development of the adjoining SHELAA sites (888/3090 and 880/3090) as flood risk on site precludes the provision of safe access at all times, via the shared access with residential units. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
880/3090	REJECT	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall Spatial Strategy for development. Employment development would be unsuitable as site lies in a detached location when considered in isolation. Also, the depth of the site and projection of the built form would also 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 development would need to achieve a suitable access as part of a comprehensive scheme as well as A22 interventions for access. Further impacts could be suitably mitigated by ensuring pedestrian connectivity, protecting the setting of the listed building and ensuring high quality design through SuDS, noise attenuation measures, and landscape buffering.
888/3090	REJECT	The site is situated within Lower Dicker, which is not considered a sustainable settlement, lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Small-scale employment development would not be suitable as the site lies in a detached location when considered in isolation and is away from the main road frontage development of the A22. In addition, the depth of the site and projection of built form would also extend the 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. A suitable access is required, and this could be achieved if the development of the site is in conjunction with the development of the adjoining SHELAA sites (1137/3090 and 880/3090) as well as achieve A22 interventions for access. Further impacts could be suitably mitigated by improving pedestrian connectivity, protecting the setting of the listed building and residential amenity of existing dwellings, and ensuring high quality design through SuDS, noise attenuation measures, and landscape buffering.
921/1630	SELECT	The site is situated within Whitesmith, which is not considered a ‘sustainable settlement’ according to the settlement hierarchy, it lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Employment development would not be suitable as the site lies in a detached location when considered in isolation. Alternatively, the site could be considered for employment use as part of an extension to the existing industrial park, subject to achieving a suitable access through the neighbouring Holmes Hill business/industrial estate since vehicular access directly to the A22 cannot be achieved due to the presence of ancient woodland along the southern boundary of the site. Potential risk of harm to the Local Wildlife Site (LWS), Kiln Wood, to the south of the site, should be investigated. Further impacts could be suitably mitigated by ensuring improved pedestrian connectivity and high-quality design through SuDS, noise attenuation measures, landscape buffering, and further investigation of potential land contamination.
1137/3090	REJECT	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall strategy for development. The site is in close proximity to the built-up frontage of the A22 but not adjoining neighbouring development. In isolation, the development of this site for employment uses would not be suitable. Suitable access options are required and may be achieved due to the site’s frontage and corner location, but additional access locations on this part of the A22 raise concern from the Local Highway Authority. Further impacts could be suitably mitigated by ensuring pedestrian connectivity along the frontage of the A22, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.



6 CROWBOROUGH

6.1 Parish Overview

6.1.1 Crowborough is situated in the northwest of Wealden District, around 6 miles to the southwest of Tunbridge Wells in Kent and lies on the A26 Lewes to Tunbridge Wells road. Crowborough is located in the High Weald National Landscape (HWNL), and lies on the eastern edge of Ashdown Forest.

6.1.2 The town occupies a prominent position on the northern forest ridge of the High Weald and its elevated position affords extensive views over the attractive, undulating landscape of woodland, farmland, ridges and ghylls within the HWNL, with distant southerly views towards the South Downs.

6.1.3 The town sits within the Crowborough Parish, but the outskirts of the town also cross into Withyham Parish to the northwest and Rotherfield Parish to the east.

6.2 Transport

6.2.1 The A26 (to Tunbridge Wells) runs north-east to south-west through the centre of the town, with more minor roads intersecting it and leading through the neighbourhoods of the town and to Rotherfield to the east.

6.2.2 There is an hourly bus service (Monday – Sunday) to Tunbridge Wells, Uckfield, Lewes and Brighton. The railway station is located in the south east of the town, within the Jarvis Brook area.

6.3 Facilities and Services

6.3.1 Crowborough has a variety of retail and community facilities including 12 convenience stores open 9-5 7 days a week, several supermarkets, 2 post offices, a leisure centre, 13 pubs, a hospital (with a minor injuries unit), numerous places to eat and recreational spaces, 5 places of worship. Development at the Millbrook Business Area, and on the former Brickworks site at Farningham Road, has helped to provide for the employment needs of the expanding community.

6.3.2 Community facilities include:

- Beacon Surgery Beacon Road,
- The Saxonbury House Surgery Croft Road
- The Brook Health Centre Crowborough Hill
- Crowborough Community Centre
- Crowborough Household Waste Recycling Site
- Crowborough War Memorial Hospital
- Lloyds Bank
- Santander
- 13 recreation play spaces, playing pitches, teenage areas, outdoor gyms
- 5 places of worship
- 18 cafes / restaurants / tea rooms
- 17 takeaways
- 4 petrol / EV charging stations
- Several local and nationally recognised groups.

6.3.3 The town has 8 pre-school nurseries, a secondary school and 5 primary schools.

6.3.4 Employment provision includes:

- Beeches Road (0.179ha)
- Courtwell Business Park, Farningham Road (6.219ha)
- Lexden Lodge Industrial Estate, Crowborough Hill (2.377ha)
- Millbrook Industrial Estate, Millbrook Business Park, Sybron Way (9.372ha)
- Park Lane Industrial Estate, Park Road (1.486ha).

6.4 Environmental Designations

6.4.1 The High Weald National Landscape surrounds the town. Other environmental designations include:

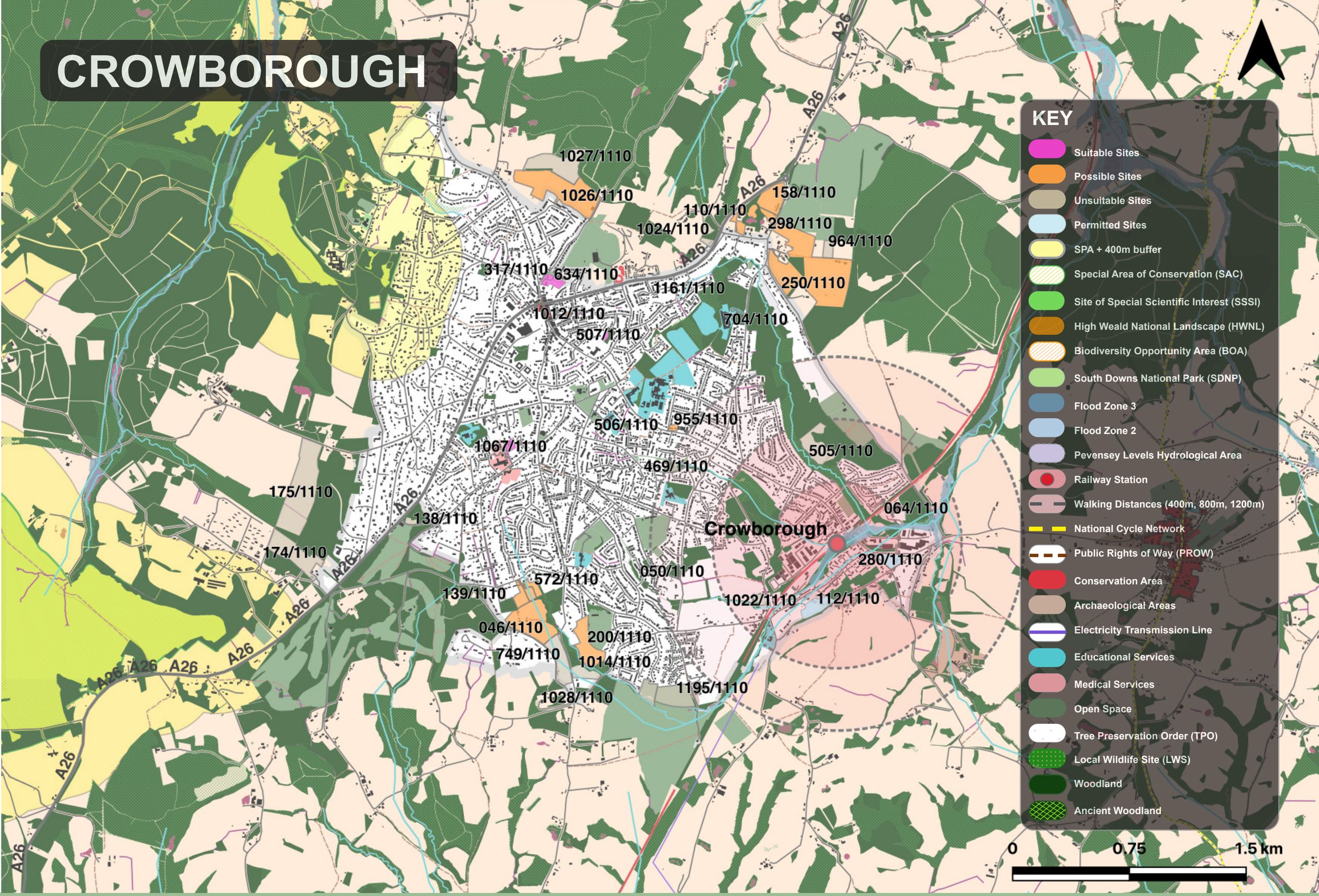
- Western Ouse Streams and Ashdown Forest Biodiversity Opportunity Area (to the west of town)
- Medway, Ouse, Rother Watershed Biodiversity Opportunity Area (to the east of town)
- Large areas of Ancient woodland scattered throughout the parish
- Small pockets of Ancient woodland within the east and south east of the town (Pellings Farm Shaw, School Shaw, Pellings Wood, Luxford Lane Shaw, Clay Pit, Crowborough Gill)

6.4.2 A small part of the town (around the junction with the A26 / London Road and the B2100 is within the Crowborough Conservation Area. The Conservation Area relates to the core area of late Victorian and early Edwardian development within the town around The Cross and south into the High Street.

6.4.3 Crowborough is notable for its association with Sir Arthur Conan Doyle who lived in the town from 1907 until his death in 1930 and from where he wrote many of his novels

6.4.4 There are several listed buildings around Chapel Green (War Memorials) and within the Conservation Area.

CROWBOROUGH



SITE ASSESSMENTS : CROWBOROUGH

CROWBOROUGH SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
038/1110	Kingswood, Luxford Lane, Crowborough	TN6 2PE	Crowborough	0.35	6 dwellings	Y	Y	-	Suitable
046/1110	Brook Farm, High Broom Road, Crowborough	TN6 3SL	Crowborough	6.20	60 dwellings	N	-	?	Possible
055/1110	Land at Coldrums and rear of Tyre Depot, London Road, Crowborough	TN6 2TT	Crowborough	0.39	28 dwellings	Y	Y	-	Suitable
110/1110	Land at Hodges, Steel Cross Road, Crowborough	TN6 3HD	Crowborough	1.54	10 dwellings	Y	N	?	Possible
158/1110	Land at junction of Eridge Road and A26, Steel Cross, Crowborough	TN6 2XB	Crowborough	2.54	12 dwellings	Y	N	?	Possible
200/1110	Land north of Stone Cross Road at Alderbrook, Crowborough	TN63SQ	Crowborough	3.19	80 dwellings	N	N	?	Possible
272/1110	Caxton House.Hurtis Hill,Crowborough	TN6 3BL	Crowborough	0.89	9 dwellings	N	N	?	Possible
298/1110	Spring Cottage, Eridge Road, Crowborough	TN62XA	Crowborough	0.67	15 dwellings	N	N	?	Possible
317/1110	Willetts House, Pilmer Road, Crowborough	TN6 2UD	Crowborough	0.20	-	Y	Y	-	Suitable
507/1110	Land at Millbrook Road, Crowborough	TN62RT	Crowborough	0.49	15 dwellings	Y	Y	-	Suitable
572/1110	Castle End,Hurtis Hill,Crowborough	TN6 3BL	Crowborough	0.66		N	N	?	Possible
573/1110	Hurtis Hill House.Hurtis Hill,Crowborough	TN6 3BL	Crowborough	0.53		N	N	?	Possible
634/1110	Land at Pilmer House,London Road,Crowborough	TN6 2HZ	Crowborough	0.65	includes sites 055/1110 and 317/1110	Y	Y	-	Suitable
698/1110	Land at Byeways,Palesgate Lane,Crowborough	TN6 3HF	Crowborough	2.24	30 dwellings	Y	Y	-	Suitable
955/1110	Crowborough Police Station, Crowborough Hill, Crowborough				11 dwellings	N	N	?	Possible
1026/1110	Land at Beechenwood Farm, Crowborough	TN62UT	Crowborough	8.26	120 dwellings	N	N	?	Possible
1067/1110	Land east of Southview Close,Crowborough	TN61HH	Crowborough	0.45	8 dwellings	Y	Y	-	Suitable

SITE ASSESSMENTS : CROWBOROUGH

6.5 SA of Possible Sites

CROWBOROUGH		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
046/1110	Brook Farm, High Broom Road, Crowborough																				
110/1110	Land at Hodges, Steel Cross Road, Crowborough																				
158/1110	Land at junction of Eridge Road and A26, Steel Cross																				
200/1110	Land north of Stone Cross Road at Alderbrook, Crowborough																				
272/1110	Caxton House.Hurtis Hill, Crowborough																				
298/1110	Spring Cottage, Eridge Road, Crowborough																				
572/1110	Castle End,Hurtis Hill,Crowborough																				
573/1110	Hurtis Hill House, Hurtis Hill, Crowborough																				
955/1110	Crowborough Police Station, Crowborough Hill, Crowborough																				
1026/1110	Land at Beechenwood Farm, Crowborough																				

SITE ASSESSMENTS : CROWBOROUGH

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
046/1110	**REJECT**	Accessibility is very poor with little to no scope for improvement. Both Alice Bright Land and High Brooms Road are rural lanes. 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. The site has significant intervisibility with the High Weald National landscape to the south and west.
110/1110	**REJECT**	The parts of the site which do not have planning permission are covered extensively by Priority Habitat Deciduous Woodland and the impact of development is unlikely to be able to be suitably mitigated.
158/1110	**REJECT**	There is no existing vehicular access to all parts of the site. Potential vehicular access via the A26 would involve the significant removal of large, established trees which is considered unacceptable in this wooded location. Planning application for 2 (net) dwellings refused, and dismissed at appeal in November 2023, on the grounds of unacceptable harm to the countryside and landscape quality of the High Weald National Landscape, encroachment into the open countryside and the material alteration of the area's character.
200/1110	**UNCERTAIN**	The site lies in a sustainable location, well connected and integrated with existing built form. The site is also contained and could be designed to prevent adverse impact on the High Weald National Landscape. However, it is unclear how suitable access can be achieved to the site. A new vehicular / pedestrian access from Brooklands Avenue has the potential to provide a solution to resolve the existing access difficulties, but it is not known whether this is available for this purpose. Vehicular access via Stone Cross Road to the south would result in extensive tree and hedgerow removal which is considered unacceptable, and access via Alice bright lane would be unsuitable due to width, alignment and accessibility. Further detail is required and outcome remains uncertain at this stage.
272/1110	**REJECT**	Site would require significant vehicular access improvements, and it is considered by the Local Highway Authority that an appropriate standard of access for intensification of highway demand/access cannot be achieved. Further, 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, which is elevated and problematic to reach.
298/1110	**SELECT**	The site is well enclosed by boundary vegetation, which would need to be retained and protected/enhanced, and has good access via footpaths to a regular bus service into Crowborough. Development could be considered appropriate for the natural growth of development along the A26, subject to suitable potentially reduced quantum and appropriate layout and design. Development would need to take account of the site's location within the High Weald National Landscape and mitigate any impacts on the Priority Habitat Deciduous Woodland in the west of the site.
572/1110	**REJECT**	The site as submitted cannot be provided with suitable vehicular access to new housing development and would be reliant on **Site 573/1110**, otherwise it is landlocked. It is not known whether appropriate sight lines along Hurtis Hill can be achieved for vehicular access, given the existing 30 mph speed limit, topography of the site and bend in the road. The site is within walking distance of a bus stop but 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. If considered with Site 573/1110 there would be an area of frontage which could potentially allow for pedestrian access to the site and a level presentation to cross to the footway on the opposite side of Hurtis Hill Road. However, as submitted, the proposal would have negative impacts.
573/1110	**REJECT**	Vehicle access to the site would be achievable, however the existing access has poor visibility onto Hurtis Hill, and substantial improvements would be required. The site is within walking distance of a bus stop but 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. If considered with Site 572/1110 there would be an area of frontage which could potentially allow for pedestrian access to the site and a level presentation to cross to the footway on the opposite side of Hurtis Hill Road. However, as submitted, the proposal would have negative impacts.
955/1110	**SELECT**	This is a brownfield site, centrally located within Crowborough. The police station itself is a non-designated heritage asset, and development 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 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.
1026/1110	**POSSIBLE**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**



7 EAST HOATHLY & HALLAND

7.1 Parish Overview

7.1.1 East Hoathly is located approximately 4 miles south-east of Uckfield and 6.2 miles north-west of Hailsham. The village is located just east of the A22, within the Low Weald landscape. The village's slightly elevated position affords wide ranging views southwards to the South Downs National Park.

7.2 Transport

7.2.1 There is a regular daily bus service (Mon – Sat) to/from East Hoathly providing access to Uckfield, Tunbridge Wells, Brighton, Polegate, Hailsham and Eastbourne. The Stagecoach number 54 bus also runs between Uckfield and Polegate and has some evening services Mon - Fri. Uckfield railway station provides regular and direct trains to London.

- No railway station (nearest is Uckfield)
- Hourly bus service Mon-Sat with a journey time of approx. 22 mins to
- Uckfield (Stagecoach number 54).

7.3 Facilities and Services

7.3.1 The village itself has a number of services and facilities serving local residents including a primary school and nursery, doctor's surgery, church, pub, village hall and village shop. Uckfield is the nearest town centre in which a wider range of services and facilities can be accessed including the nearest secondary school and railway station.

7.3.2 There are no business areas or industrial/ commercial estates within the village.

7.3.3 Community facilities include:

- Post Office
- East Hoathly Village Store (open Mon-Fri 8am-6pm and sat 8am-1pm)
- East Hoathly Church
- East Hoathly Recreation Ground
- Kings Head Pub
- East Hoathly Village Hall
- East Hoathly Pavilion
- Café/tea room
- East Hoathly Nursery
- East Hoathly Church of England Primary School.

7.4 Environmental Designations

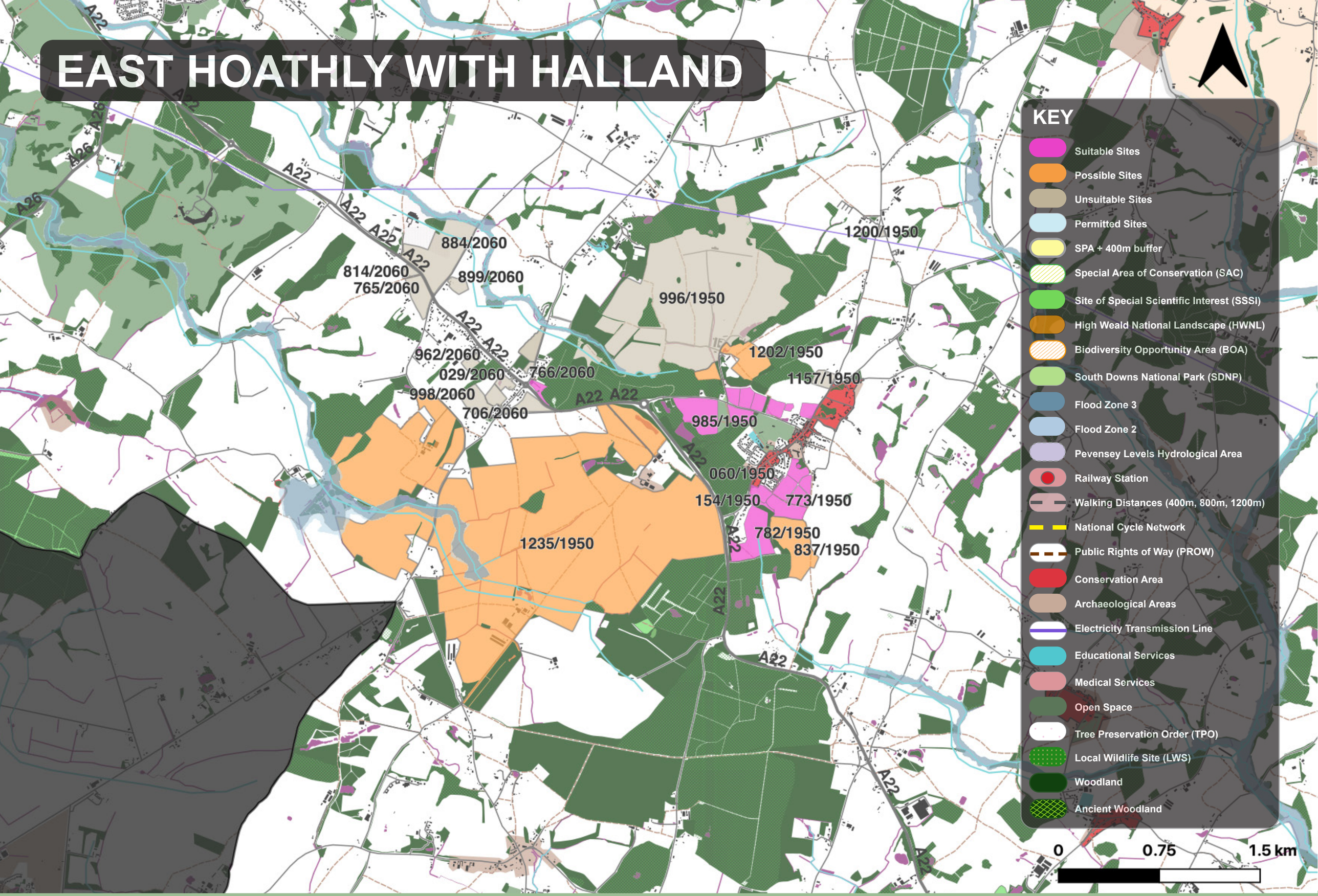
7.4.1 Environmental designations include:

- Moat Wood Ancient woodland to the east and south east of the village and adjoins the settlement edge.
- Bentley Wood and Alders Wood Ancient woodlands to the north of the village
- Ancient woodlands scattered throughout the parish.

7.4.2 East Hoathly has a historic interest with the village dating back to Anglo Saxon times and contains a number of Listed Buildings within its original linear settlement form and includes a designated Conservation Area. Post war development has taken place to the east and west of South Street and the High Street.

7.4.3 The Conservation Area covers the area along the High Street, Waldron Road and part of Graywood Road. There are 18 Listed buildings within the Conservation Area (17 Grade II and the Grade II* Parish Church).

EAST HOATHLY WITH HALLAND



SITE ASSESSMENTS : EAST HOATHLY & HALLAND

EAST HOATHLY & HALLAND SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
154/1950	Land off South Street, East Hoathly	BN8 6DS	East Hoathly	1.38	PP WD/2023/2516/MAJ for 17 dwellings WD/2025/0376/MAJ pending for 275 dwellings (with sites 773 and 985)	Y	Y	-	Suitable
466/1950	Broomy Lodge Field, London Road, East Hoathly	BN8 6EL	East Hoathly	1.94	30 dwellings	Y	Y	-	Suitable
685/2060	Land at The Halland Forge Hotel, Eastbourne Road, Halland CHECK	BN8 6PW	Halland	1.58	employment only	N	N	?	Possible
773/1950	Land at Hesmonds Stud, East Hoathly	BN8 6QH	East Hoathly	16.10	205 dwellings under construction on northern parcels with 154/1950 and 985/1950 WD/2025/0376/MAJ pending for 275 dwellings	Y	Y	-	Suitable
782/1950	Land east of South Street (Site A), East Hoathly	BN8 6DT	East Hoathly	9.72	Total 85 dwellings. PP on part of site WD/2019/1674/mao and wd/2023/0633/MR for 55 dwellings	Y	Y	-	Suitable
837/1950	Land east of South Street (Site B), East Hoathly	BN8 6DT	East Hoathly	10.14	100 dwellings	N	N	?	Possible
985/1950	Harrison's, south of London Road, East Hoathly	BN8 6EJ	East Hoathly	6.67	150 dwellings with 154/1950 and 773/1950 WD/2025/0376/MAJ pending for 275 dwellings	Y	Y	-	Suitable
996/1950	Hesmonds Stud, East Hoathly	BN8 6QH	East Hoathly	192.70	3000 dwellings	N	N	?	Possible
1202/1950	Old Whyly, London Road	BN8 6EL	East Hoathly	1.00	30 dwellings	N	N	?	Possible
1235/1950	Land at Laughton Park Farm, Halland / East Hoathly (NEW)	BN86BU	East Hoathly	324.00	4000 dwellings	-	-	?	Possible

7.5 SA of Possible Sites

EAST HOATHLY & HALLAND

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
685/2060	Land at The Halland Forge Hotel, Eastbourne Road, Halland																				
837/1950	Land east of South Street (Site B), East Hoathly																				
996/1950	Hesmonds Stud, East Hoathly																				
1202/1950	Old Whyly, London Road																				
1235/1950	Land at Laughton Park Farm, Halland / East Hoathly (NEW)																				

SITE ASSESSMENTS : EAST HOATHLY & HALLAND

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
685/2060	REJECT	Site situated within Halland, which is 'not considered a sustainable settlement' according to the settlement hierarchy, lies outside of any proposed development, and does not conform with the overall Spatial Strategy for development. Small-scale employment development would not be considered suitable given the presence of ancient woodland, which adjoins the site to the north and wraps around a large section of the eastern part of the site, and the need to achieve suitable vehicular access, interventions around the A22 and pedestrian connectivity. There is also potential risk of harm to the setting of the Grade II Listed Building (Hartfield Farmhouse) which lies to the northwest.
837/1950	REJECT	Site is situated within East Hoathly, which is considered a 'sustainable settlement' according to the settlement hierarchy. The site is outside the proposed settlement boundary but the settlement boundary for East Hoathly bounds the western boundary of the site. The northern part of the site has been granted planning permission for 55 homes at planning appeal under planning reference WD/2019/1674/MAO and could provide suitable access, but only if proven feasible and flood risk can be overcome. Ancient woodland bounds the site's western boundary. 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. Also, the ancient woodland and group of TPOs located adjacent to the site's south-western boundary and the risk of surface water flooding within the north-western part of the site, and the sewage treatment works, which lies to the west would need to be taken into consideration as part of any development.
996/1950	REJECT	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1202/1950	REJECT	Site is situated in semi-rural location, in between the settlements of East Hoathly and Halland and is outside the proposed settlement boundary. The site is comprises two separate parcels of greenfield land. Ancient woodland bounds a small part of the northern boundary and a large part of the site's eastern and southern boundaries, which 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. Overall, residential development is not considered to be suitable, given that without third party land, appropriate vehicular access cannot be provided due to the woodland to the south and east of the site, much of which is ancient woodland. Furthermore, there is potential risk of harm to the setting of Whyly, Grade II listed on the site's south-western boundary. In addition, development of the site could have an impact on the 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 north-western corner of the site.
1235/1950	POSSIBLE	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**

8 FLETCHING



8.1 Parish Overview

8.1.1 Fletching is a village (and Parish) situated approx. 4 miles to the north west of Uckfield, which has a wide range of services and facilities. The village of Maresfield lies approx. 3 miles to the north east of the village as well. Fletching is located along Ruston Bridge Road, just off the A272, which crosses the Parish south west to north east.

8.2 Transport

8.2.1 There is no railway station in the village, the nearest being Uckfield. The villages is served by a limited bus service – 1 service once a week (on a Thursday) with an approximate journey time of 15 mins to Uckfield (not including a 20 minute walk to the nearest bus stop). There are no designated cycle or walking trails.

8.3 Facilities and Services

8.3.1 The village is primarily residential with limited facilities and services although it does have a church, a pub, a village hall, recreation ground, primary school, café/tea room and village shop (open Tue - Sat 8.30am to 2.30pm and Sun 9.00am - 2.00pm).

8.3.2 The nearest secondary school is in Uckfield, as are the closest supermarkets and other retail opportunities. The nearest doctors surgery and pharmacy are in Newick near Lewes (approx. 1.6 miles away) as is the closest post office and the nearest dentist is in North Chailey (2.7 miles away).

8.3.3 Community facilities include:

- St Andrew's and St Mary the Virgin Church
- The Griffin pub
- Fletching Memorial Hall
- Fletching recreation ground
- Cricket Club (Splaynes Green)
- Fletching Village Store
- Scout Group
- Fletching Church of England Primary School.

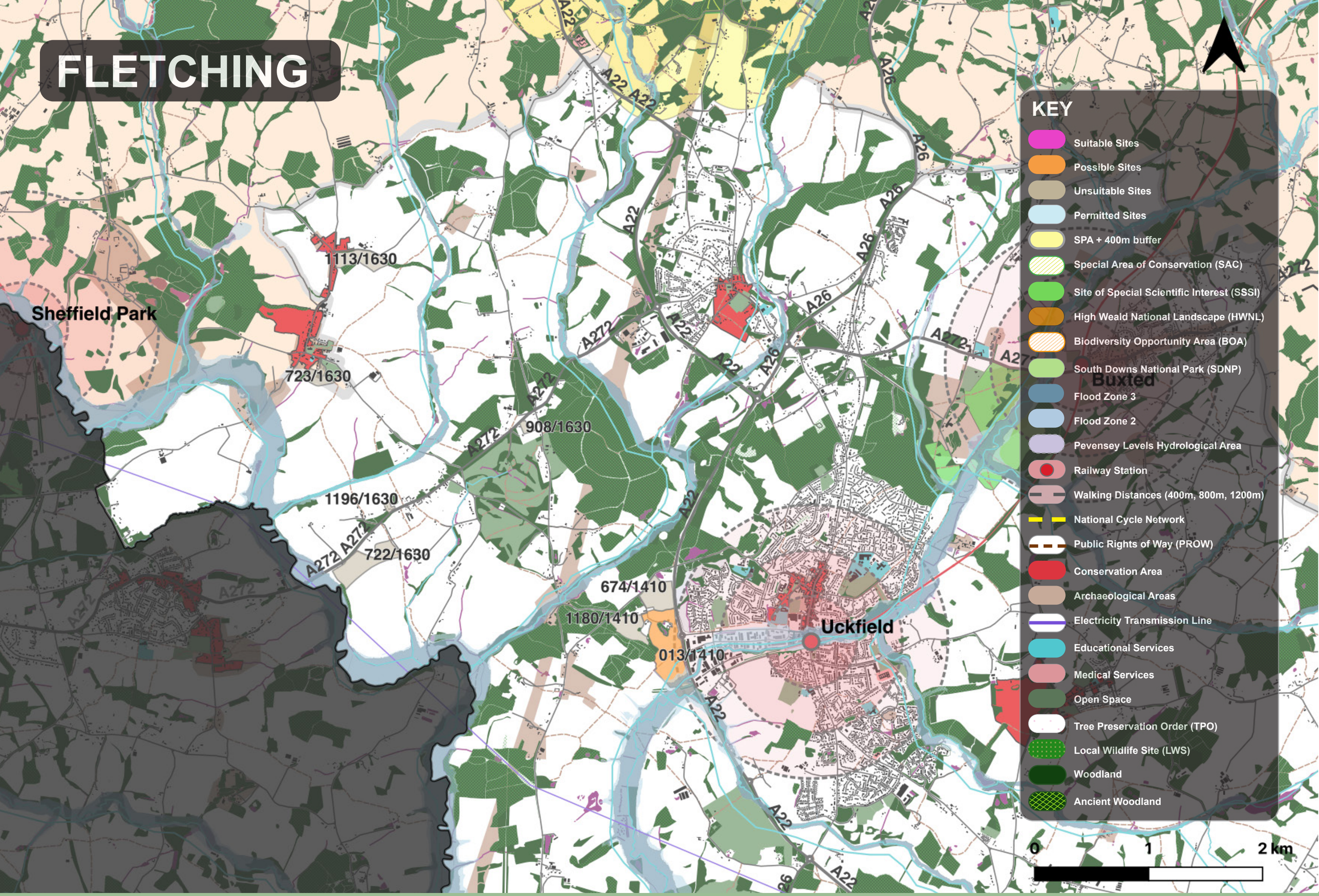
8.4 Environmental Designations

8.4.1 Fletching is washed over by the High Weald National Landscape (HWNL). Other environmental designations include:

- Western Ouse Streams & Ashdown Forest BOA surrounds the village and adjoins the whole of the settlement edge.
- Ancient woodland scattered throughout the parish

8.4.2 The village includes a Conservation Area with 25 Grade II listed buildings, 1 Grade II* listed building and 1 Grade I listed building.

FLETCHING


1113/1630
723/1630
908/1630
1196/1630
722/1630
674/1410
1180/1410
013/1410
Sheffield Park
Uckfield
Buxted
A22
A26
A272
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
1
2 km

SITE ASSESSMENTS : FLETCHING

FLETCHING SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
013/1410	Copwood Farm, Rocks Road, Uckfield	TN223PT	Uckfield	17.28	100 dwellings	N	N	?	Possible

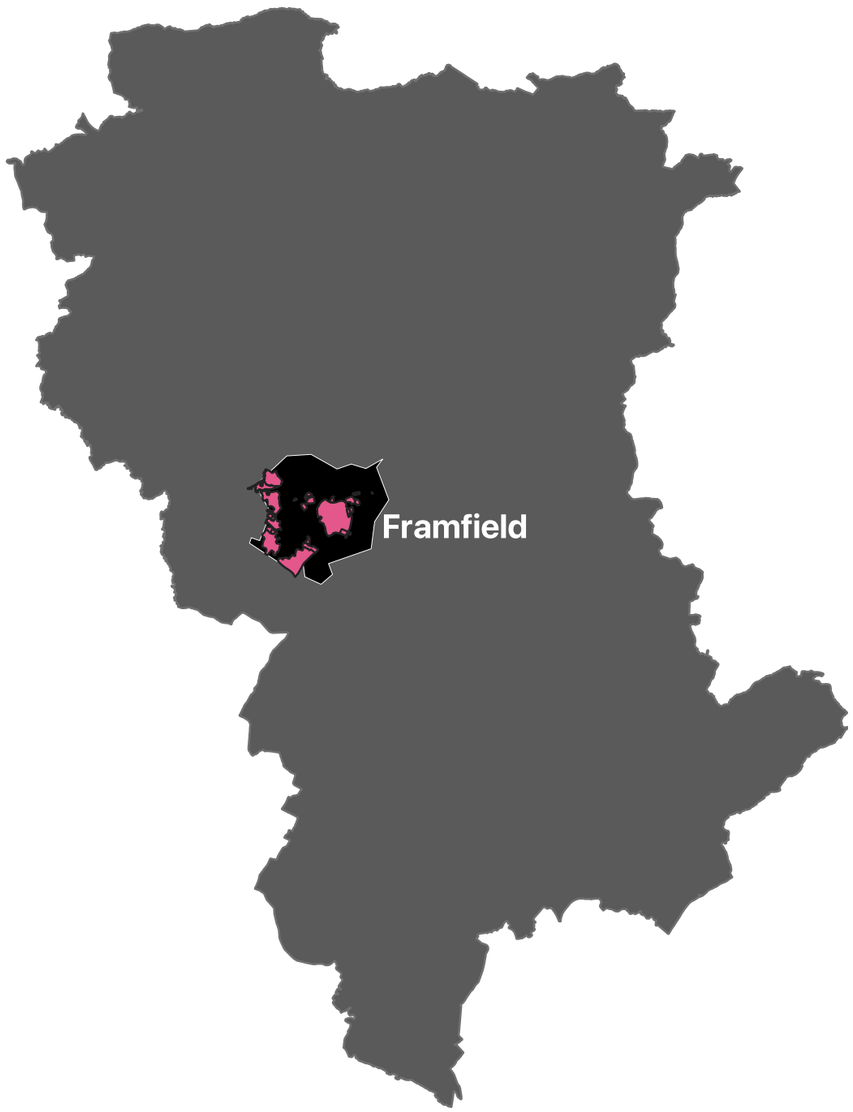
8.5 SA of Possible Sites

FLETCHING

		Sustainability Objectives																		
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
013/1410	Copwood Farm, Rocks Road, Uckfield																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
013/1410	REJECT	The site is within a semi-rural location, separated from the westernmost part of the existing town by the busy A22. The size and scale of the development is likely to alter the rural character and appearance of the landscape, which forms part of the setting to Uckfield. Therefore, housing development is not considered suitable. However, given that part of the site has been approved for solar electric with associated highway works, including non-motorised accessibility under planning reference WD/2021/2001/MFA, the remaining land available for development could be considered for economic development if delivered as part of wider development with neighbouring sites. Impacts could be suitably mitigated through SuDS, noise and landscape buffering, and further investigation of potential watercourse contamination.

9 FRAMFIELD



9.1 Parish Overview

9.1.1 Framfield is located approximately 2 miles south east of Uckfield on the B2102 road and is primarily residential in character. The village is set within attractive countryside and has developed in a relatively compact form from an historic core.

9.1.2 The village is located on a ridge and surrounded by the attractive countryside of the Low Weald. On its western edge, the mature parkland setting of Framfield Place contributes to the rural setting of the village.

9.1.3 From the historic core the village has developed eastwards along the B2102 Uckfield to Blackboys Road, principally with frontage development. In contrast, the south of The Street and along Sandy Lane includes more recent estate development, the largest being at Beckets Way.

9.2 Transport

9.2.1 The village doesn't have a railway station and there is no designated cycle route or walking trail within the village.

9.2.2 The village is served by a limited bus service to Uckfield, which runs Mon – Sat with 5-6 services per day but no evening services. The bus service is the Compass Travel number 231 bus from Cade Street to Uckfield, which runs 6 days a week and has a journey time of 9 minutes to Uckfield.

9.3 Facilities and Services

9.3.1 Framfield has limited services and facilities but it has a primary school, pre-school/nursery, church, pub, community hall, recreation ground and allotments. The nearest retail services (convenience stores, supermarkets etc.) are located in Uckfield as well as the nearest secondary school, post office, pharmacy, dentist and doctor's surgery.

9.3.2 Community facilities include:

- St Thomas a Becket's Church
- Hare & Hounds pub
- Framfield Memorial Hall
- Palehouse Common Recreation Ground
- Framfield Recreation Ground
- Gatehouse Lane allotments
- Women's Institute (the WI)
- Framfield Church of England Pre-school and Primary School

9.3.3 Employment opportunities are provided at within the village at Squires Farm Industrial Estate, Easons Green as well as the Bell Lane, Bellbrook Industrial Estate and Ridgewood Industrial Park, New Road in Uckfield.

9.4 Environmental Designations

9.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish and several pockets within the village (Framfield Shaw and Hill Crest)

9.4.2 Framfield has an historic core centred on St Thomas-a-Becket Church and Church Approach. The special architectural and historic character of the area has been recognised by the designation of a Conservation Area. the village also contains 21 Grade II listed buildings and 2 Grade II* listed buildings.

FRAMFIELD

Buxted
Uckfield
Isfield
A272
A267
A22
A26
725/1410
127/1410
002/1410
401/2020
417/2020
209/2020
096/2020
1114/2020
1237/1790
251/1790
934/1790
935/2020
429/2020
194/1410
030/1410
028/1410
289/1410
297/1410
400/1410
977/1790
892/1790
1243/1410
855/1410
1116/2060

KEY

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 1 2 km

SITE ASSESSMENTS : FRAMFIELD

FRAMFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	Suitability
127/1410	Land at Bird In Eye (North), Bird In Eye Hill, Uckfield	TN22 5HA	Uckfield	22.46	360 dwellings	N	N	?	Possible
194/1410	Land off Old Eastbourne Road, Uckfield	TN22 5QL	Uckfield	8.28	30 dwellings	Y	Y	-	Suitable
251/1790	Blackboys Inn and adjoining land, Lewes Road, Blackboys	TN22 5LG	Blackboys	4.02	9 dwellings	Y	Y	-	Suitable
289/1410	Land by Croft House, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	4.44	50 dwellings	N	N	?	Possible
297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	2.91	84 dwellings	N	N	?	Possible
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield	TN225QW	Uckfield	50.27	150 dwellings	N	N	?	Possible
725/1410	Land at Hempstead Lane, Uckfield	TN223DL	Uckfield	36.02	c. 300 dwellings	N	-	?	Possible
1222/2020	Land north of Eastbourne Road **(NEW)**	TN225GW	Uckfield	3 .00	60 dwellings	-	-	?	Possible
1237/1790	Land Adjoining Old Mill House, Framfield Road, Blackboys **(NEW)**	TN22 5LR	Blackboys	1.37	20 dwellings	-	-	?	Possible
1243/1410	Land north west of Sand Hill Lane **(NEW)**	TN22 5QZ	Uckfield	0.30	employment only	-	-	?	Possible

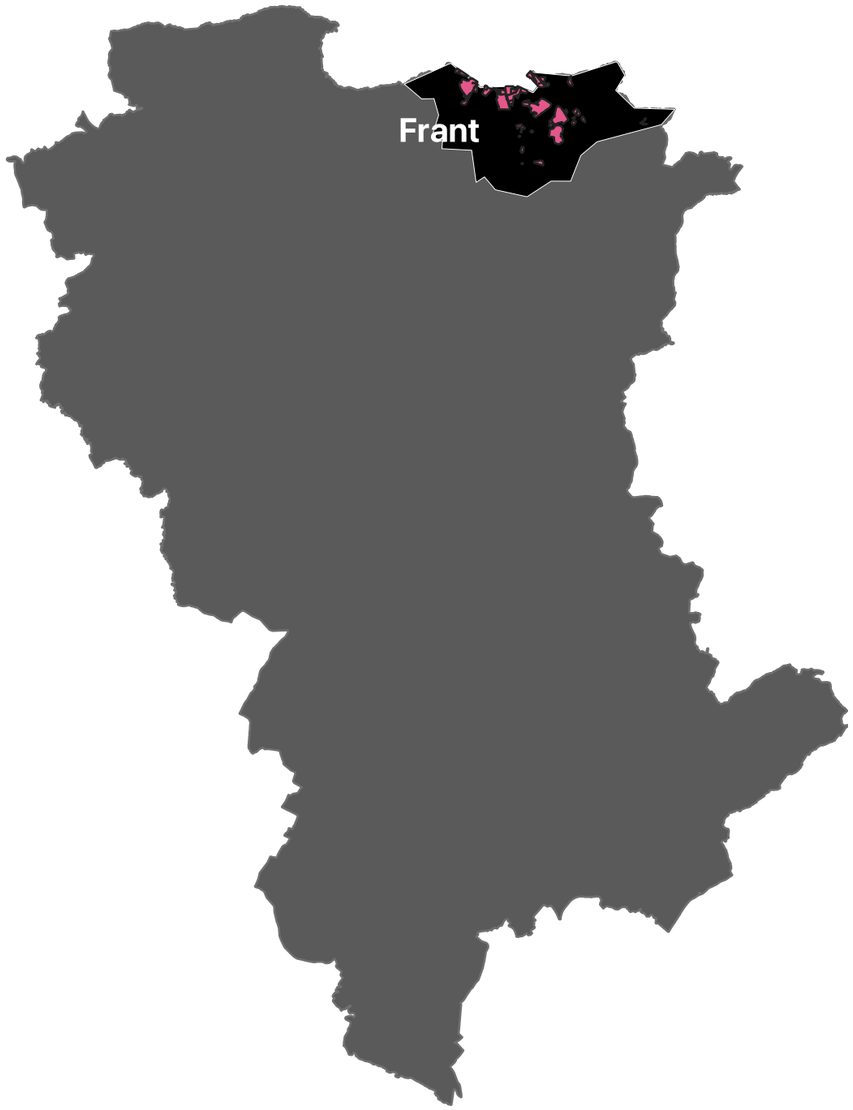
9.5 SA of Possible Sites

FRAMFIELD		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
127/1410	Land at Bird In Eye (North), Bird In Eye Hill, Uckfield																				
289/1410	Land by Croft House, Eastbourne Road, Uckfield																				
297/1410	Land adjacent to Croft House, Eastbourne Road, Uckfield																				
400/1410	Land at High Cross Farm, Eastbourne Road, Uckfield																				
725/1410	Land at Hempstead Lane, Uckfield																				
1222/2020	Land north of Eastbourne Road																				
1237/1790	Land Adjoining Old Mill House, Framfield Road, Blackboys																				
1243/1410	Land north west of Sand Hill Lane																				

SITE ASSESSMENTS : FRAMFIELD

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
127/1410	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
289/1410	**UNCERTAIN**	The site lies southeast of Uckfield, near committed development, and requires further consideration on options to improve pedestrian connectivity to Uckfield. The site has high visual prominence within the wider landscape, with unobstructed views afforded by lack of mature trees/vegetation and short boundary hedgerows, but noting that changes that will take place in the immediate locality, the context of the site will change. This may allow for development along the northern portion of the site, to provide a continuous development frontage to Eastbourne Road.
297/1410	**UNCERTAIN**	The site lies southeast of Uckfield, near committed development, and requires further consideration on options to improve pedestrian connectivity to Uckfield. The site has high visual prominence within the wider landscape, with unobstructed views afforded by lack of mature trees/vegetation and short boundary hedgerows, but noting that changes that will take place in the immediate locality, the context of the site will change. This may allow for development along the northern portion of the site, to provide a continuous development frontage to Eastbourne Road.
400/1410	**POSSIBLE**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
725/1410	**POSSIBLE**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1222/2020	**UNCERTAIN**	The site lies north of Eastbourne Road, adjacent to existing and proposed housing and has moderate landscape sensitivity due to the balance between higher sensitivity features (historic field pattern, mature woodland and wooded backdrop to Uckfield) and the presence of modern agricultural development, the proximity of Eastbourne Road and the visual enclosure afforded to the site from the boundary vegetation. The site does not have an existing suitable vehicular access to the highway network or pedestrian connectivity, and would rely on access through neighbouring sites, which has not yet shown to be achievable.
1237/1790	**SELECT**	The site occupies a central location within Blackboys, north of the B2102, and is adjoined by housing as well as being close to bus stops and a footway linking to the village services and facilities. Mature hedgerows define the site boundaries and should be retained and enhanced to support biodiversity, the green infrastructure network and mitigate landscape effects. With appropriate layout and mitigation, the site could form a well-integrated village extension.
1243/1410	**REJECT**	The rural location of this site, isolated from services and facilities, makes it unsuitable for further development, in an isolated location away from any footpath connectivity to sustainable transport options, and making future users reliant on the private motor car. Development would not align with the spatial strategy, even noting that some very small scale intensification to he front of the site may have limited landscape and biodiversity impacts.

10 FRANT



10.1 Parish Overview

10.1.1 Frant is a small village located within the High Weald National Landscape (HWNL), located approx. 2.5 miles south of Tunbridge Wells, 4.4 miles north-west of Wadhurst and 6.9 miles north east of Crowborough. The village lies in an elevated ridge-top position, which affords extensive views across the surrounding countryside. The majority of the village is located to the east of the A267 road, but also includes some buildings fronting onto the west side of the road.

10.2 Transport

10.2.1 Whilst Frant doesn't have a railway station, the nearest is 1.5 miles away at Bells Yew Green (Frant Station), which provides direct services to London and Hastings.

10.2.2 The village is well served by an hourly and half hourly bus service Mon – Sun (with evening services) to/ from Tunbridge Wells, with a journey time of approx. 7 mins. The bus service is provided by Stagecoach bus numbers 251 and 252 (Tunbridge Wells to Heathfield, with stops at Mayfield, Rotherfield and Heathfield) and the 254 (Tunbridge Wells to Hurst Green, with a stop at Wadhurst).

10.3 Facilities and Services

10.3.1 The village has limited facilities and services. In addition to the church, amenities include two pubs, a primary school, convenience store and Post Office. A wider range and choice of services and facilities, including shops, supermarkets and medical facilities are available in Tunbridge Wells and Crowborough. Wadhurst also provides access to a doctor's surgery.

10.3.2 Community facilities include:

- Post Office
- St Alban's Church
- Abergavenny Arms Hotel
- Frant Memorial Hall The Stables, Church Lane
- Frant Village Green & Parish football field
- Café at Frant Stores
- Frant Church of England Primary School

10.3.3 Education There are no business or industrial areas in the village.

10.4 Environmental Designations

10.4.1 The entire village is washed over by the HWNL. Other Environmental designations include:

- Eridge and Broadwater BOA to the west of the village
- Ancient woodland scattered throughout the parish
- Frant Shaw Ancient woodland close to eastern edge of village
- Erigde Park to the west of the village

10.4.2 The historic core of the village is centred around the church of St. Alban, the High Street and the village green. There are 40 Grade II listed buildings in the village and, in recognition of its special architectural and historic character; the majority of the settlement is a designated Conservation Area.

FRANT

Tunbridge Wells

High Rocks Halt

063/1610
528/1610
126/1610
1149/1610
1190/1610
729/1610
504/1610
1201-1610
651/1610
818/1610
444/1610
446/1610
1077/1610
1108/1610
979/1610
478/1630
479/1630
477/1630
1162/1610
748/1750
402/1750
411/1750
Frant
937/1750
396/1750
1142/1750
947/1750
427/1750
599/2030
1215/1750
581/2030
733/2030
455/2030
1076/1750
1242/1960
409/2030
738/2030
586/2030

A26
A267

KEY

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.75 1.5 km

SITE ASSESSMENTS : FRANT

FRANT SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
063/1610	Land at Benhall Mill Road, Tunbridge Wells	TN2 5JH	Tunbridge Wells	4.13	60 dwellings	Y	Y	-	Suitable
126/1610	Land to the east of Benhall Mill Road, Tunbridge Wells	TN2 5JW	Tunbridge Wells	6.11	159 dwellings (application WD/2017/0143/ MAJ withdrawn)	-	-	Y	Possible
443/1610	Strawberry Hill Farm,Eridge Road,Tunbridge Wells	TN3 9EX	Tunbridge Wells	2.97	50 dwellings (PP for 4 dwellings WD/2021/0391/F)	N	N	?	Possible
581/2030	The Glebe Land, Church Lane, Frant	TN3 9DX	Frant	0.38	8 dwellings (see site 599/2030 access issues)	N	N	?	Possible
651/1610	Land at Bayham Road, Tunbridge Wells	TN2 5HU	Tunbridge Wells	3 .80	30 dwellings (see 755/1610)	Y	Y	-	Suitable
729/1610	Land at Ramslye Farm (Spratsbrook Farm),Tunbridge Wells	TN48HT	Tunbridge Wells	39.69	500 dwellings	N	N	?	Possible
748/1750	Land between Court Lodge and Bells Yew Green Industrial Estate, B2169, Bells Yew Green	TN3 9BJ	Bells Yew green	1.31	20 dwellings	Y	Y	-	Suitable
755/1610	Land off Bayham Road, Tunbridge Wells	TN2 5HU	Tunbridge Wells	5.05	100 dwellings	Y	Y	-	Suitable
947/1750	Land at Stubby Grove Business Park and Works, Bells Yew Green Road, Bells Yew Green	TN3 9BT	Bells Yew Green	2.02	Employment only	Y	N	?	Possible
979/1610	Pinewood Farm, Frant Road, Tunbridge Wells	TN3 9HB	Tunbridge Wells	21.04	170 dwellings (see 1077/1610)	Y	Y	-	Suitable
1077/1610	Land lying to the west side of Frant Road, Tunbridge Wells	TN3 9HB	Tunbridge Wells	3 .73	90 dwellings (see 979/1610)	Y	Y	-	Suitable
1108/1610	Land at Town Court Farm and Quarry Farm, Bayham Road, Tunbridge Wells	TN2 5HU	Frant	12.33	(overlap with 651/1610)	Y	N	?	Possible
1201/1610	Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Road, Tunbridge Wells	TN2 5GY	Tunbridge Wells	8.66	50 dwellings	N	N	?	Possible
1215/1750	Land adjacent to Reflex Buildings, Bells Yew Green Road, Bells Yew Green (NEW)	TN3 9BT	Bells Yew Green	1.68	employment only	-	-	?	Possible
1255/1750	Buckhurst Works, Bells Yew Green, Tunbridge Wells (NEW)				employment only	-	-	?	Possible

SITE ASSESSMENTS : FRANT

10.5 SA of Possible Sites

FRANT		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
126/1610	Land to the east of Benhall Mill Road, Tunbridge Wells																				
443/1610	Strawberry Hill Farm,Eridge Road,Tunbridge Wells																				
581/2030	The Glebe Land, Church Lane, Frant																				
729/1610	Land at Ramslye Farm (Spratsbrook Farm),Tunbridge Wells																				
755/1610	Tunbridge Wells Rugby Club & Chase Farm																				
947/1750	Land at Stubby Grove Business Park and Works, Bells Yew Grn.																				
979/1610	Pinewood Farm, Frant Road																				
1108/1610	Land at Town Court Farm and Quarry Farm, Bayham Rd, T. Wells																				
1201/1610	Land at Tunbridge Wells Rugby Club and Chase Farm, Frant Rd																				
1215/1750	Land adjacent to Reflex Buildings, Bells Yew Green																				
1255/1750	Buckhurst Works, Bells Yew Green, Tunbridge Wells																				

SITE ASSESSMENTS : FRANT

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
126/1610	**SELECT**	The site is in a sustainable location with existing vehicular access, which would require improvement and upgrading, and pedestrian access via footpaths along Benhall Mill Road. The site is also well enclosed within the landscape and development would be screened but also seen in the context of existing residential development to the south and east of the site. The removal of the onsite habitat and potential impacts on biodiversity and the LWS immediately to the north would require investigation and suitable mitigation but it is noted that all development now must provide a minimum of 10% BNG which will have a positive impact.
443/1610	**UNCERTAIN**	The site is visually and functionally separated from Tunbridge Wells and occupies a visually prominent location in the High Weald National Landscape. Development of the site in isolation would likely have a negative landscape impact in the wider context of the landscape and surroundings of the town. Development of this scale would require a new/upgraded vehicular access from Eridge Road and the extension and improvement of existing pedestrian footpaths along Eridge Road, which cannot be achieved in isolation. If the site were to come forward alongside wider development in the locality this would alter the character and appearance of the landscape and street scene to such a degree as to enable this site to potentially come forward, effectively creating an extension of the built form of Tunbridge Wells further south, either side of the A26, to create a new approach into the town itself.
581/2030	**SELECT**	The site is in a sustainable location, close to existing services and facilities and development would not have a significant adverse effect on the High Weald National Landscape. Housing development would require provision of an upgraded vehicular access from Church Lane, which is considered achievable; the re-provision of the existing vehicular access to the playing fields to the north and improving existing footpaths to improve pedestrian connectivity to Frant. Development also need to take account of the adjoining Conservation Area; investigate whether there are archaeological remains present on the site; consider the site's sloping topography and the group TPO located along the site's southeastern boundary.
729/1610	**POSSIBLE**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
755/1610	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
947/1750	**REJECT**	The proposed development is for employment floorspace which will have a positive impact on employment opportunities within the area together with the potential for skills-based learning depending on the type of employment use that comes forward. Whilst the site is within the High Weald National Landscape and a rural location, it is in existing commercial use, and the proposed development would extend the existing estate and maintain this use. Due to the location of the site within the High Weald NL if development were to come forward, it would need to ensure the protection of the surrounding landscape designation. However, notwithstanding, the site lacks access to sustainable transport modes and pedestrian connectivity to any settlement. Therefore, it does not align with the spatial strategy for the District.
979/1610	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1108/1610	**REJECT**	Wholescale development of this extensive and undulating site would have an unjustified impact on the character and appearance of the attractive and high-quality High Weald National Landscape, particularly given the visual prominence of the central and southern parts of the site, which are also at some distance from services and facilities in Tunbridge Wells with no access routes. In additional the site would not relate well with the neighbouring proposals to the west and north both in terms of townscape impact and good connectivity, including due to flood risk. However, development in the north of the site could be acceptable given its more enclosed nature, but this would require the extension of existing footpaths located on the south side of Bayham Road to provide pedestrian connectivity to Tunbridge Wells, which would require the site to the west (755/1610) to also be developed for the extension of the footpaths to be achievable. There are no bus stops within 400m of the site and so access to public transport would need to be addressed. The site would also require the provision of a new or improved vehicular access onto Bayham Road, as the existing narrow track is unsuitable for the intensification of this site.
1201/1610	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1215/1750	**REJECT**	The site is within the High Weald National Landscape and a rural location, and whilst there are commercial uses adjoining it, the proposed site is of substantial scale in comparison to the existing and fails to provide any vehicular access, or evidence of how this can be achieved. Based on this, the site cannot be progressed at this stage.
1255/1750	**REJECT**	Whilst the site is within the High Weald National Landscape and a rural location, it is already in employment use and therefore some further appropriately scaled development for employment use should not have a significant effect on the wider landscape, although this will depend to some degree on the design and layout of any scheme. The site also has strong treed boundaries which should be retained, enhanced and protected to retain the visibility screening as well as the green infrastructure network and biodiversity of the area. The Priority Habitat Deciduous woodland will require a suitable buffer. Due to the location of the site within the High Weald NL if development were to come forward, it would need to ensure the protection of the surrounding landscape designation. The site does not benefit from any accessibility by public transport or safe and convenient walking and cycling options and therefore does not align with the Spatial Strategy for the District.

11 HAILSHAM



11.1 Parish Overview

11.1.1 Hailsham is the largest settlement in the southern half of the District, located about 6 miles north of Eastbourne, between the middle reaches of the Cuckmere River to the west and the Pevensey Levels to the east, with the extensive Wilmington Wood reaching to the town's edge in the south.

11.1.2 In terms of local environment, the town is dominated by the Pevensey Levels. This low lying land, with a number of very important environmental designations associated with its wetland habitat, abuts the town and allows long views to the ridgeline and landmark features such as the Herstmonceux. To the south of the town there are views towards the South Downs National Park.

11.2 Transport

11.2.1 The town does not have a railway station, the nearest is Polegate approx. 3.7 miles to the south and an 8 minute journey. The town is very well served by a number of bus routes providing access to Eastbourne, Polegate, Bexhill, Hastings, Heathfield and beyond.

11.2.2 The town is on the Cuckoo Trail designated cycle route / walking trail.

11.3 Facilities and Services

11.3.1 Hailsham has been an established market town since 1252 and still retains its historic core around the market square and St Mary's Church. The town has experienced considerable growth however over the years, with significant residential estate development in all directions around the town.

11.3.2 Hailsham serves as a local employment centre, providing a range of jobs in manufacturing and services, and also as a shopping and leisure destination for the residents of both Hailsham itself and the surrounding rural area, providing a wide range of services and facilities.

11.3.3 Community facilities include:

- Leisure Centre
- Post office
- Halifax Bank
- Lloyds Bank
- Nationwide Building Society
- Weatherspoons pub
- Number of restaurants and cafes
- Hailsham Civic Community Hall
- Rotary Chamber Of Commerce
- Women's Institute (the WI)
- Scouts/Guides
- Burfield Academy primary school
- Grovelands Community Primary School
- Hawkes Farm Primary School
- Hellingly Community Primary School
- Phoenix Academy primary school
- White House Academy primary school
- Hailsham Community College (secondary school

11.3.4 Employment provision includes:

- Diplocks Way Industrial Estate, Hailsham, BN27 3JF
- Hackhurst Lane Industrial Estate and Swallow Business Park, Diamond Drive, Lower Dicker
- Station Road Industrial Estate
- Old Swan Lane Business Park, Old Swan Lane.

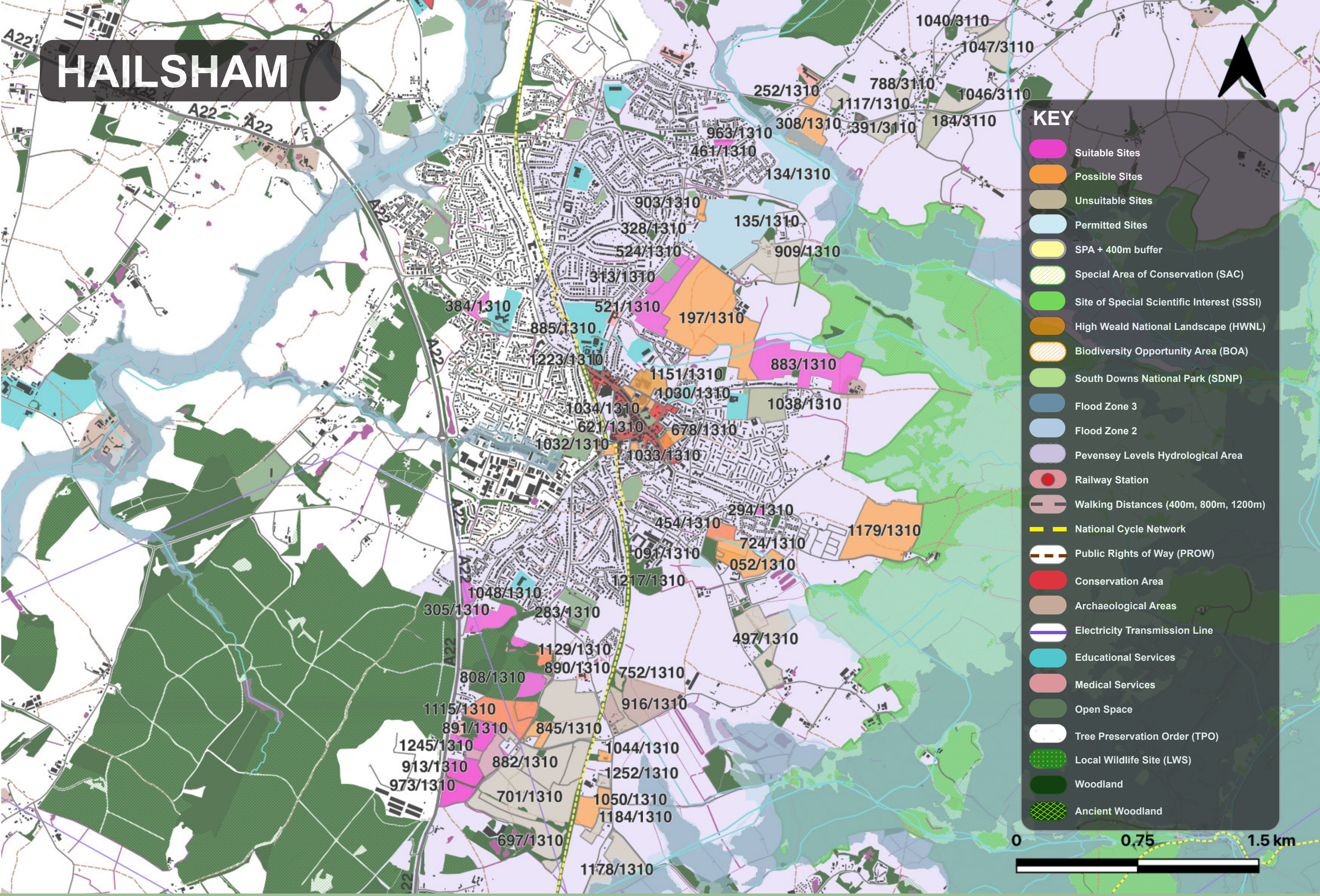
11.4 Environmental Designations

11.4.1 Pevensey Levels SSSI, SAC and Ramsar site lies to the east of the town, in close proximity but not adjoining the settlement edge. Other environmental designations include:

- Ancient woodland scattered throughout the parish
- Small pockets of ancient woodland within the town to the west and south (Tile Hurst 2, Bolney's Wood (part of a large expanse to the west of the town), Poultry Houses Shaw)
- Pevensey Levels BOA (to the east and south of the town, in close proximity but not adjoining the settlement edge)
- Wilmington Woodlands Watershed BOA (to the west and south west of the town, on other side of the A22)

11.4.2 The town includes a Conservation Area (centred on The High Street, Vicarage Road and South Street) as well as 29 Grade II listed buildings, 2 Grade II* listed buildings, and 1 Grade I listed building within the Conservation Area.

HAILSHAM


A22
A27
1040/3110
1047/3110
788/3110
1046/3110
252/1310
1117/1310
308/1310
391/3110
184/3110
963/1310
461/1310
134/1310
903/1310
328/1310
135/1310
524/1310
909/1310
313/1310
384/1310
521/1310
197/1310
885/1310
1223/1310
883/1310
1151/1310
1030/1310
1038/1310
1034/1310
621/1310
678/1310
1032/1310
1033/1310
294/1310
454/1310
1179/1310
724/1310
091/1310
052/1310
1217/1310
1048/1310
305/1310
283/1310
497/1310
1129/1310
890/1310
752/1310
808/1310
916/1310
1115/1310
891/1310
845/1310
1245/1310
1044/1310
913/1310
882/1310
1252/1310
973/1310
701/1310
1050/1310
1184/1310
697/1310
1178/1310
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

SITE ASSESSMENTS : HAILSHAM

HAILSHAM SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
052/1310	Former Southern Water Sewerage Works. Station Road, Hailsham	BN27 2BY	Hailsham	1.63	employment only	N	N	?	Possible
252/1310	Land adjoining Waldernheath, Amberston, Hailsham	BN271PJ	Hailsham	0.53	8 dwellings	N	N	?	Possible
294/1310	Hamlins Mill, Mill Road, Hailsham	BN27 2HY	Hailsham	0.24	6 dwellings	Y	Y	-	Suitable
305/1310	Bolneys Farm, South Road, Hailsham	BN27 3NU	Hailsham	3 .57	60 dwellings	Y	Y	-	Suitable
308/1310	Amberstone Grange, Amberston, Hailsham	BN271PJ	Hailsham	4.98	c.35 dwellings	N	N	?	Possible
313/1310	Land adjacent Pattenden Farm.Battle Road, Hailsham	BN271DY	Hailsham	0.69	100 dwellings in combination with site 521/1310	Y	Y	-	Suitable
384/1310	Land at Grovelands School, adjacent to Gleneagles Drive, Hailsham	BN27 3UD	Hailsham	1.10	40 dwellings	Y	Y	-	Suitable
454/1310	Land south of Howard Close, Hailsham	BN27 2DF	Hailsham	1.80	40 dwellings (PA WD/2024/0342/MAO pending)	Y	Y	-	Suitable
461/1310	Amberstone Council Depot, Amberstone, Hailsham	BN271PH	Hailsham	0.58	15 dwellings	Y	Y	-	Suitable
467/1310	Land at Station Road, Hailsham	BN27 2EQ	Hailsham	1.06	GTTSP	Y	-	?	Possible
470/1310	Fire Station, Victoria Road, Hailsham		Hailsham	0.15		Y	Y	-	Suitable
521/1310	Land to the east of Battle Road, Hailsham	BN27 2RL	Hailsham	6.45	100 dwgs in combination with site 313/1310	Y	Y	-	Suitable
524/1310	Land at Harebeating Nursery, Harebeating Lane, Hailsham	BN271EP	Hailsham	0.51	10 dwellings	Y	Y	-	Suitable
621/1310	Land at Hailsham Delivery Offices,11 North Street, Hailsham	BN271DG	Hailsham	0.14	8 dwellings	Y	Y	-	Suitable
678/1310	Land at The Market, Market Street, Hailsham	BN27 2AG	Hailsham	1.18	40 dwellings	Y	Y	-	Suitable
724/1310	Land between Station Road and Old Swan Lane, Hailsham	BN27 2RU	Hailsham	7.50	(see 454/1310 PA WD/2024/0342/MAO 43 dwellings pending, 052/1310 emp)	N	N	?	Possible
845/1310	Summerhill Cottages, Summerhill Lane, Hailsham	BN266QY	Hailsham	0.99	20 dwellings	N	-	?	Possible
846/1310	Summerhill Barn, Summerhill Lane, Hailsham	BN266QY	Hailsham	0.89	17 dwellings	-	-	?	Possible
854/1310	Creepers Cottage, Coldthorn Lane, Hailsham	BN27 3PJ	Hailsham	1.60	25 dwellings	N	N	?	Possible
883/1310	Harebeating Farm, Marshfoot Lane, Hailsham	BN271ER	Hailsham	13.32	20 dwellings	Y	Y	?	Suitable
895/1310	Land at Davmau Farm, Coldthorn Lane, Hailsham	BN27 3PJ	Hailsham	5.32	80 dwellings	N	N	?	Possible
903/1310	Land and access track to the rear of168 Battle Road, Hailsham	BN271UE	Hailsham	0.73	20 dwellings	N	N	?	Possible
913/1310	Tudor Close, Polegate Road, Hailsham	BN27 3PG	Hailsham	8.310	employment only	N	Y	?	Suitable
973/1310	Woodside Depot and Brownings, Polegate Road, Hailsham	BN27 3PG	Hailsham	2.65	employment only	N	Y	?	Suitable
1029/1310	Natewood Farm, Polegate Road, Hailsham	BN27 3PH	Hailsham	2.06	employment only	N	N	?	Possible
1033/1310	Victoria Road Car Park, Hailsham	BN272AY	Hailsham	0.30	20 dwellings	N	N	?	Possible
1044/1310	World of Water, Ersham Road, Hailsham	BN27 2RH	Hailsham	0.53	employment only	N	N	?	Possible
1048/1310	Land at The Paddocks.South Road, Hailsham	BN27 3NU	Hailsham	1.32	8 dwellings	Y	Y	-	Suitable
1050/1310	Land to the south of The Old Loom Mill, Ersham Road, Hailsham	BN27 2RH	Hailsham	3.39	30 dwellings	N	N	?	Possible
1115/1310	Land east of A22, Hailsham	BN27 3PF	Hailsham	40.26	employment only (incorporates 100/1310, 210/1310, 808/1310, 854/1310, 882/1310, 890/1310, 891/1310, 895/1310, 913/1310, 973/1310 and 1129/1310	N	Y	?	Possible
1129/1310	Oaklands, ErshamRoad, Hailsham	BN27 3PL	Hailsham	2.75	40 dwellings	N	-	?	Possible
1151/1310	Land at Wealden District Council Offices, Vicarage Lane, Hailsham	BN272AX	Hailsham	2.50	75 dwellings	N	N	?	Possible
1179/1310	Land at White Dyke, White Dyke, Hailsham	BN272SD	Hailsham	13.87	100 dwellings	N	-	?	Possible
1217/1310	Land west of Station Road, Hailsham (NEW)	BN27 2ER	Hailsham	2.69	employment only	-	-	?	Possible
1223/1310	25 London Road, Hailsham,East Sussex (NEW)	BN27 3BN	Hailsham	0.08	5 dwellings	-	-	?	Possible
1259/1310	Mushroom Farm, Saltmarsh Lane, Downash, Hailsham (NEW)	BN27	Hailsham	18.40	400 dwellings	-	-	?	Possible

SITE ASSESSMENTS : HAILSHAM

11.5 SA of Possible Sites

HAILSHAM		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
052/1310	Former Southern Water Sewerage Works, Station Rd.																				
091/1310	Wellfield,154-156 StationRoad, Hailsham																				
252/1310	Land adjoining Waldernheath, Amberston																				
308/1310	Amberstone Grange, Amberston																				
467/1310	Land at Station Road, Hailsham																				
724/1310	Land between Station Road and Old Swan Lane, Hailsham																				
845/1310	Summerhill Cottages, Summerhill Lane, Hailsham																				
846/1310	Summerhill Barn, Summerhill Lane, Hailsham																				
854/1310	Creepers Cottage, Coldthorn Lane, Hailsham																				
895/1310	Land at Davmau Farm, Coldthorn Lane, Hailsham																				
903/1310	Land & access track to the rear of 168 Battle Rd, Hailsham																				
1029/1310	Natewood Farm, Polegate Road, Long Man																				
1033/1310	Victoria Road Car Park, Hailsham																				
1044/1310	World of Water, Ersham Road, Hailsham																				
1050/1310	Land to the south of The Old Loom Mill, Ersham Road																				
1115/1310	Land east of A22, Hailsham																				
1129/1310	Oaklands, Ersham Road, Hailsham																				
1179/1310	Land at White Dyke, White Dyke, Hailsham																				
1217/1310	Land west of Station Road, Hailsham																				
1223/1310	25 London Road, Hailsham, East Sussex																				
1259/1310	Mushroom Farm, Saltmarsh Lane, Downash, Hailsham																				

SITE ASSESSMENTS : HAILSHAM

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
052/1310	SELECT	Further investigation would however be required in relation to potential contamination issues on site, as well as odour mitigation due to the wastewater treatment to the south of the site. The site benefits from an existing access which may require upgrading. Alternative access provision should be investigated via the neighbouring industrial estate to avoid impact on priority habitat.
091/1310	SELECT	Development at this location would constitute infill development in a sustainable settlement with good connections to the town centre including via existing footpath and public transport, with additional options being provided by the neighbouring site under construction. The site previously benefited from planning permission which established that suitable access could be secured on Station Road.
252/1310	UNCERTAIN	Development is proposed adjacent to Hailsham in an area where a number of developments are under construction. Although it is some distance away, the site benefits from good pedestrian connection into Hailsham with good public transport options immediately next to the site which contribute to the viability and viability of the settlement. Access arrangements remain unknow at this stage hence the outcome for the site.
308/1310	REJECT	Development is proposed adjacent to Hailsham but would be separate from the built form due to the presence high flood risk in the southern part of the site. Although it is some distance away, the site benefits from pedestrian connection into Hailsham with good public transport options immediately next to the site which contribute to the viability and viability of the settlement. Access arrangements remain unknown at this stage but notwithstanding, development at this location would have a negative impact on the townscape and lead to significant change to the entrance into Hailsham.
467/1310	UNCERTAIN	The site is well connected to existing services and facilities in Hailsham with existing pedestrian access and public transport options which would have a positive contribution to the vitality and viability of Hailsham. The site is completely covered by a priority habitat and development, and necessary BNG requirements would require a detailed assessment before any development could take place. The site is close to the Waste Water Treatment Works which could also require odour assessment.
724/1310	UNCERTAIN	The site represents a significant scale of development, for which access and traffic generation would require further investigation. Alternative access provision should be investigated to avoid impact on priority habitat. Further investigation would also be required in relation to potential contamination issues on site, as well as odour mitigation due to the wastewater treatment to the south of the site.
845/1310	REJECT	The site presents as visually detached from the south of Hailsham with no possibility to provide appropriate pedestrian access to public transport options or services without the use of third-party land. The achievability of safe access for the proposed quantum has not been demonstrated.
846/1310	REJECT	The site presents as visually detached from the south of Hailsham with no possibility to provide appropriate pedestrian access to public transport options or services without the use of third-party land. The achievability of safe access for the proposed quantum has not been demonstrated.
854/1310	REJECT	The site is located to the south of Hailsham but does not relate well to the settlement. The site does not benefit from an appropriate arrangement to facilitate access for all modes of transport. The town centre and public transport cannot be reached safely and there is very little prospect to upgrade. The site benefits from existing access, although suitability is uncertain. The site is located with the hydrological catchment of the Pevensey Levels SAC/Ramsar site and would need to be subject to an Appropriate Assessment.
895/1310	REJECT	The site presents as visually detached from the south of Hailsham with no possibility to provide appropriate pedestrian access to public transport options or services without the use of third-party land. The achievability of safe access for the proposed quantum has not been demonstrated. The site is on the periphery of Hailsham and has significant intervisibility with the rural area between Hailsham and Polegate.
903/1310	UNCERTAIN	This site is well located centrally located in Hailsham with good pedestrian connectivity to the town centre and public transport options. The site does not currently benefit from a suitable access to allow for redevelopment, although alternative arrangement may be achievable via third party land.
1029/1310	SELECT	Site is visually and functionally separated from Hailsham, Polegate and other settlements, but accessible via some public transport options nearby. On balance, the development of the site for employment uses is acceptable in principle given the employment uses nearby, including land adjoining to the south of the site which has gained full planning permission for employment uses and the solar farm to the west. 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.
1033/1310	SELECT	This is brownfield land well located centrally in Hailsham with good pedestrian connectivity to the town centre and public transport options. The site benefits from existing access although delivery will remain uncertain until the impacts on the car parking spaces can be addressed.
1044/1310	REJECT	The site lies some distance to the south of Hailsham, in a semi-rural location. The site benefits from some public transport options although considering current arrangement it is considered that the site would be heavily reliant on the use of private vehicle.
1050/1310	REJECT	The site lies some distance to the south of Hailsham, in a semi-rural location, and does not relate well to the settlement. The site does not benefit from appropriate arrangement to facilitate access for all modes of transport and would be heavily reliant on the use of private vehicle. Development at this location would further encroach into the countryside and would result an isolated area of residential development north of Hailsham with very little opportunity to provide appropriate infrastructure to support it. Safe access at all time cannot be provided due to flood risk.
1115/1310	POSSIBLE	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1129/1310	SELECT	Development at this location would constitute a natural extension to Hailsham and is well enclosed within limited intervisibility with the wider countryside. The site is well connected to the town centre both via pedestrian access and public transport due to the improvements to be provided by the neighbouring site.
1179/1310	REJECT	The site is adjacent to the built-up area between the existing residential area of Hailsham and a site granted permission for the provision of 220 new homes. It has the potential to be well connected to Hailsham which would have a positive impact on the vitality and viability of the settlement. However development at this location would result in further encroachment of development in the countryside and break the existing built pattern at this location.
1217/1310	REJECT	The site is well connected to existing services and facilities in Hailsham with existing pedestrian access and public transport options which would have a positive contribution to the vitality and viability of Hailsham. The site is heavily treed and overgrown with vegetation and a TPO is in place to the north of the site. Development would not be able to take place without the removal of trees protected by TPO, which will have a negative impact on the on the site and immediate area.
1223/1310	UNCERTAIN	The site is centrally located in Hailsham. It benefits from a good connection to the settlement with existing pedestrian access and frequent public transport options within reasonable walking distance from the site.
1259/1310	UNCERTAIN	The site is located to the south of Hailsham, which is considered a ‘sustainable settlement’ according to the Council’s settlement hierarchy, adjacent to the built-up area. The site would make a significant contribution to the District’s identified need. The site relates well to the settlement spatially, although appropriate connections including for pedestrian, public transport and access via the neighbouring site have not been evidenced as part of the submission, hence the uncertain allocation outcome. The western part of the site is affected by flooding, priority habitat and a schedule monument and development should be directed away from this area. 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.



12 HEATHFIELD & WALDRON

12.1 Parish Overview

12.1.1 Heathfield is a small rural town near the junction of two main roads the A267 and the A265 from Hawkhurst, located approx. 8 miles north of Hailsham, 16 miles north of Eastbourne and 14 miles south of Tunbridge Wells. The town occupies a prominent position on one of the principal ridges crossing the High Weald landscape in the heart of the District.

12.1.2 Historically, the town owes its popularity as a place to live and work close to the railway which arrived in 1880 providing access to the London market, however this line closed in 1968. Despite the station closure, the parish, and town, has continued to grow and Heathfield is currently the fourth largest Parish in the District. Considerable growth also occurred in the 1980s where estate development increased the size of the town by around 50%.

12.1.3 The town is surrounded by the High Weald National Landscape (HWNL) and its elevated setting provides long distance views out into the surrounding countryside, including views towards historic Mayfield to the north and towards the South Downs National Park to the south.

12.2 Transport

12.2.1 The town is bisected by the A265 and many of the roads around the periphery of the town are B roads or narrow country lanes creating access difficulties. However, the town is served by direct bus services to:

- Tunbridge Wells (Stagecoach number 252 Tunbridge Wells to Heathfield service, approx. 47 min journey time);
- Eastbourne (Stagecoach number 51, approx. 74 mins journey time) and;
- Haywards Heath (Compass Travel numbers 231 to Uckfield and then number 31, approx. 70 mins journey time).

12.2.2 The bus services are more limited in the evenings. The number 51 bus also serves Hailsham and journey times from Heathfield are approx. 30 mins every half an hour

12.2.3 There is no railway station at Heathfield, the nearest is located at Stonegate, 12 minutes drive away.

12.3 Facilities and Services

12.3.1 Today the town acts as a service centre to a wide rural catchment of a number of small villages and hamlets. It has a number of firms established in several business areas and the town centre has undergone environmental improvements within the main shopping street. The town has a pre-school/nursery and primary school, a secondary school, a doctor's surgery, a Tesco Express, supermarkets, a pharmacy, a dentists, a bank, leisure centre, pub, community centre, recreation ground, hospital, various other convenience / essential / comparison and specialist retailers, cafes and restaurants and allotments.

12.3.2 Community facilities include:

- Barclays Bank
- Heathfield Community Centre
- Uckfield Hospital and minor injuries unit
- Rotary Chamber Of Commerce WI Scouts/Guides
- Various Café/Restaurants/Tea Rooms/Coffee Shops
- Various Takeaways
- Vets
- Public green space larger than 20ha
- Allotments
- Rotary Chamber Of Commerce
- Women's Institute (WI)
- Scouts/Guides
- All Saints' and St Richard's Church of England Primary School
- Parkside Community Primary School
- Pre-school / nursery
- Heathfield Community College.

12.3.3 There are employment opportunities at Ghyll Road Industrial Estate and Station Road Industrial Estate.

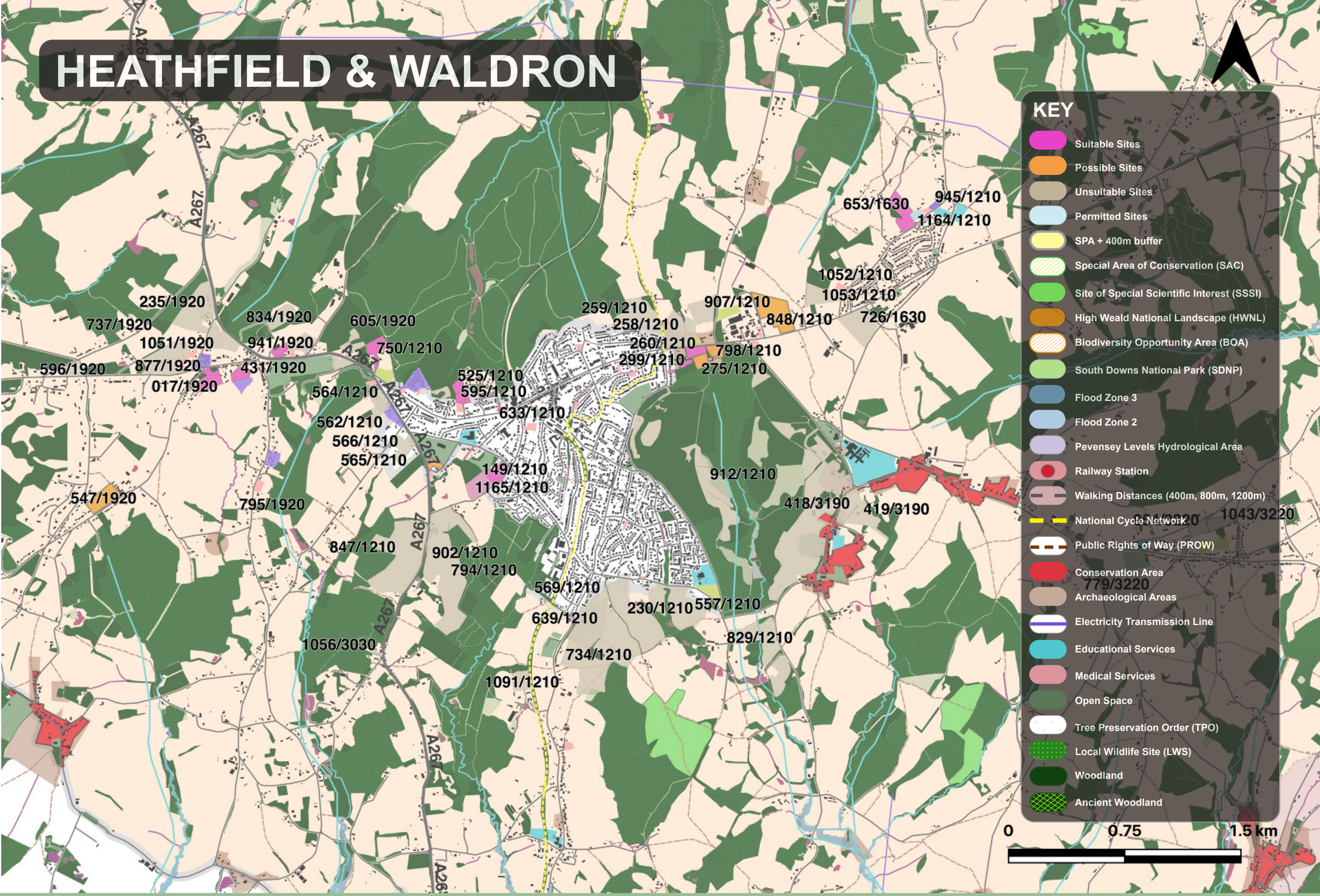
12.4 Environmental Designations

12.4.1 The HWNL surrounds the town with Heathfield Park SSSI to the east of the town. Other environmental designations include:

- Large areas of Ancient woodland scattered throughout the parish
- Markly Wood Ancient woodland (to north of town and adjoining northern edge)
- Runtington Wood/Crock-kiln Wood/Geer's Wood Ancient Woodland (adjoins south western edge of town)
- Heatherden Wood Ancient Woodland (adjoins western end of town)
- Heathfield Habitat Link BOA (surrounds north and west of town
- Pevensey, Rother, Cuckmere Watershed BOA (adjoins the eastern edge of the town)
- Heathfield Park Ancient woodland (to east of town and partially adjoins eastern edge)

12.4.2 The town does not include a Conservation Area but there are numerous Grade II and II* listed buildings. Heathfield Park, a registered Historic Park and Garden, also lies to the east of the town.

HEATHFIELD & WALDRON



SITE ASSESSMENTS : HEATHFIELD & WALDRON

HEATHFIELD & WALDRON SITES						2023	2024	Internal	SITE
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
017/1920	Field to the east of Burnetts Farm, Firgrove Road	TN210SR	Cross In Hand	1.78	10 dwellings	Y	Y	-	Suitable
149/1210	Land south west of Ghyll Road, Tilsmore, Heathfield	TN21 0LU	Heathfield	4.49	35 dwellings	Y	Y	-	Suitable
260/1210	Land south of Burwash Road and east of Tower Street, Heathfield	TN218QX	Heathfield	0.72	20 dwellings	Y	Y	-	Suitable
275/1210	Parklands, Burwash Road, Heathfield	TN218QX	Heathfield	0.80	15 dwellings	N	N	?	Possible
299/1210	Land at 15 Tower Street, Heathfield	TN218PB	Heathfield	1.15	10 dwellings	Y	Y	-	Suitable
431/1920	Land to rear of Breton House (north), B2102, Cross In Hand	TN210SR	Cross in Hand	0.82	15 dwellings	Y	Y	-	Suitable
525/1210	Land to the rear of Rothershaw, High Street, Heathfield	TN210UR	Heathfield	1.39	22 dwellings	Y	Y	-	Suitable
547/1920	Land on the north west side of Fir Grove Road, Cross In Hand	TN210SS	Cross In Hand	2.05	employment only	N	N	?	Possible
578/1210	Land north of Holbrook Barn, Little London Road, Heathfield	TN21 0LU	Heathfield	0.49	12 dwellings	N	-	?	Possible
595/1210	Rothershaw, Cross in Hand Road, Heathfield	TN210UR	Heathfield	0.40	-	Y	Y	-	Suitable
633/1210	Land at Heathfield Police Station, High Street, Heathfield	TN210UP	Heathfield	0.10	6 dwellings	Y	Y	-	Suitable
750/1210	Land at Snatchells Farm, Cross in Hand Road, Heathfield	TN21 0LS	Heathfield	1.33	24 dwellings	Y	Y	-	Suitable
798/1210	The Old Half Moon, Burwash Road, Heathfield	TN218QX	Heathfield	0.84	15 dwellings	N	-	?	Possible
848/1210	Collins Field, Burwash Road, Heathfield	TN218RU	Heathfield	3.97	employment only	N	N	?	Possible
941/1920	Land at Sunnyside, A267, Cross In Hand	TN210SN	Cross in Hand	0.57	9 dwellings	Y	Y	-	Suitable
1230/1920	Monkhurst Field, Sandy Cross Lane				GTTS	-	-	?	Possible
1238/1210	5 Farthing Cottage, Back Lane, Cross in Hand (NEW)				5 dwellings	-	-	?	Possible

SITE ASSESSMENTS : HEATHFIELD & WALDRON

12.5 SA of Possible Sites

HEATHFIELD & WALDRON		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	**Address**																				
275/1210	Parklands, Burwash Road, Heathfield																				
547/1920	Land on the north west side of Fir Grove Road, Cross In Hand																				
578/1210	Land north of Holbrook Barn, Little London Road, Heathfield																				
798/1210	The Old Half Moon, Burwash Road, Heathfield																				
848/1210	Collins Field, Burwash Road, Heathfield																				
1230/1210	Monkhurst Field, Sandy Cross Lane																				
1238/1210	5 Farthing Cottage, Back Lane, Cross in Hand (NEW)																				

SITE ASSESSMENTS : HEATHFIELD & WALDRON

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
275/1210	SELECT	The site has good hedge and tree enclosure, and development should not have any impact on the wider High Weald National landscape due to the site's location and topography. The open boundary with the listed building (the Old Half Moon) to the east means its setting should be given consideration as part of any development. The site access is likely achievable through the completed development of 4 dwellings on the site to the west, via a comprehensive scheme in combination with SHELAA site 260/1210 to the north.
547/1920	REJECT	The site is close to an existing commercial area (Firgrove Farm Business Park) and could form an extension to this, or its development for employment use could be seen within the context of the existing business park. Development is most likely suitable in the eastern part of the site so as to relate to the existing employment development at Firgrove Business Park. Being within the High Weald National Landscape, any development will need to ensure the protection of the surrounding landscape and provide suitable buffering to the existing residential dwellings located adjacent to the site. However, whilst the quantum of development proposed is in line with the Spatial Strategy for allocation, the site is in an isolated, rural area and is detached from services and facilities.
578/1210	REJECT	A suitable vehicular access to the site cannot be secured 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. The site also lacks any footpath connectivity to Heathfield, and it is unlikely that any can be established.
798/1210	SELECT	The site is within the High Weald National Landscape but is well enclosed, limiting its visual impact / influence on the wider landscape and Heathfield Park. The site's southern boundary is, however, open to the Grade II listed Old Half Moon pub and the redevelopment of the site would need to preserve and enhance the setting and significance of the listed building through appropriate landscaping/buffering. The site is within walking distance of several bus stops and the High Street, with good footpath provision along the A265.
848/1210	REJECT	Commercial development on the site would be suitable given its proximity to the adjacent commercial estate and Heathfield household waste recycling centre. However, it is only considered that the southern field fronting onto the A265 (Burwash Road) is suitable for this purpose and that the existing tree boundary to the north is reinforced and amenities of the adjacent caravan site (to the east) be safeguarded. Site access could be achieved via the existing access to the adjacent recycling centre. The site is within walking distance of several bus stops and the High Street, with good footpath provision along the A265. Notwithstanding this, the quantum of development proposed falls below the threshold for employment allocation of 5,000sqm. Development is likely to be facilitated through Local Plan policy on extension to existing employment sites.
1230/1210	UNCERTAIN	The site is wholly within the High Weald National Landscape and in a location that is of moderate to high landscape sensitivity to development. The site is also bounded by ancient woodland and priority habitat which mitigation measures would be required to protect these. The site is located down a narrow lane (Sandy Cross Lane) which may not be suitable dependent on the level of development taking place. The site as a whole is unsuitable, however small scale development that may mitigate impact could be considered.
1238/1210	SELECT	The site is centrally located within Cross-in-Hand and whilst it is within the High Weald National Landscape, it is well integrated into the built form of Cross in Hand. The site would need a significantly improved access, both for vehicular and pedestrian use, as there is no footpath along Back Lane, and there may also need to be some localised off-site junction/highway improvements to cope with additional traffic generated.

13 HELLINGLY



13.1 Parish Overview

13.1.1 Hellingly is a small, picturesque village located on the banks of the River Cuckmere, to the east of the A267 road just north of Hailsham and off the Cuckoo Trail. The historic core of the village is focused on the ancient Church of St. Peter and St. Paul, with some dispersed development in the surrounding landscape.

13.2 Transport

13.2.1 There is a half hourly bus service (7 days a week) providing transport into Hailsham and Eastbourne, as well as Heathfield. The journey time to Hailsham is approx. 14 mins. To Eastbourne the journey time is just over an hour and to Heathfield is approx. 20 mins. This bus service is the Stagecoach number 51 bus between Heathfield and Eastbourne, which also stops at Polegate giving access to onward journeys via train or bus to Hastings, Lewes and Brighton.

13.2.2 There is no railway station in the village, the nearest is Polegate c. 5.5 miles away. The village is located on the Cuckoo Trail cycle and pedestrian route.

13.3 Facilities and Services

13.3.1 Amenities within the village are limited and comprise a pre-school / nursery, a primary school and a village hall, all of which are beyond the historic core, but close by at North Street, which links to Lower Horsebridge. Despite the lack of services and facilities, the very close proximity of Hailsham (just over 2 miles) offers ready access to key services including doctor's surgery, supermarkets and other shops, pharmacy, dentists, post office and banks and leisure centre.

13.3.2 Community facilities include:

- St Peter and St Paul's Church
- Hellingly Community Hub
- Hellingly Country Park
- Women's Institute (WI)
- Scouts / Guides
- Hellingly Community Primary School
- Hailsham Community College Primary Academy
- Hellingly Pre-School

13.3.3 There are no business / industrial areas in the village, however there are employment opportunities in Hailsham and Diplocks Way Industrial Estate.

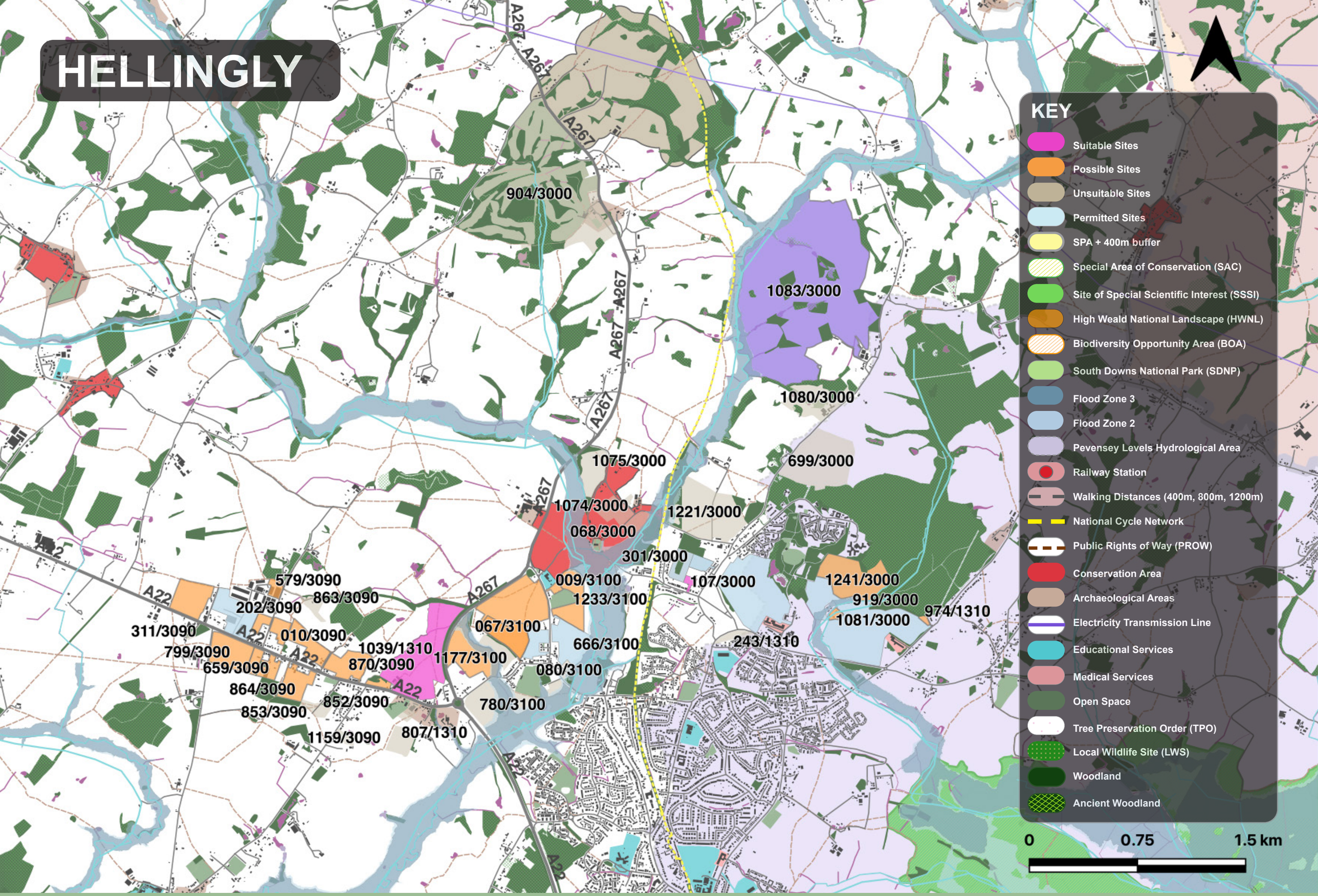
13.4 Environmental Designations

13.4.1 Environmental designations include:

- Ancient Woodland scattered throughout the parish
- Pevensey and Cuckmere Valley Link BOA.

13.4.2 The village has a Conservation Area as well as 16 Grade II listed buildings, 2 Grade I listed buildings and 2 Grade II* listed buildings.

HELLINGLY


A267
A267
A267
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A22
A22
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904/3000
1083/3000
1080/3000
1075/3000
699/3000
1074/3000
1221/3000
068/3000
301/3000
009/3100
107/3000
1241/3000
1233/3100
919/3000
974/1310
1081/3000
067/3100
666/3100
243/1310
080/3100
1177/3100
1039/1310
870/3090
579/3090
863/3090
202/3090
311/3090
010/3090
799/3090
659/3090
864/3090
852/3090
853/3090
780/3100
1159/3090
807/1310
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

SITE ASSESSMENTS : HELLINGLY

HELLINGLY SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
009/3100	Field at North Street, Lower Horsebridge	BN27 4DS	Lower Horsebridge	0.48	14 dwellings	N	-	?	Possible
010/3090	Land adjoining Rosendale, Hackhurst Lane, Lower Dicker	BN27 4BL	Lower Dicker	1.73	employment only	N	N	?	Possible
067/3100	Land to the east of A267, Lower Horsebridge	BN27 4DJ	Lower Horsebridge	5.00		N	N	?	Possible
107/3000	Land adjoining 13 Station Road, Hellingly	BN27 4EU	Hellingly	0.52	10 dwellings	Y	Y	-	Suitable
233/3090	Land west of Hackhurst Lane, Lower Dicker	BN27 4BL	Lower Dicker	1.04	employment only	N	N	?	Possible
579/3090	Units 7 & 4 + concrete hardstanding to rear of Hackhurst Lane, Lower Dicker	BN27 4BW	Lower Dicker	1.06	employment only	N	N	?	Possible
659/3090	Land at Lower Dicker Garden Centre,The Dicker, Lower Dicker	BN27 4BJ	Lower Dicker	1. 87	PP for 45 dwellings lapsed	-	-	-	Possible
799/3090	Rainbow Farm and Oak Tree Farm, Camberlot Road, Lower Dicker	BN273RH	Lower Dicker	5.89	employment only	N	N	?	Possible
800/3090	Careways, The Dicker, Lower Dicker	BN27 4BJ	Lower Dicker	1.34	employment only	N	N	?	Possible
803/3090	Land to the rear of Prospect House, The Dicker, Lower Dicker	BN27 4BT	Lower Dicker	5.47	employment only	N	N	?	Possible
864/3090	Ades Farm, The Dicker, Lower Dicker	BN27 4BH	Lower Dicker	4.01	employment only	N	N	?	Possible
869/3090	Meadowsweet, Caldicotts Lane, Lower Dicker	BN27 4BG	Lower Dicker	3.87	employment only	N	N	?	Possible
870/3090	Laurelhurst Farm, Lower Dicker	BN27 4BD	Lower Dicker	4.54	employment only	N	N	?	Possible
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker	BN27 4AZ	Lower Dicker	1.01	employment only	N	N	?	Possible
974/1310	Windy Ridge, Featherbed Lane, Hellingly	BN27 4HX	Hailsham	0.29	5 dwellings	N	-	?	Possible
1039/1310	Land at Knights Farm, The Dicker, Hailsham	BN27 4AZ	Hailsham	17.34	employment only (40,000 sqm)	Y	Y	-	Suitable
1079/3100	Land at Broad Far, south of New Street, Lower Horsebridge	BN27 4DT	Lower Horsebridge	16.38	400 dwelllings	N	N	?	Possible
1081/3000	Hursthaven Nursery, New Road, Hellingly	BN27 4EW	Hellingly	0.56	5 dwellings	N	N	?	Possible
1145/3100	Woods Corner, North Street, Lower Horsebridge	BN27 4DR	Lower Horsebridge	0.54	15 dwellings	Y	Y	-	Suitable
1233/3000	Land at Horselunges Manor, Hellingly (NEW)	BN27 4DT	Lower Horsebridge	6.30	100 dwellings	-	-	?	Possible
1241/3000	Land at Park Farm, New Road, Hellingly (NEW)	BN27 4DQ	Hellingly	12.70	200 dwellings	-	-	?	Possible
1264/1310	Land at New Road, Hellingly		Hellingly			-	-	?	Possible

SITE ASSESSMENTS : HELLINGLY

13.5 SA of Possible Sites

HELLINGLY

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
009/3100	Field at North Street, Lower Horsebridge																				
010/3090	Land adjoining Rosendale, Hackhurst Lane, Lower Dicker																				
067/3100	Land to the east of A267, Lower Horsebridge																				
233/3090	Land west of Hackhurst Lane, Lower Dicker																				
579/3090	Units 7 & 4 + concrete hardstanding to rear of Hackhurst Lane,																				
659/3090	Land at Lower Dicker Garden Centre,The Dicker, Lower Dicker																				
799/3090	Rainbow Farm & Oak Tree Farm, Camberlot Rd, Lower Dicker																				
800/3090	Careways, The Dicker, Lower Dicker																				
803/3090	Land to the rear of Prospect House, The Dicker, Lower Dicker																				
864/3090	Ades Farm, The Dicker, Lower Dicker																				
869/3090	Meadowsweet, Caldicotts Lane, Lower Dicker																				
870/3090	Laurelhurst Farm, Lower Dicker																				
940/3090	Land adjoining Laurel Cottage, The Dicker, Lower Dicker																				
974/1310	Windy Ridge, Featherbed Lane, Hellingly																				
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1241/3000	Land at Park Farm, New Road, Hellingly																				
1264/1310	Land at New Road, Hellingly																				

SITE ASSESSMENTS : HELLINGLY

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
009/3100	**SELECT**	The site is well connected to Lower Horsebridge, which is a sustainable settlement with frequent public transport alternatives to larger settlements. Suitable vehicular access will need to be provided. The site is well enclosed by boundary vegetation which will avoid impact on the nearby Conservation Area and listed buildings. Appropriate mitigations will be required, although the majority of issues will be addressed through the planning policies.
010/3090	**REJECT**	The site is situated in Lower Dicker, which is not a sustainable settlement, and has limited access to services and facilities and public transport options. The site lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Notwithstanding this, small-scale employment development could be considered suitable given the surrounding employment uses and subject to achieving suitable access onto the site. Impacts could be suitably mitigated by ensuring high quality design through SuDS, noise attenuation measures and landscape buffering. However, access arrangements are not currently secured or proven to be achievable and this prevents progression of the site.
067/3100	**REJECT**	The site is located in Lower Horsebridge, which is a sustainable settlement with frequent public transport alternatives to larger settlements. The existing access to the site would need to be upgraded, which will negatively impact on a listed building. Development will result in significant change to the settlement pattern and would be out of keeping with the local character of the area. The site is part of a wider SHELAA site which would benefit from comprehensive development rather than piecemeal development. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
233/3090	**REJECT**	The site is situated in Lower Dicker, which is not a sustainable settlement, and has limited access to services and facilities and public transport options. The site lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Notwithstanding this, small-scale employment development could be considered suitable given surrounding employment uses and subject to achieving suitable access onto the site. Impacts could be suitably mitigated by ensuring high quality design through SuDS, noise attenuation measures and landscape buffering. However, access arrangements are not currently secured or proven to be achievable and this prevents progression of the site.
579/3090	**REJECT**	The site is situated in Lower Dicker, which is not a sustainable settlement, and has limited access to services, facilities and public transport options. The site lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Whilst small-scale employment development could be considered suitable given the surrounding employment uses this would be subject to achieving suitable access on the site
659/3090	**REJECT**	The site is situated in Lower Dicker, which is not a sustainable settlement, and has limited access to services, facilities and public transport options. The site lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Whilst the site was previously granted planning permission for residential development, the proposal does not align with sustainability objectives assessed, specifically in relation to the development pattern of the area and residents accessing such services/facilities via sustainable transport options.
799/3090	**REJECT**	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall Spatial Strategy for development. Employment development would be unsuitable as the site lies to the south of the A22 with long reaching views which would negatively impact the wider countryside and would be out of keeping with the immediate locality and neighbouring form. Suitable access is required and would result in an intensification of access along the A22 which would need further consideration. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
800/3090	**REJECT**	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall Spatial Strategy for development. Employment development would be unsuitable as the site lies to the south of the A22 with long reaching views which would negatively impact the wider countryside and would be out of keeping with the immediate locality and neighbouring form. Suitable access is required and would result in an intensification of access along the A22 which would need further consideration. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
803/3090	**REJECT**	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall Spatial Strategy for development. The depth of the site and projection of built form would also 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. Suitable access is required and could be achieved in conjunction with the neighbouring industrial estate via Diamond Drive rather than intensifying the access along the A22. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
864/3090	**REJECT**	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall Spatial Strategy for development. Employment development would be unsuitable, as the site lies to the south of the A22 with long reaching views which would negatively impact the wider countryside and would be out of keeping with the immediate locality and neighbouring form. The site benefits from an existing access onto the A22 although the intensification of the access will need further consideration in highway terms. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
869/3090	**REJECT**	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall Spatial Strategy for development. Employment development would be unsuitable. The depth of the site and projection of built form would also extend development into the countryside to the north and would be out of character with the immediate locality and neighboring form, scale and site coverage of adjacent development. The site does not benefit from suitable access to accommodate employment development and there is uncertainty on the potential impact of the proposal on the highway network. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.
870/3090	**REJECT**	The site is situated within Lower Dicker, which is not a sustainable settlement, lies outside of any proposed development boundary, and does not conform with the overall Spatial Strategy for development. The site benefit from an existing vehicular access although the impacts of the proposed development on the highways network are unknown. The southern part of the site is affected by surface water flooding which precludes safe access to the site at all times. The depth of the site and projection of built form would also extend development into the countryside to the north and would be out of character with the immediate locality and neighboring form, scale and site coverage of adjacent development. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS, noise attenuation measures, and landscape buffering.

SITE ASSESSMENTS : HELLINGLY

SUMMARY OF FINDINGS		
940/3090	REJECT	The site is situated in Lower Dicker, which is not a sustainable settlement, and has limited access to services, facilities and public transport options. The site lies outside of any proposed development boundary and does not conform with the overall Spatial Strategy for development. Notwithstanding this, small-scale employment development could be considered suitable given the proposed allocation on the neighbouring site to the east but only subject to achieving a suitable access on the site.
974/1310	UNCERTAIN	The site is situated on the outskirts of Hailsham, which is a sustainable settlement. The site lies outside the proposed development boundary and reads as detached from the settlement and would therefore not be acceptable in isolation. However, there is scope to deliver the site alongside the adjacent large scale development and would in that case be a small addition to the permitted site. Access arrangements will need to be considered via the neighbouring development to improve transport and accessibility credentials. Owing to the limited information on the development, there is some uncertainty on the likely impact of development and proposed mitigation measures.
1079/3100	UNCERTAIN	The site is well connected to Lower Horsebridge, which is a sustainable settlement with frequent public transport alternatives to larger settlements. Access is achievable along the B2104, although upgrades will need to be implemented. The consolidation of built form as this location will alter the growth pattern of the area. Appropriate mitigation will be required, although the majority will be address through local planning policies.
1081/3000	UNCERTAIN	The site is situated on the outskirts of Hailsham, which is a sustainable settlement. The site lies outside the proposed development boundary and reads as detached from the settlement and would therefore not be acceptable in isolation, nor with the access arrangement as currently exists. However, there is scope to deliver the site alongside the adjacent permitted large scale development and would be a small addition to the site. Access arrangements will need to be considered via the neighbouring development to improve transport and accessibility credentials. Owing to the limited information on the development, there is some uncertainty on the likely impact of development and proposed mitigation measures.
1233/3000	SELECT	The site is well connected to Lower Horsebridge, which is a sustainable settlement with frequent public transport alternatives to larger settlements. The site benefits from an existing access onto the highway although further arrangements should be considered. New homes will be directed to the southern part of the site with recreation and open space in the northern part of the site. Appropriate mitigations will be required, although the majority will be address through local planning policies.
1241/3000	SELECT	The site is situated on the outskirts of Hailsham, which is a sustainable settlement. The site lies outside the proposed development boundary and reads as detached from the settlement and would therefore not be acceptable in isolation. However, the site is proposed alongside the adjacent large-scale development and would constitute an appropriate extension of the settlement. The site is well enclosed by boundary vegetation. Appropriate access arrangements can be put in place subject to further details. Detailed submissions were provided demonstrating likely positive impact on biodiversity and blue and green infrastructure. Further impacts could be suitably mitigated by ensuring pedestrian connectivity from the site to the bus stop, and high-quality design through SuDS and landscape buffering.
1264/1310	SELECT	The site is located to the northeast of Hailsham, which is a sustainable settlement. The site is assessed for 10 dwellings alongside a 60-bed care home, which would make a positive contribution to the District's housing need, as well as the provision of jobs and the opportunity to develop skills and training locally. Although it is some distance away, the site benefits from good pedestrian connection into Hailsham with good public transport options immediately next to the site, which contribute to the viability and viability of the settlement. The site benefits from an existing site access via New Road which is likely to require some upgrades. The site is located within the hydrological catchment of the Pevensey Levels SAC/Ramsar site and will need an Appropriate Assessment. Owing to the limited information on the development proposal, there is still some uncertainty on the likely impacts and the associated mitigation measures which could be provided, although the majority are likely to be addressed by the local planning policies.

14 HERSTMONCEUX



14.1 Parish Overview

14.1.1 Herstmonceux lies approximately 4 miles to the east of Hailsham, along the A271, with the High Weald National Landscape (HWNL) adjoining the village to the north and the Pevensey Levels a little way to the south. The wider settlement of Herstmonceux has developed around several historic cores; Gardner Street; Chapel Row; Flowers Green and the original village site in the vicinity of the church. Herstmonceux has grown from a linear settlement which followed the route of the A271 to a larger built up area extending principally to the north west.

14.1.2 The Parish possesses a diverse set of landscapes, being primarily located within the Low Weald, its northern part is within the High Weald National Landscape (HWNL). The surrounding countryside is gently undulating and of high scenic quality with far reaching views extending southwards across the Pevensey Levels.

14.1.3 The landscape around the village is varied in its nature and value. Small pockets of Ancient Woodland and extensive tracts of small-scale fields provide the historic setting to the settlement. The presence of ancient landscape features is particularly pronounced to the north and west of the settlement, but is more dispersed to the south and east.

14.2 Transport

14.2.1 Herstmonceux has reasonably good accessibility, with the A271 linking the settlement with Hailsham to the west and Ninfield and Bexhill to the east. Whilst there is no railway station within the village, it has a frequent hourly bus service 6 days a week (Mon – Sat) with journey times to Hailsham of approximately 14 mins, although there are no evening services. Passengers can also access Polegate Station, Eastbourne Hospital and Eastbourne town centre via this service (the Stagecoach number 98).

14.2.2 The bus service allows access to secondary schools in Hailsham and Eastbourne as well as train services at Polegate. Passengers can also travel to Tunbridge Wells by catching the number 51 or 51 X from Hailsham (total journey time approximately 57 mins).

14.3 Facilities and Services

14.3.1 Herstmonceux has a reasonable provision of services and facilities including a village hall, primary school and pre-school, as well as a variety of stores, a health centre and pharmacy, a post office and small eateries.

14.3.2 Community facilities include:

- Warwick & Radcliffe Pharmacy Hailsham Road, Herstmonceux
- Post Office
- All Saints Church
- Free Church
- Herstmonceux Friends Meeting House
- Brewers Arms Inn
- Herstmonceux Village Hall
- Masonic Hall
- Quaker Meeting House
- Herstmonceux Recreation Ground
- Geo's Coffee House
- Eastern Promise Indian restaurant
- The Sundial restaurant
- Willows Fish & Chip Shop
- Women's Institute
- Scouts
- Herstmonceux Church of England Primary School
- Daisy Chain Montessori Nursery

14.3.3 There are no business / industrial areas in the village but there are employment opportunities in Hailsham at Diplocks Way Industrial Estate.

14.4 Environmental Designations

14.4.1 The HWNL adjoins northern edge of village. Other environmental designations include:

- Ancient woodland scattered around the village and throughout the parish.

14.4.2 The village does not have a Conservation Area but has 20 Grade II listed buildings.

HERSTMONCEUX

658/1630

858/2090

081/2090

879/2090

610/2090

582/2090

553/2090

684/3390

392/3390

274/3390

1086/2090

608/2090

624/2090

KEY

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0.5 1 km

SITE ASSESSMENTS : HERSTMONCEUX

HERSTMONCEUX SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
081/2090	Land to north of James Avenue, Herstmonceux	BN27 4NU	Herstmonceux	1.21	36 dwellings	Y	N	?	Possible
392/3390	Orchard View Park, Russett Way, Windmill Hill	BN27 4SY	Windmill Hill	1.91	33 dwellings	Y	N	?	Possible
553/2090	Higham Farm, Gardner Street, Herstmonceux	BN27 4SX	Herstmonceux	3.47		N	-	?	Possible
582/2090	Land at Gardner Street, Herstmonceux	BN27 4LA	Herstmonceux	2.59	20 dwellings	-	-	?	Possible
608/2090	Land at Collins Honda, Hailsham Road, Herstmonceux	BN27 4JU	Herstmonceux	0.53	12 dwellings	Y	Y	-	Suitable
610/2090	Land at Braemar, Bagham Lane, Herstmonceux	BN27 4NA	Herstmonceux	0.32	5 dwellings	N	-	?	Possible

14.5 SA of Possible Sites

HERSTMONCEUX

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
081/2090	Land to north of James Avenue, Herstmonceux																				
392/3390	Orchard View Park, Russett Way, Windmill Hill																				
553/2090	Higham Farm, Gardner Street, Herstmonceux																				
582/2090	Land at Gardner Street, Herstmonceux																				
610/2090	Land at Braemar, Bagham Lane, Herstmonceux																				

SITE ASSESSMENTS : HERSTMONCEUX

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
081/2090	**REJECT**	The majority of the site is located outside the proposed settlement boundary for Herstmonceux. It is noted that the development (beyond the existing planning permission for 4 dwellings under planning reference WD/2019/0543/MRM) could have a detrimental impact upon the landscape, due to the extent of built form, layout and and the character of the wider High Weald National Landscape, which forms part of the setting of Herstmonceux. The proposed development could also impact the setting of the listed building (Appleshaw) at the entrance to the site.
392/3390	**REJECT**	The site lies in a semi-rural location, is outside the proposed settlement boundary for Herstmonceux and does not conform to the overall Spatial Strategy for the District. The site lies immediately adjacent to the High Weald AONB, therefore new residential development in this location would have an unacceptable impact on the high-quality landscape that surrounds residential development within the built settlement of Windmill Hill. Also, the development could have an impact on the wider High Weald National Landscape due to the site's steeply sloping topography which also helps to provide far reaching views across the High Weald National Landscape to the north. The proposed development will need to achieve suitable access, which may be challenging due to the nature of the existing vehicular access, which is an unmade road. Furthermore, the proposed development could also generate significant car trips due to the location detached form services/facilities, and would lead to loss of employment and tourism benefits associated with the current use.
553/2090	**REJECT**	The site lies wholly within the High Weald National Landscape and further development in the entirety of the northern portion of the site would have a detrimental impact on the designated landscape and countryside surrounding the north of Herstmonceux. Parts of this site are also very exposed to the wider landscape and elevated above surrounding land and properties with extensive and long-distance views to the north of the site, towards the High Weald National Landscape. 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.
582/2090	**REJECT**	The site lies wholly within the High Weald National Landscape and further development in the entirety of the northern portion of the site would have a detrimental impact on the designated landscape and countryside surrounding the north of Herstmonceux. Parts of this site are 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. The development also could impact the setting of Elm Tree House, Grade II Listed, to the southwest and ancient woodland that bounds the northwestern corner of the site, and the two public rights of way that crosses the site along the eastern and western boundaries.
610/2090	**REJECT**	The development requires suitable access but given the narrow nature of Bagham Lane, and the Lane being effectively a Public Right of Way, there are very limited opportunities to widen due to the requirement for third party land and the removal of a large tree at the existing access to the site, which is protected by group TPO NO 48, 198. Therefore, achieving both vehicular and pedestrian access would be unlikely. 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. The development also could impact the setting of a number of Grade II Listed Buildings that lie in close proximity to the site along the northern side of Gardner Street (A271).

15 HORAM



15.1 Parish Overview

15.1.1 Horam is one of the District's larger villages and is situated approx. 1.6 miles from Heathfield on the A267 which runs between Hailsham and Tunbridge Wells. Horam lies immediately south of the High Weald National Landscape (HWNL), positioned on the side of a valley above Waldron Ghyll, which affords views out into the surrounding countryside. The HWNL countryside to the north of Horam is characterised by stream corridors lined with mature trees and belts of Ancient Woodland. To the south west, long ranging views are afforded over the Low Weald countryside which includes large areas of Ancient Woodland.

15.1.2 The landscape to the south east is fairly enclosed characterised by a patchwork of fields and east to west running stream corridors. Although there are houses dotted along the many rural lanes that lead into Horam, development is mostly concentrated on the eastern side of the A267 around its commercial core located on the High Street near to the junction of the B2203 Heathfield Road.

15.2 Transport

15.2.1 Until 1965, Horam had a railway station and was on the Eastbourne to Tunbridge Wells route. The former railway line now forms part of the Cuckoo Trail, which is a major route for recreation providing a 21km footpath and cycleway (National Cycle Network Route 21) between Eastbourne and Heathfield. The Cuckoo Trail passes through the centre of the village contributing to its tourism and boosting business. A number of other footpaths also connect with the Cuckoo Trail providing good accessibility to the surrounding countryside.

15.2.2 The nearest primary and secondary schools are in Maynards Green and Heathfield, respectively. A once daily school bus runs from Horam to Heathfield and back again, with a journey time of approx. 12 mins.

15.2.3 Whilst there is no longer a railway station at Horam, the village has a very frequent bus service providing half hourly services to Heathfield, with a journey time of approx. 12 mins. The bus service is the Stagecoach number 51 Eastbourne Town Centre to Heathfield or the 51X Roselands to Heathfield. Journey times to Hailsham on the same service are approximately 19 mins.

15.3 Facilities and Services

15.3.1 The village centre provides a range of shops, services and community facilities including a doctor's surgery, pharmacy, dentists, a Co-Op convenience store (open 7 days a week 7am – 10pm), post office, fish and chip shop, tea rooms and recreation ground. There are also a number of leisure and tourism facilities located both within and on the edge of the village. The leisure and tourism facilities along with the many businesses located within Horam provide opportunities for local employment.

15.3.2 Community facilities include:

- Post Office
- Christ Church Horam Chapel
- May Garland Inn
- Horam Village Hall
- The Horam Centre
- Horam Scout and Guide Hut
- Horam Recreation Ground
- 3rd age and skate park
- Various other convenience/essential retail/ comparison / specialist retail stores
- 2 Sisters Deli
- Tpodz Tea Room
- Vets
- Allotments
- Women's Institute
- Scouts
- Horam Community Preschool

15.3.3 There are leisure and businesses within the village but no business / industrial areas. There are employment opportunities in Heathfield and Hailsham including:

- Station Road Industrial Estate (Heathfield)
- Ghyll Road Industrial Estate (Heathfield)
- Diplocks Way Industrial Estate (Hailsham)
- Hackhurst Lane Industrial Estate and Swallow business Park (Hailsham)
- Station Road Industrial Estate (Hailsham)
- Old Swan Lane Business Park (Hailsham)

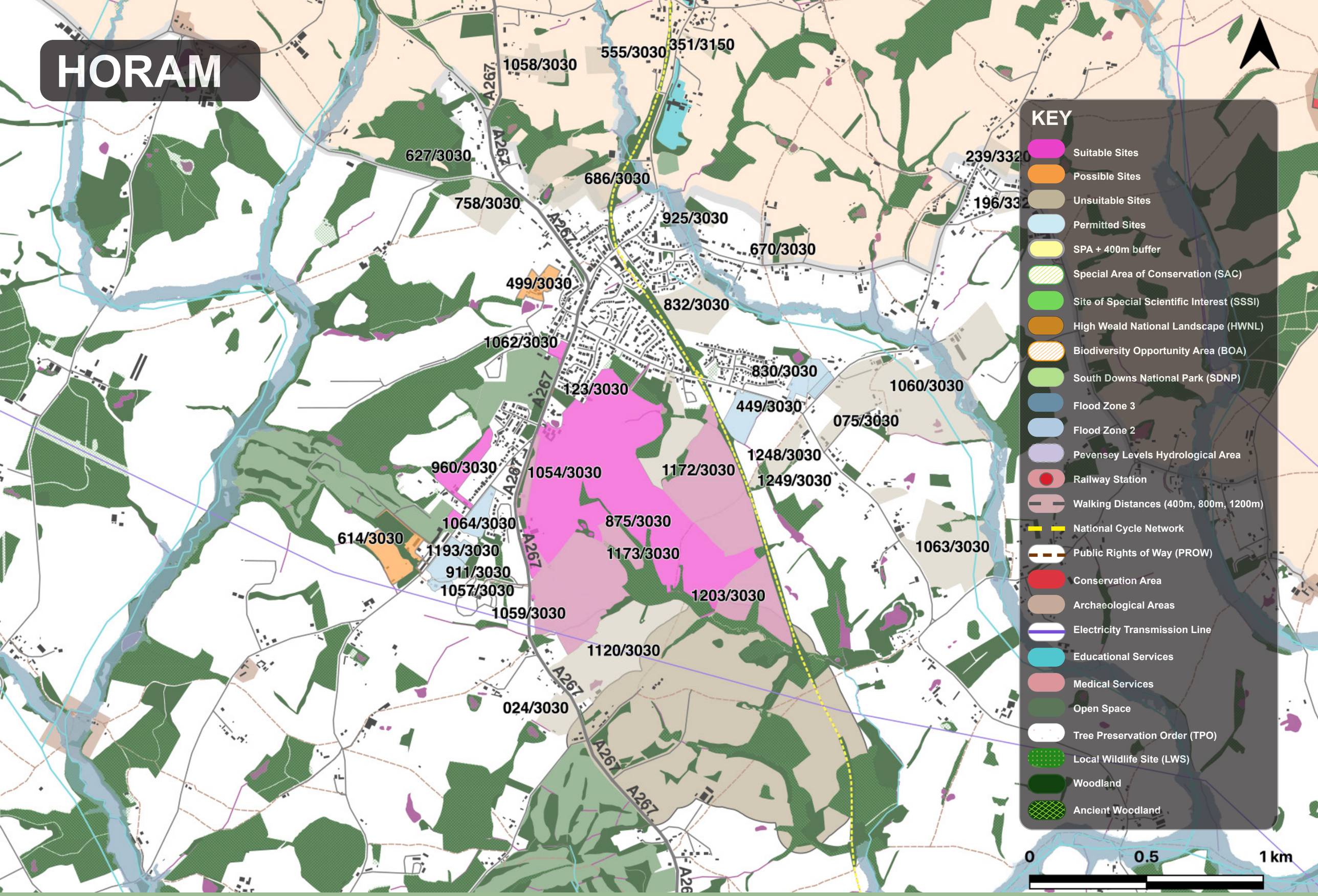
15.4 Environmental Designations

15.4.1 High Weald National Landscape adjoins the northern edge of village. Other environmental designations include:

- Large areas of Ancient woodland scattered throughout the parish and in close proximity to the village
- Clearhedge wood
- Coneyburrow wood
- Long Shaw
- Coylet Farm Shaw

15.4.2 There is no Conservation Area in the village but there are 4 Grade II listed buildings.

HORAM


555/3030
351/3150
1058/3030
A267
627/3030
686/3030
758/3030
925/3030
670/3030
239/3320
196/332
499/3030
832/3030
1062/3030
830/3030
1060/3030
123/3030
449/3030
075/3030
960/3030
1054/3030
1172/3030
1248/3030
1249/3030
1064/3030
875/3030
614/3030
1193/3030
1173/3030
1063/3030
911/3030
1057/3030
1203/3030
1059/3030
1120/3030
024/3030
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

SITE ASSESSMENTS : HORAM

HORAM						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
123/3030	Land adjoining Coxlow House, A267, Horam	TN21 0JG	Horam	0.41	?	Y	N	?	Possible
499/3030	Land at Horam Manor Estate, A267, Horam	TN21 0JB	Horam	1.52	40 dwellings	N	-	?	Possible
614/3030	Land at The Old Brickyard,Chiddingly Road, Horam	TN21 0JJ	Horam	4.69	employment only	N	N	?	Possible
875/3030	Coxlow Farm, Horam Road, Horam	TN21 0JG	Horam	26.08	750 dwellings + 4,000 sqm	Y	Y	?	Suitable
920/3030	Land at Great Easterfields, Chiddingly Road, Horam	TN21 0JJ	Horam	0.35	6 dwellings	Y	Y	-	Suitable
960/3030	Clearview Farm, Chiddingly Road, Horam	TN21 0JJ	Horam	2.44	35 dwellings	Y	Y	-	Suitable
1062/3030	Land adjoining Discovery Way and Village Hall, Horam	TN21 0JF	Horam	0.42	10 dwellings	Y	Y	-	Suitable

15.5 SA of Possible Sites

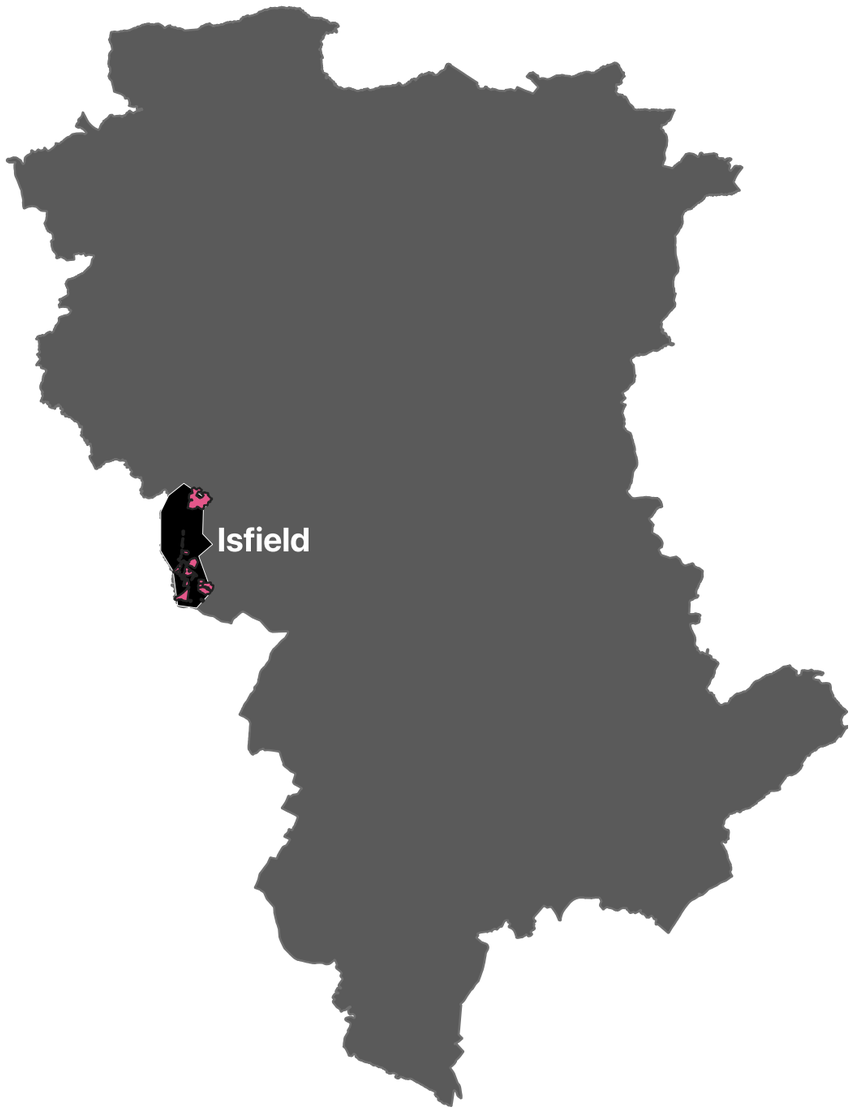
HORAM

Sustainability Objectives

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
123/3030	Land adjoining Coxlow House, A267, Horam																				
499/3030	Land at Horam Manor Estate, A267, Horam																				
614/3030	Land at The Old Brickyard,Chiddingly Road, Horam																				
875/3030	Coxlow Farm, Horam Road, Horam																				

SITE ASSESSMENTS : HORAM

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
123/3030	**REJECT**	The site lies within the proposed development boundary and conforms with the overall strategy for development. However, the site is not suitable for residential development when considered in isolation due to unsuitable access and insufficient connectivity to the village and bus stops. 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 whereby the site would provide the main vehicular access point to the wider land beyond, and insufficient details have been submitted to show this can be achieved in isolation.
499/3030	**REJECT**	The site is situated near the centre of Horam, which is considered a sustainable settlement, and has good access to services and facilities and public transport options. The site lies within the proposed development boundary and conforms with the overall strategy for development. However, overall, the site is not suitable for residential development as it would need to be accessed through the estate road to the Merrydown development to the east of the site which may not be suitable. In addition, the site's redevelopment would extend development into the open fields to the west, although this is subject to siting and design/layout and the southwest of the site is particularly sensitive, as this abuts the small, isolated Coneyburrow Wood Ancient Woodland. These issues are further exacerbated by the Grade II listed building, Manor Farmhouse, which lies to the east of the site and would be fully exposed to any new development, which increases sensitivity.
614/3030	**REJECT**	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. Further impacts could be mitigated by ensuring high-quality design through appropriate landscape buffering and planting as well as potential remediation works to resolve any contamination that may be present.
875/3030	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**



16 ISFIELD

16.1 Parish Overview

16.1.1 Isfield, located 3.4 miles to the south-west of Uckfield, is a relatively small linear settlement which has developed along the minor C9 road, extending north west from the A26 Uckfield to Lewes road.

16.1.2 Isfield is situated within attractive open countryside east of the River Ouse and south of the River Uck. The village comprises three distinct areas separated by tracts of open countryside, which provide long distance views out of the village enhancing its rural setting. The northern part of the village consists mainly of frontage development, whereas the central area has some cul-de-sac development at Northfield Cottages. The completion of the housing development at Tile Barn Farm has further consolidated development in this part of the village. The southern part of the village is larger by comparison, having grown around the railway station.

16.2 Transport

16.2.1 Whilst there is no railway station at Isfield, it can be reached via the Brighton and Hove number 29 bus within 9 mins, however this is a 14 min walk to the nearest bus stop.

16.2.2 The Brighton and Hove number 29 bus provides frequent half hourly services between Tunbridge Wells and Brighton 7 days a week and includes evening services. Journey times are:

- To Uckfield – approx. 8 mins
- To Lewes – approx. 11 mins
- To Eastbourne – approx. 8 mins
- To Tunbridge Wells – approx. 54 mins
- To Brighton – approx. 52 mins

16.2.3 The bus service provides good accessibility to services and facilities in other towns (including education in Uckfield) as well as onward journeys.

16.3 Facilities and Services

16.3.1 Isfield offers a limited number of services and facilities to the residents and wider rural area including a church, a pub, a village hall, a recreation ground and farm shop.

16.3.2 The nearest primary school is in Little Horsted (1 Mile away), the nearest pre-school and secondary school is in Uckfield (3.1 miles away). Uckfield is the closest town and offers a wide range of services and facilities including retail, medical, train services to London and leisure.

16.3.3 Community facilities include:

- St Margaret's Church
- Halfway House pub
- Isfield Village hall
- Isfield Recreation Ground
- Allotments

16.3.4 There are no business / industrial areas in the village but there are employment opportunities in Uckfield.

16.4 Environmental Designations

16.4.1 Plashett Wood Ancient woodland and SSSI to the south east of the village. Other environmental designations include:

- Ancient woodland scattered throughout the parish
- Mid Ouse Flood Zone BOA adjacent to the south west edge of the village
- River Uck and its Headwaters BOA adjacent to the north edge of the village
- Various LWS to the west

16.4.2 The village has no conservation area but there are 21 Grade II listed buildings, 1 Grade II* listed building and 1 Grade I listed building.

ISFIELD

424/3040
425/3040
423/3040
503/3040
414/3040
426/3040
777/3040
1143/3040
1123/3040
1138/3040
420/3040
422/3040
404/3040
413/3040
648/3040
1140/3040
057/3040
408/3040
Isfield
1133/3040
1118/3040
1105/3040
314/3040
1119/3040
355/3040
104/3040
185/3040
A26
A22

KEY

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.25 0.5 km

SITE ASSESSMENTS : ISFIELD

ISFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
057/3040	Land at Horsted Lane, Isfield	TN22 5TX	Isfield	2.31	25 dwellings	N	N	?	Possible
413/3040	Holly Gap Farm. Station Road, Isfield	TN22 5XB	Isfield	8 .49	10 dwellings	Y	Y	-	Suitable
420/3040	Elms Farm,Station Road, Isfield	TN22 5XG	Isfield	1.81	20 dwellings	N	N	?	Possible
777/3040	Land adjacent to The Faulkners, Station Road, Isfield	TN22 5XG	Isfield	1.35	8 dwellings	N	N	?	Possible
1143/3040	Land to rear of Sandpit Cottage, Station Road, Isfield	TN22 5EY	Isfield	0.86	10 dwellings	Y	Y	-	Suitable

16.5 SA of Possible Sites

ISFIELD		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
057/3040	Land at Horsted Lane, Isfield																				
420/3040	Elms Farm,Station Road, Isfield																				
777/3040	Land adjacent to The Faulkners, Station Road, Isfield																				

SITE ASSESSMENTS : ISFIELD

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
057/3040	**REJECT**	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 anyidentified proposed boundary, however, the proposed settlement boundary for Isfield lies to the southwest of the site. 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.
420/3040	**REJECT**	The site is situated within Isfield, which is considered a 'sustainable settlement' according to the settlement hierarchy, lies outside any identified proposed boundary, and does not conform with the overall strategy for development. Residential development would be unsuitable as the development of this site would be required to achieve suitable access from the site, which is currently from an existing drive marked for 'The Oast House', and would not appropriate for intensification. Development would also be required to consider accessibility for pedestrians, which would be difficult due to insufficient verge width. Any development of the site would need to take into consideration the impact of development on the setting of three Grade II Listed Buildings located near the site and the Archaeological Notification Area, which partially covers the site, and the River Uck which lies to the west and the ProW that runs along the site's eastern boundary.
777/3040	**REJECT**	The site is situated within Isfield, which is considered a 'sustainable settlement' according to the settlement hierarchy, lies outside any identified proposed boundary, and does not conform with the overall strategy for development. Residential development would be unsuitable as the development of this site would be required to consider provision of a suitable access and vehicular access to the site from 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, and the existing PRoW (footpath Isfield 15) is narrows where it meets the site boundary and operates as a shared surface. The development of the site would also have a moderate landscape impact due to the location of the BOA to the north and in part due to the mature hedgerow trees and hedgerow boundaries, which are key landscape features that increase sensitivity to the site. Any development of the site would need to take into consideration the impact of development on the three Grade II Listed Buildings located near the site and the Archaeological Notification Areas. Further impacts could be mitigated through SuDS, incorporating opportunities to protect/retain the settings of the Listed Buildings, appropriate landscape buffering, and planting.

17 LITTLE HORSTED



17.1 Parish Overview

17.1.1 Little Horsted is a small village located approximately 2 miles south of Uckfield, on the A26. There is a Site of Special Scientific Interest partly within the parish. Plashett Park Wood is a site of biological importance as an area of ancient woodland, which provides a habitat for a variety of breeding birds plus a number of rarer invertebrates and flora.

17.2 Transport

17.2.1 There is no railway station at Little Horsted, the closest being in Uckfield, however, the village is served by a frequent half hourly bus service to Uckfield 7 days a week, including evening services. The bus service is the Brighton and Hove Bus number 29 between Tunbridge Wells and Brighton. Journey times to Uckfield are approximately 5 mins. The village is not on a designated cycle route or walking trail.

17.3 Facilities and Services

17.3.1 The village is primarily residential in nature with very few services and facilities, although it does have a pre-school/ nursery, primary school and church. Uckfield is the closest town and offers all amenities including secondary schools, retail, medical and leisure.

17.3.2 Community facilities include:

- St Michael and All Angels Church
- Little Horsted Church of England Primary School
- Little Horsted Church of England pre-school/nursery

17.3.3 There are no business / industrial areas in the village although there are employment opportunities in Uckfield.

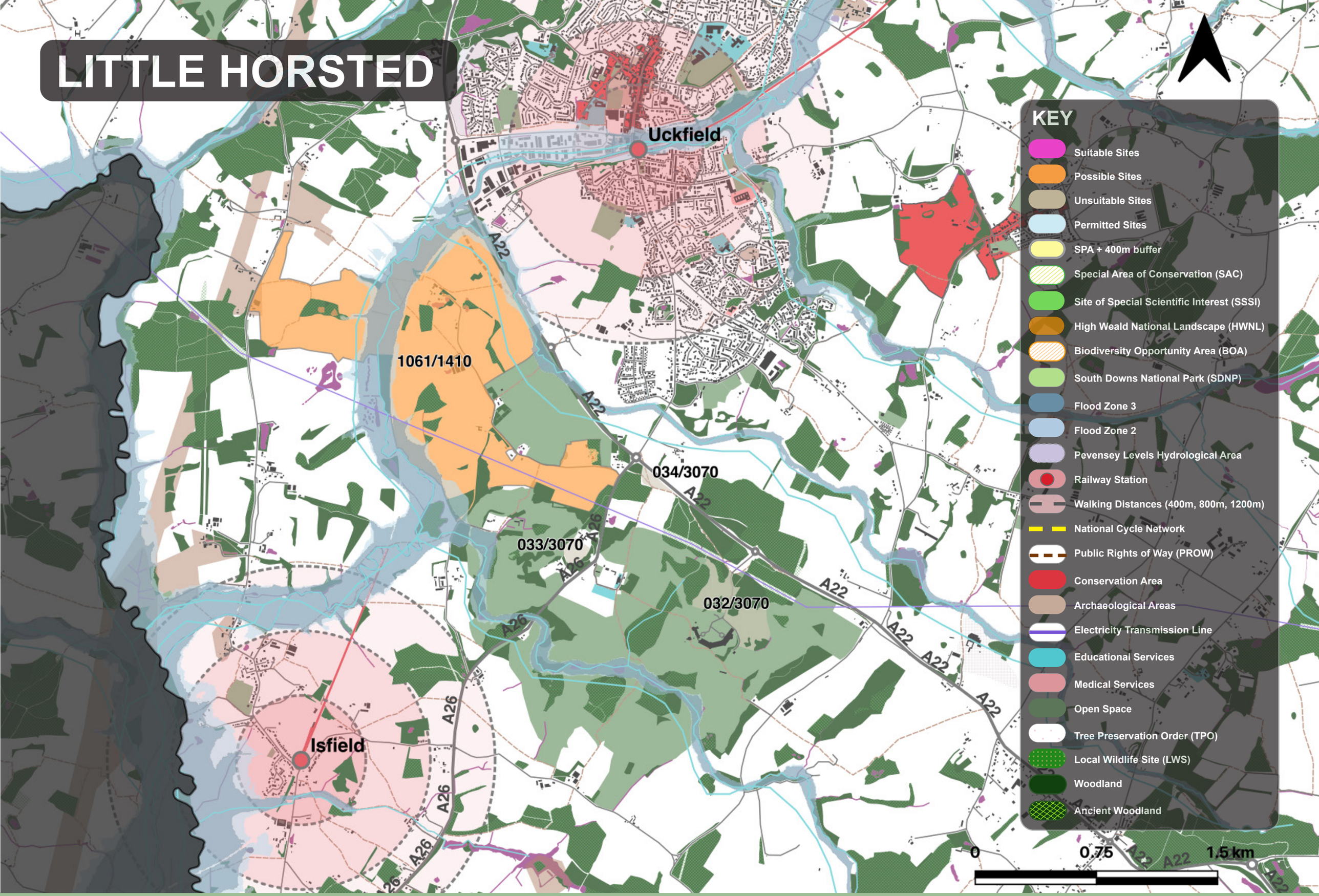
17.4 Environmental Designations

17.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish, some in close proximity to the village
- Walk Shaw
- Round Wood
- Hungerhale Wood
- Long Wood
- Plashett Park Wood

17.4.2 There is no Conservation Area but there are 3 Grade II listed buildings.

LITTLE HORSTED



SITE ASSESSMENTS : LITTLE HORSTED

LITTLE HORSTED SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
1061/1410	Land at Owlsbury Farm, Lewes Road, Uckfield	TN22 5TJ	Uckfield	167.22	1700 dwellings & associated development Planning App WD/2025/0922/MEA	N	N	?	Possible

17.5 SA of Possible Sites

LITTLE HORSTED		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1061/1410	Land at Owlsbury Farm.Lewes Road,Uckfield																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1061/1410	SELECT	STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)

18 MARESFIELD



18.1 Parish Overview

18.1.1 Maresfield is a relatively large village located about a mile to the north-west of Uckfield and is primarily residential in character. The village, now bypassed, has developed from an historic core to the north and west of the former A272 and A22 routes.

18.1.2 The village is bounded to the south and east by open countryside of the Low Weald while to the north and west, areas of open land, mature tree cover and scattered dwellings display a strong rural character.

18.1.3 The historic core of the village is located around the junction of London Road and Batts Bridge Road where several of the fine old buildings date from the 17th and 18th Centuries. The special architectural and historic character of the centre of the village has been recognised by its designation as a Conservation Area.

18.1.4 Maresfield Park is an extensive area of low density housing to the north-west of the village centre where large detached properties in extensive curtilages, together with mature tree cover and landscaping, create a high quality parkland environment.

18.1.5 In contrast, development to the north of Batts Bridge Road has been in the form of an in-depth estate, originally of local authority housing, whereas to the south of the road, more limited cul-de-sac development has taken place.

18.2 Transport

18.2.1 There is no railway station at Maresfield, although Uckfield train station is around 2.3 miles away and can be reached via the Compass Travel number 31 or 31A bus in approximately 9 mins. The 31 / 31A runs between Uckfield and Cuckfield, with stops at Newick, North Chailey and Haywards Heath. There are no evening services.

18.3 Facilities and Services

18.3.1 Maresfield has a range of local services and recreational facilities including a primary school, pre-school/nursery, village store, post office, church, pub, village hall and recreation ground. Secondary school provision is in Uckfield, as are a wider range of retail and leisure facilities and medical services.

18.3.2 Community facilities include:

- Post Office
- St Bartholomew's Church
- Chequers pub
- Maresfield Village Hall
- Maresfield Recreation Ground and Play Area
- Wealden Indoor Bowls Centre
- Maresfield Tennis Club
- Parklands Play Area
- The Forest Vet
- Women's Institute
- Bonners Church of England Primary School
- Bonners Preschool

18.3.3 Employment opportunities are provided at Ashdown Business Park, Maresfield.

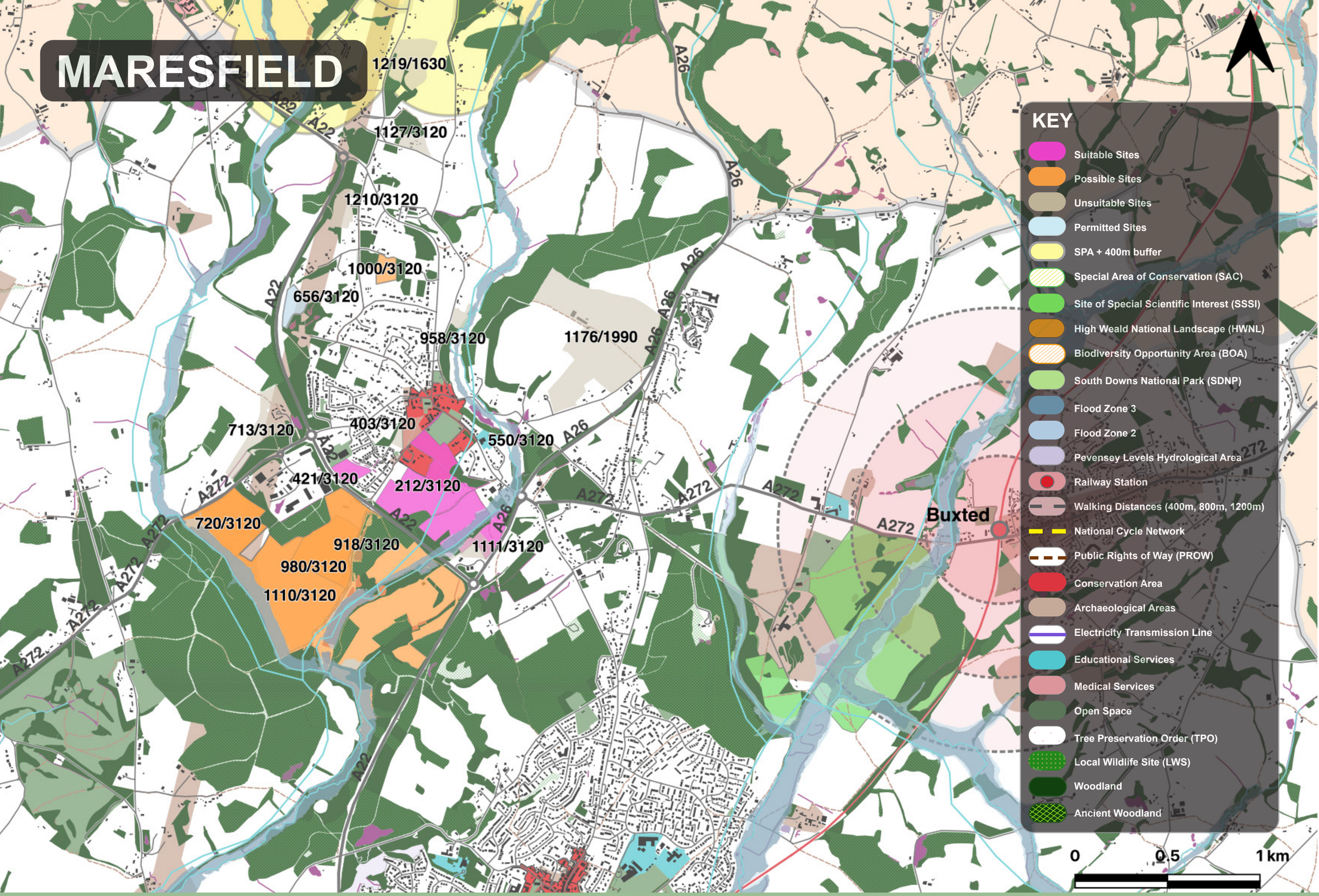
18.4 Environmental Designations

18.4.1 Environmental designations include:

- Ancient woodland scattered throughout the parish
- Western Ouse Streams and Ashdown Forest BOA surrounds the village and adjoins the western edge of the settlement as well as encroaching into parts of the south and east of the village.

18.4.2 There is a Conservation Area centred on the junction with the High Street, Underhill and Batts Bridge Road. There are 21 Grade II listed buildings, 1 Grade II* listed building and 1 Grade I listed building.

MARESFIELD


1219/1630
1127/3120
1210/3120
1000/3120
656/3120
958/3120
1176/1990
713/3120
403/3120
550/3120
421/3120
212/3120
720/3120
918/3120
980/3120
1110/3120
1111/3120
Buxted
A22
A26
A272
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

SITE ASSESSMENTS : MARESFIELD

MARESFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
212/3120	Land south of Maresfield, A22, Maresfield	TN22 2EE	Maresfield	14.06	150 dwellings	Y	Y	-	Suitable
421/3120	Land south west of Park Farm, A22, Maresfield	TN22 2EE	Maresfield	1.56	25 dwellings	Y	Y	-	Suitable
440/3120	Land at Mill House Farm, London Road, Maresfield	TN22 2ED	Maresfield	10. 23	60 dwellings. PP for 25 dwellings on NE area WD/2022/0480/MAO	Y	Y	-	Suitable
720/3120	Land at Batts Bridge Field, Batts Bridge Road, Maresfield	TN22 2HX	Maresfield	9.88	employment only, OPA WD/2022/3319/MAO	N	N	?	Possible
918/3120	Land at Oakwood Park, Maresfield Bypass, Maresfield	TN22 2EE	Maresfield	11.34	employment only	N	N	?	Possible
980/3120	Land south of Ashdown Business Park, Michael Way, Maresfield	TN22 2HN	Maresfield	38.95	employment only, OPA WD/2022/3319/MAO	N	N	?	Possible
1000/3120	Land east of Top Drive, Maresfield Park, Maresfield	TN22 3ER	Maresfield	1.59	10 dwellings	N	N	?	Possible
1110/3120	Land adjacent to the Maresfield Bypass, Maresfield	TN22 2DU	Maresfield	90.45		N	N	?	Possible

18.5 SA of Possible Sites

MARESFIELD		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
720/3120	Land at Batts Bridge Field, Batts Bridge Road, Maresfield																				
918/3120	Land at Oakwood Park, Maresfield Bypass, Maresfield																				
980/3120	Land south of Ashdown Business Park, Michael Way, Maresfield																				
1000/3120	Land east of Top Drive, Maresfield Park, Maresfield																				
1110/3120	Land adjacent to the Maresfield Bypass, Maresfield																				

SITE ASSESSMENTS : MARESFIELD

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
720/3120	UNCERTAIN	Whilst the proposed development could be seen as an extension to the Ashdown Business Park (for which the planning application has been submitted but yet to be determined), this is a significant quantum of floorspace in a countryside location and on a site which has an open visual character and intermittent clear views in from both the A272, A22 and PROWs. It may have an adverse impact on the countryside and landscape in this location and this would need to be considered in terms of mitigation. An appropriate vehicular access from the A272, or from the adjoining Ashdown Business Park would be required. There is no safe pedestrian access along the A272 until the road is alongside the Ashdown Business Park, and no access to cycle infrastructure. Further information would be required.
918/3120	REJECT	In landscape terms the area is of high sensitivity to large scale commercial/industrial development due to its open visual character, with intermittent clear views into the site from both the A272 and A22, and the public right of way. Aside from the Ashdown Business Park, there is little development within this area and on the site. Development of the quantum proposed would represent a significant encroachment into the countryside/ landscape in this location.
980/3120	POSSIBLE	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1000/3120	SELECT	The site is in a relatively sustainable location, subject to safe pedestrian and vehicular access being established, and is relatively close to services and facilities in Maresfield including public transport. It is within an existing 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 in this location.
1110/3120	REJECT	Whilst the proposal would provide a significant amount of housing and employment floorspace, the isolated nature of the site and the lack of sustainable access via public transport, walking, cycling as well as vehicular access means housing development would be unsuitable in this location. The east of the site is currently inaccessible, and it is difficult to envisage the creation of a suitable vehicular/pedestrian access here given the constraints (significant ancient woodland, significant areas of Flood Risk and its more rural character and the existing highway alignment). The west of the site, whilst less constrained, has an open visual character and development of the scale proposed would be highly visible within the wider landscape and would require mitigation. The Ashdown Business Park, although close by, is well screened by thick woodland so development, in part, would not be seen in the context of the existing commercial area. The eastern part of the site retains a sense of remoteness and overall tranquillity.

19 NINFIELD



19.1 Parish Overview

19.1.1 Ninfield is a village located approximately 3.7 miles to the north-west of Bexhill at the junction of the A271 to Hailsham and the A269 from Bexhill and Battle. The village is mainly residential in character and developed along the High Street and Manchester Road, giving the village a predominantly linear form. However, estate development has consolidated the settlement between these roads, and to the west of Church Lane and Lower Street.

19.2 Transport

19.2.1 There is no railway station at Ninfield, the closest station are in Battle or Bexhill. Both stations provide a service to Eastbourne and Hastings providing access to Brighton, Tunbridge Wells and London.

19.2.2 The village has a bus service running Monday to Saturday providing access to Bexhill, Eastbourne and Tunbridge Wells, although there are no evening services, with the last bus leaving Eastbourne at 6.13pm. The bus service is the Stagecoach number 98 service between Hastings and Eastbourne, which also provides school time services to Hailsham.

19.3 Facilities and Services

19.3.1 The village has a number of services and facilities including a primary school, GP, village shop, pre-school/ nursery, post office, church, pub, village hall, recreation ground and allotments. The nearest secondary school is in Bexhill, along with a range of shops and leisure facilities.

19.3.2 Community facilities include:

- Ninfield Village Stores & Post Office
- Ninfield Surgery High Street
- Ninfield Church of England Primary School
- Muddy Boots Snowdrop Group (pre-school/nursery)
- St Mary the Virgin Church
- Blacksmiths Inn
- Ninfield Methodist Church
- Ninfield Memorial Hall
- Ninfield Recreation Ground
- The Reading Room
- Ninfield Allotments.

19.3.3 There are no business / industrial areas in the village.

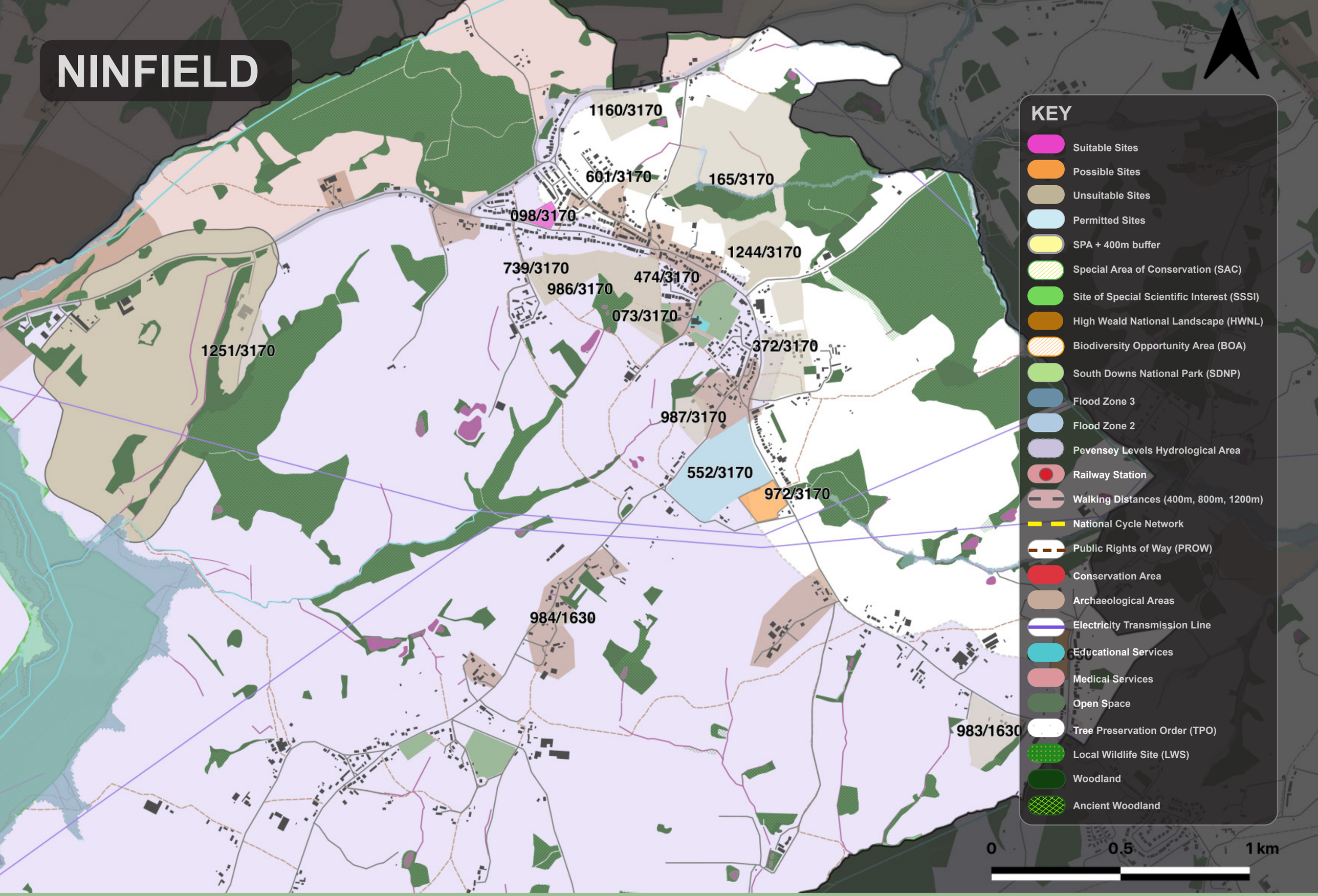
19.4 Environmental Designations

19.4.1 The High Weald National landscape (HWNL) lies to north of village. Other environmental designations include:

- Ancient woodland scattered throughout the parish and in close proximity to village edge
- Combe Wood
- Church Wood
- Ninfield Reservoir LWS

19.4.2 There is no Conservation Area, however, there are 12 Grade II listed buildings, 2 Grade II* listed buildings and 1 Grade I listed building.

NINFIELD


1160/3170
601/3170
165/3170
098/3170
1244/3170
739/3170
474/3170
986/3170
073/3170
1251/3170
372/3170
987/3170
552/3170
972/3170
984/1630
983/1630
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

SITE ASSESSMENTS : NINFIELD

NINFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
012/1630	Messens Farm, Potmans Lane, Lunsford's Cross	TN39 5JL	Lunsford's Cross	1.26	18 dwellings Part permission on the site WD/2022/0649/MAJ for 12 dwellings – additional capacity available	-	-	?	Possible
098/3170	Land adjacent to Ninfield Reservoir, High Street, Ninfield	TN33 9LA	Ninfield	0.82	20 dwellings	Y	Y	-	Suitable
972/3170	Land west of Bexhill Road, Ninfield	TN33 9EG	Ninfield	1.66	24 dwellings (planning appeal WD/2024/1034/MAO	N	N	?	Possible

19.5 SA of Possible Sites

NINFIELD

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
012/1630	Messens Farm, Potmans Lane, Lunsford's Cross																				
972/3170	Land west of Bexhill Road, Ninfield																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
012/1630	REJECT	The site is located in Lunsford Cross, a settlement not categorized within the settlement hierarchy for the district and therefore considered to be an unsustainable location.Despite the access to bus services, the site is in an isolated and detached location, has poor access to services and amenities and development would not conform with the Spatial Strategy for the District.
972/3170	REJECT	The site is situated within a semi-rural location and lies outside a recognised settlement boundary, including that of Ninfield and does not conform with the overall Spatial Strategy for 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 south-west. The proposed development would be seen from the site, including the High Weald National 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.

20 PEVENSEY



20.1 Parish Overview

20.1.1 The parish of Pevensey includes the villages of Pevensey and Pevensey Bay. Pevensey is a small historic village located on the edge of the Coastal Levels, within an area of reclaimed marshland, 4 miles north-east of Eastbourne. The village is located to the east of Pevensey Castle, along the High Street that used to extend through the Castle and now diverts around its northern wall. Most of the modern development in the village has occurred outside the historic core, on the eastern and western peripheries of the village.

20.1.2 Pevensey Bay has developed along a gently curving bay that extends from Langney Point in the west to Bexhill in the east. From the edge of the village there are far-reaching views both along the coast towards Eastbourne and Hastings, and inland across the low-lying countryside of the Coastal Levels to the Herstmonceux ridge. To the north, the Pevensey Levels Special Area of Conservation, Site of Special Scientific Interest, National Nature Reserve and Ramsar Site is an area of great landscape and wildlife value.

20.1.3 Pevensey Bay has a strongly linear form, with 3.2km of almost continuously built-up frontage along the beach. The settlement mainly comprises inter-War bungalow development, much of it set on an exposed shingle bank along the sea-front, but with further estate development extending inland onto the low-lying Levels. There are several large caravan and camping sites, located either side of the A259 Eastbourne Road, reflecting the area's popularity as a tourism destination during the summer months.

20.2 Transport

20.2.1 Pevensey & Westham and Pevensey Bay railway stations (0.8 miles south west and 0.3 mile south east respectively) lie at either end of the village and provide services between Hastings and Eastbourne as well as Brighton. Eastbourne is the nearest town and has all amenities including the nearest secondary school.

20.2.2 As well as the close proximity of two railway stations, Pevensey is also served by a frequent half hourly bus service 7 days a week, with a journey time of approx. 24 mins to Eastbourne. This is via the Stagecoach number 99 service between Hastings and Eastbourne. The last bus back leaves Eastbourne at 7.45pm, providing an evening service. On Sundays the service is every hour, with the first bus leaving Pevensey around 9.15am and the last bus back from Eastbourne at 7.45pm.

20.2.3 The railway station at Pevensey Bay is approx. 0.6 miles to the north west of the village and can be reached within an 11 min walk along the A259, which has a wide footpath along the southern side of the road. It can also be reached on the number 99 bus within 4 mins. There are services to Hastings and Eastbourne.

20.2.4 The village is also served by a frequent half hourly bus service 7 days a week, with a journey time of approx. 19 mins to Eastbourne. The bus service is the Stagecoach number 99 service between Hastings and Eastbourne. The last bus back leaves Eastbourne at 7.45pm, providing an evening service. On Sundays the service is every hour, with the first bus leaving Pevensey Bay at 9.18am and the last bus back from Eastbourne at 7.45pm.

20.2.5 Both villages are not on a designated cycle route or walking trail.

SITE ASSESSMENTS : PEVENSEY

20.3 Facilities and Services

20.3.1 Pevensey's amenities include two pubs, a village hall and a church. The nearest primary school is in Pevensey and Westham (0.6 miles away) and the nearest secondary schools are in Willingdon and Eastbourne Retail, leisure and medical services can be reached in Eastbourne however there is a GP surgery in Westham (0.6 miles to the west).

20.3.2 Pevensey Bay has a good number of services and facilities including at least one small supermarket/ convenience store alongside other local service outlets including pubs, takeaways and local niche operators. It also has a GP, a pharmacy, post office, church and allotments.

20.3.3 Both villages have no business / industrial areas.

20.4 Environmental Designations

20.4.1 Pevensey is surrounded by the Pevensey Levels SAC, SSSI and Ramsar site surrounds the villages. Other environmental designations include the Pevensey Levels BOA which surrounds the village.

20.4.2 The Pevensey Conservation Area boundary includes the historic extent of the village around the church of St. Nicholas, with Pevensey Castle at the core. By virtue of Pevensey Castle and its proximity to the coast, the village attracts large numbers of visitors. Consequently, it has a range of facilities catering for local needs and tourists. However, the village itself remains essentially residential in nature. The village includes the Conservation Area as well as 19 Grade II listed buildings and 1 Grade I listed building.

20.4.3 Pevensey Bay is washed over by the Pevensey Levels BOA.

20.4.4 Pevensey Bay has no Conservation Area and has 4 Grade II listed buildings.

PEVENSEY

936/3200

1100/3200

106/3200

Pevensey Bay

Pevensey and Westham

1146/3210

747/3210

A27

A259

KEY

183/3210

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.25 0.5 km

SITE ASSESSMENTS : PEVENSEY

PEVENSEY SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
1100/3200	The Old Mint House, High Street, Pevensey	BN24 5LF	Pevensey	0.24	5 dwelllings	N	N	?	Possible

20.5 SA of Possible Sites

PEVENSEY		Sustainability Objectives																		
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																			
1100/3200	The Old Mint House, High Street, Pevensey																			

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1100/3200	SELECT	Brownfield site within a sustainable settlement in close proximity to public transport and some services and facilities in Pevensey. Redevelopment of the site could negatively impact on heritage assets, but sensitive reuse could bring major positive impacts in securing reuse of a building at risk. This is uncertain at this stage. Further impacts could be mitigated where suitable access can be achieved, and the development sustains and enhances the significance of the heritage assets and puts them to a viable use that is consistent with their conservation.

21 POLEGATE



21.1 Parish Overview

21.1.1 Polegate is situated between Hailsham and Eastbourne and is located around the interchange linking East/West and North/South road links. Polegate supports the only traditional High Street in the area of Polegate, Willingdon and Stone Cross, although shopping provision is dominated by nearby Eastbourne.

21.2 Transport

21.2.1 Polegate is home to a railway station, which links Eastbourne to Lewes and then onto Brighton and London. Although there are a number of visits to the town to use the railway station, it has not demonstrably had a positive impact on the economy and in particular retail.

21.2.2 The town is also served by a number of frequent bus services, providing access to and from surrounding areas including the Stagecoach number 51 between Heathfield and Eastbourne and the number 98 between Hastings and Eastbourne. These are regular and frequent services and provide access to and from Hastings, Bexhill, Ninfield, Herstmonceux, Willingdon and Eastbourne (the 98) and Heathfield, Hellingly, Hailsham and Eastbourne (51). The number 51 provides evening services from Eastbourne to Polegate, with the last bus leaving Eastbourne at 11.10pm. The last number 98 back from Eastbourne is at 6.13pm.

21.2.3 Polegate is also located on the Cuckoo Trail and National Cycle Network Route Number 21.

21.3 Facilities and Services

21.3.1 Polegate has a good number and range of facilities for local residents and visitors including a primary school, nursery, GP, various convenience stores and retail (comparison, specialist, and essential), 2 supermarkets, pharmacy, dentist, post office, banks, church, pub, village hall, recreation space, cafes and restaurants

21.3.2 Community facilities include:

- Post office
- Banks
- Café/Restaurants/Tea Rooms/Coffee Shops
- Allotments
- Polegate Community Association (community hall)
- Church
- Pub
- Dentist
- Pharmacy
- Manor Park Medical Centre, High Street
- Downlands Medical Centre 77 High Street
- Polegate Primary School

21.3.3 Employment opportunities are provided at Chaucer Industrial Estate and Chaucer Business Park

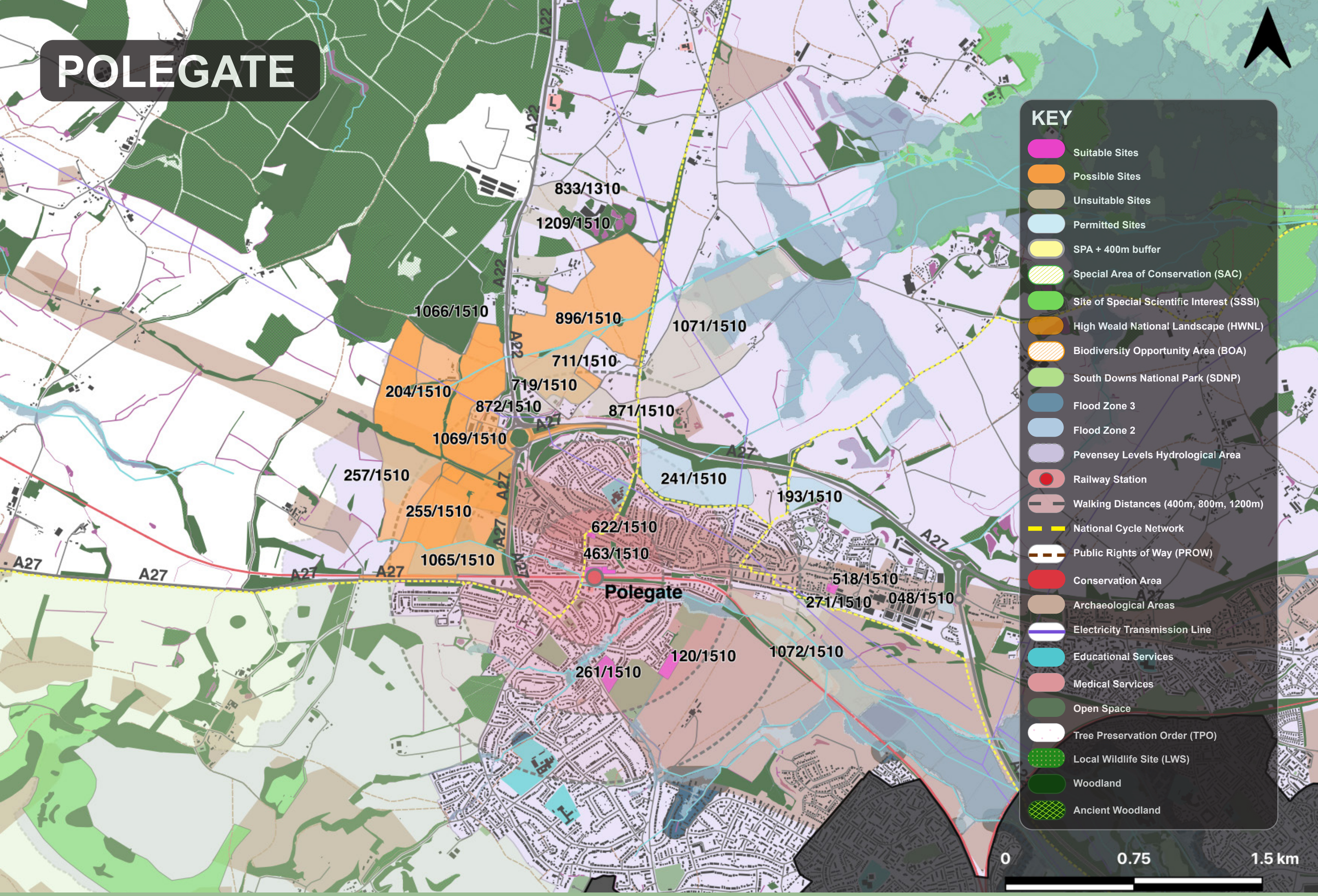
21.4 Environmental Designations

21.4.1 The Pevensey Levels SAC, SSSI and Ramsar site are to the north east of the town. Other environmental designations iinclude

- Ancient woodland scattered throughout the parish
- Pevensey Levels BOA to the north and north east of the town, extends slightly into the north eastern part of the town (just after the A27 roundabout)
- Eastbourne Marshes BOA to the south west of the town

21.4.2 There is no Conservation Area or listed buildings.

POLEGATE


A22
A27
833/1310
1209/1510
1066/1510
896/1510
1071/1510
711/1510
719/1510
204/1510
872/1510
871/1510
1069/1510
257/1510
241/1510
193/1510
255/1510
622/1510
463/1510
1065/1510
Polegate
518/1510
271/1510
048/1510
120/1510
1072/1510
261/1510
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.75
1.5 km

SITE ASSESSMENTS : POLEGATE

POLEGATE SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
120/1510	Hindsland Fields (east), Eastbourne Road, Polegate	BN20 9NU	Polegate	1.15	30 dwellings	Y	Y	-	Suitable
204/1510	Cophall Farm, Baytree Lane, Polegate	BN26 6QL	Polegate	42.90	Part of site 1069/1510	N	N	?	Possible
255/1510	Land at and adjoining Honey Farm, Eastbourne Road, Polegate	BN26 6QN	Polegate	41.52	Part of site 1069/1510	N	N	?	Possible
261/1510	Hindsland Fields (west), Eastbourne Road, Polegate	BN20 9NU	Polegate	1.84	60 dwellings	Y	Y	-	Suitable
518/1510	Former Waterhouse Coaches site,Dittons Road, Polegate	BN26 6JG	Polegate	0.36	8 dwellings	Y	Y	-	Suitable
622/1510	Land at Royal Mail Delivery Office, 74 High Street, Polegate	BN26 6AA	Polegate	0.14	8 dwellings	Y	Y	-	Suitable
835/1510	Land at PollyArch, Lynholm Road, Polegate		Polegate	0.17	GTTSP	-	-	?	Possible
896/1510	Land at North Polegate	BN26 6QN	Polegate	58.39	employment only OPA WD/2023/0260	N	N	?	Possible
967/1510	Polegate Station Car Park (Site 2), High Street, Polegate	BN26 6GB	Polegate	0.24	25 dwellings	Y	Y	-	Suitable
1068/1510	Polegate Station Car Park (Site 1), High Street, Polegate	BN26 6DU	Polegate	0.76	25 dwellings	Y	Y	-	Suitable
1069/1510	Polegate West	BN26 6QL	Polegate	89.20	1500 dwellings	N	N	?	Possible

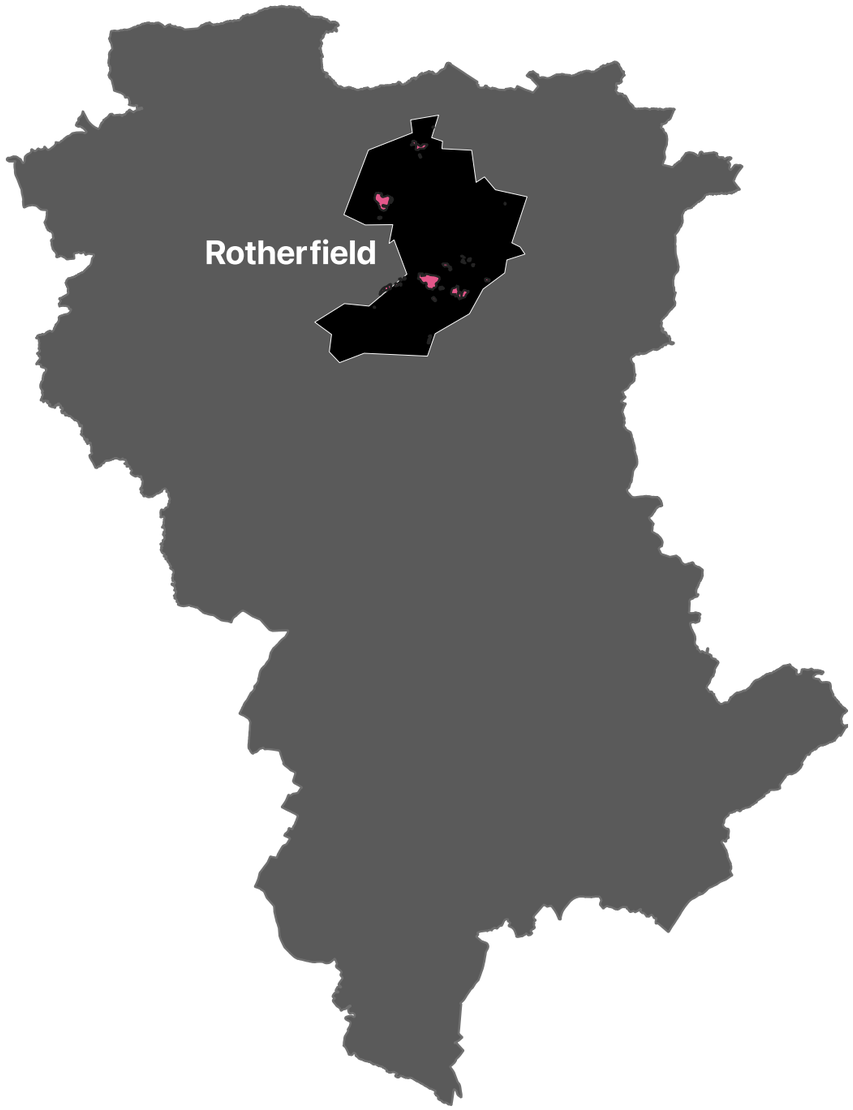
21.5 SA of Possible Sites

POLEGATE

Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
		Sustainability Objectives																			
204/1510	Cophall Farm, Baytree Lane, Polegate																				
255/1510	Land at and adjoining Honey Farm, Eastbourne Road, Polegate																				
835/1510	Land at PollyArch, Lynholm Road, Polegate (GTTSP)																				
896/1510	Land at North Polegate (Employment)																				
1069/1510	Polegate West																				
1069/1510	Polegate West (GTTSP)																				

SITE ASSESSMENTS : POLEGATE

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
204/1510	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
255/1510	**REJECT**	Owing to its location and the significant constraints in relation to infrastructure, transport, access, landscape and biodiversity, this site is considered unsuitable for residential development by itself and would be out of keeping with the surrounding land uses. If it were to come forward as part of a larger, comprehensive development with Site 1069/1510 it may be deemed suitable for development however impacts on the landscape, highways and biodiversity would require further investigation.
835/1510	**UNCERTAIN**	Site is in a sustainable settlement with good connections to local services and facilities as well as connectivity with public transport. Development would be an extension to a current gypsy and traveller site and will contribute to the districts assessed need. Further detail required on access to the site and flood risk along the access route, although noting flood risk on the site itself may be suitable/mitigated.
896/1510	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1069/1510	**REJECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1069/1510 (GTTSP)	**REJECT**	The site is bounded by the A22/A27 interchange, which separates the site from the settlement of Polegate andmeans it is isolated from local services and facilities. The site is within the setting of the South Downs National Park to the southern boundary as well as a cluster of listed buildings and a historic park and garden. The site has been considered for c. 1500 homes and also for GTTSP. The location of the site as a whole is considered unsuitable in its entirety.



22 ROTHERFIELD

22.1 Parish Overview

22.1.1 Rotherfield is located in the north of the District approximately 1.2 miles to the east of Crowborough town centre and 6.2 miles to the south of Tunbridge Wells. Town Row is located to the east of Rotherfield, extending along the eastern extent of New Road.

22.1.2 The whole of Rotherfield Parish is located within the High Weald AONB and its prominent position on the northern forest ridge of the Weald affords extensive views across the surrounding countryside, enhancing its rural setting.

22.2 Transport

22.2.1 There is no railway station at Rotherfield, with the nearest in Crowborough. The village is served by a frequent hourly bus service (Mon – Sun) with journey times to Crowborough of approx. 15 mins and to Heathfield of approx. 29 mins. The bus service is the Compass Travel bus number 228 / 229 between Tunbridge Wells and Crowborough serves Rotherfield. The village is on National Cycle Network Route Number 21.

22.3 Facilities and Services

22.3.1 Rotherfield is predominantly residential in character, however, a number of shops, services and employment opportunities are provided in the village centre serving the local community. This includes a village hall, churches, a convenience store (with Post Office), primary school and a doctor's surgery.

22.3.2 Other amenities and services can be accessed in nearby Crowborough or Tunbridge Wells. The B2100 runs through the centre of the village, connecting Crowborough to Mark Cross on the A267 and further east to Wadhurst and Lamberhurst and via the B2101 with Mayfield and Heathfield.

22.3.3 Community facilities include:

- Rotherfield Surgery
- St Deny's Pharmacy 24 High Street
- Post Office
- St Denys' Church Providence Chapel
- Catts Inn
- Rotherfield Village Hall
- The Institute
- Rotherfield Recreation Ground
- Court Meadow Green
- Rotherfield Millennium Green
- Rotherfield Allotments Chant Lane
- Women's Institute
- Scouts
- Rotherfield British Legion
- Rotherfield Village Pre-school
- Rotherfield Primary School

22.3.4 There are no business or industrial premises in the village but there opportunities in Crowborough.

22.4 Environmental Designations

22.4.1 The entire village is washed over by High Weald National landscape (HWNL). Other environmental designations include:

- Medway, Ouse, Rother Watershed BOA adjoins the eastern edge of the village and encroaches into the southern part of the village
- Small blocks of ancient woodland to the south east and south west of the village

22.4.2 Rotherfield has a strong historic core with many historic Listed Buildings providing an attractive, tight knit frontage along the High Street and around the Square. St Deny's Church is Grade I Listed and is an important and prominent feature in the surrounding landscape and also provides a focal point within the village. The historic Core is designated as a Conservation Area and there are 30 Grade II listed buildings and 1 Grade I listed building.

ROTHERFIELD

077/1630
309/1630
1019/1630
1016/1110
A26
A267
Crowborough
1018/1110
1017/1110
005/1110
1015/1110
300/1110
1139/3250
456/3250
1182/3250
1197/3250
1010/1110
452/3290
035/3290
1109/3250
583/3250
797/3250
1175/3250
238/1630

KEY

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.75 1.5 km

SITE ASSESSMENTS : ROTHERFIELD

ROTHERFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
077/1630	Laurel Tree Farm, Boars Head, East Sussex		Crowborough	25.58	GTTSP	-	-	?	Possible
300/1110	Oaks Field, Tubwell L.ane, Crowborough	TN6 3RQ	Crowborough	2.15	30 dwellings	N	-	?	Possible
1010/1110	Owlsbury Depot,Hadlow Down Road, Crowborough	TN6 3RG	Crowborough	0.29	employment only	N	N	?	Possible
1015/1110	Orchard Farm (formerly Tubwell Farm), Tubwell Lane	TN6 3RQ	Crowborough	4.46	75 dwellings	N	N	?	Possible
1257/1110	Highfields Farm, Rotherfield		Rotherfield	1.50	15 dwellings	-	-	?	Possible

22.5 SA of Possible Sites

ROTHERFIELD		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
077/1630	Laurel Tree Farm, Boars Head, East Sussex																				
300/1110	Oaks Field, Tubwell L.ane, Crowborough																				
1010/1110	Owlsbury Depot,Hadlow Down Road, Crowborough																				
1015/1110	Orchard Farm (formerly Tubwell Farm), Tubwell Lane																				
1257/1110	Highfields Farm, Rotherfield																				

SITE ASSESSMENTS : ROTHERFIELD

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
077/1630	REJECT	The site is in an isolated location and is disconnected from Crowborough. The site is wholly within the High Weald National Landscape and is within 7km of the Ashdown Forest SPA. There is already a vehicular access to the site which could be suitable for this type of development. However, the site as a whole is not suitable for development due to the impact on the character and appearance of the High Weald National Landscape, isolated location away from any settlement, and the risk of surface water to some parts of the site.
300/1110	REJECT	The site is on the southeastern edge of Crowborough and whilst it is well contained within the landscape and low density development could be accommodated without adversely impacting the wider landscape (High Weald National Landscape), as well as being relatively close to services and facilities, access is unachievable given the narrow nature of the single track Tubwell Lane and the lack of opportunities to widen the track in this location. Even if technically achievable, the adverse visual impact caused by the creation of an urban access to serve the quantum of development identified would be significant, leading to harm to character and landscape features.
1010/1110	REJECT	The site is located within the High Weald National Landscape; however, it is brownfield land in commercial use and development for employment will make a positive contribution to the District's employment needs. The site is in an isolated location with limited options to travel by sustainable means, and improvements to the road network are unlikely due to restricted width of this ancient unadopted highway. Flood risk issues are also uncertain but may restrict intensification of the existing use and development.
1015/1110	UNCERTAIN	The site is in a semi-rural location, on the southeastern edge of Crowborough; however, with the existing residential development along Western Road, the development of the neighbouring site and the site being opposite the primary school on Hadlow Down Road, it potentially would form a logical extension to the urban area of Crowborough. Despite the site's location within the High Weald National Landscape, it is well contained and screened, given its sloping topography and the significant trees and hedgerows on its boundaries. Low density development and appropriate layout, together with the retention and protection of the green site boundaries, would ensure any development of the site retains its semi-rural character and enclosure within the landscape. Development would require the provision of an upgraded or new vehicular access to Hadlow Down Road and a transport assessment would be required to determine whether this is achievable, and also acceptable in terms of visual impact and retention of the semi-rural character of the road.
1257/1110	UNCERTAIN	The site is adjacent to Rotherfield which is a sustainable settlement. It relates well to the village centre and benefits from good connection to larger settlement including via public transport. Access arrangements are acceptable. The site is located within the High Weald National Landscape and would require careful layout to ensure that the National Landscape is protected an enhanced. A reduced scheme in the western part of the site is likely to be more acceptable in that it would replace the existing building and therefore reduce their impact across the wider area.

23 UCKFIELD



23.1 Parish Overview

23.1.1 Uckfield is located within the middle of the District, to the south of Ashdown Forest on the border of the High Weald and Low Weald landscape areas. The town is located approximately 6.8 miles north east of Lewes, 8.1 miles south of Crowborough and 8.1 miles west of Heathfield. The A22 (which runs between London and Eastbourne) and the A26 (which runs between Lewes and Tunbridge Wells) is located directly to the east of the town. The cross country A272 route (which runs from Winchester to Heathfield) is situated to the north of the town.

23.1.2 Uckfield is a large linear town which has developed at the crossroads between two B roads running north-south, east-west. The historic core of Uckfield is situated at the northern end of the High Street, with a concentration of Listed Buildings resulting in historic character and also a designated Conservation Area.

23.2 Transport

23.2.1 The catalyst for development in the town, especially the southern part of Uckfield, was the arrival of the railway in 1858 providing a twin tracked line from Lewes to Uckfield. The line was later extended from Uckfield to Groombridge, providing access to Tunbridge Wells and London in 1968. In 1969, the line between Uckfield and Lewes was closed and in 1985, the line between Eridge and Tunbridge Wells. Today Uckfield benefits from a rail link to London.

23.2.2 A centrally located bus station, adjacent to the railway station, provides a transport hub with a wide range of services to neighbouring towns and villages. The town is on a designated cycle route and walking trail.

23.3 Facilities and Services

23.3.1 Uckfield has the largest town centre in the District serving both its residents and acting as a hub and service centre for a wide catchment of surrounding villages and settlements. The town centre has a good range and variety of shopping with a number of retail outlets and leisure facilities including an independent cinema and a leisure centre as well as financial services.

23.3.2 Community facilities include:

- The Meads Surgery Bell Farm Road
- Bird In Eye Surgery
- Uckfield Community Hospital
- Pharmacy
- Dental surgery
- Leisure centre
- Church
- Pubs
- Uckfield Civic Centre
- Recreation spaces
- Allotments
- Harlands Primary School
- Holy Cross Church of England Primary School
- Manor Primary School
- Rocks Park Primary School
- St Philip's Catholic Primary School
- Pre-school/nursery
- Uckfield Community Technology College

23.3.3 Business and industrial premises are provided at:

- Squires Farm Industrial Estate
- Bellbrook Industrial Estate
- Ridgewood Industrial Park
- Ashdown Business Park.

23.4 Environmental Designations

23.4.1 Environmental designations include

- Small pockets of ancient woodland within the town
- Large blocks of ancient woodland scattered throughout the Parish
- Western Ouse Streams and Ashdown Forest BOA on the north western edge of town
- West Park LWS adjoining development in Markland Way, Batchelor Way, Ellis Way etc.
- River Uck and its Headwaters BOA along the B2102 and covering part of the Bellbrook Industrial Estate (follows the path of the River Uck)

23.4.2 There is a Conservation Area and numerous listed buildings.

UCKFIELD

Buxted

Uckfield

1007/1410
137/1410
157/1410
1232/1410
468/1410
1002/1410
956/1410
517/1410
346/1410
006/1410
1144/1410
323/1410
198/1410
205/1410

A26 A272 A22

KEY

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 0.75 1.5 km

SITE ASSESSMENTS : UCKFIELD

UCKFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
006/1410	Land at Thorncrest, Lewes Road, Uckfield	TN22 5SL	Uckfield	2.13	30 Dwellings	Y	Y	-	Suitable
198/1410	Sunview, 46 New Road, Ridgewood, Uckfield	TN22 5TG	Uckfield	1.56	30 Dwellings	Y	Y	-	Suitable
517/1410	Land rear of Oakley Court, Selby Road, Uckfield	TN22 5EB	Uckfield	0.18	6 dwellings	Y	Y	-	Suitable
956/1410	Uckfield Police Station, New Town, High Street, Uckfield	TN22 5DL	Uckfield	0.30	10 dwellings	Y	Y	-	Suitable
1007/1410	Land at White House Farm. London Road, Uckfield	TN22 2EA	Ringles Cross	11.19	240 dwellings	Y	Y	?	Suitable
1144/1410	Land south west of Ridgedown, Lewes Road, Uckfield	TN22 5JF	Uckfield	1.87	55 dwellings	Y	Y	-	Suitable
1232/1410	Hempstead Farm, Uckfield (NEW)	TN223DL	Uckfield	28.10	200 dwellings	-	-	?	Possible

23.5 SA of Possible Sites

UCKFIELD

		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1007/1410	Land at White House Farm. London Road, Uckfield																				
1232/1410	Hempstead Farm,Uckfield																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1007/1410	SELECT	STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)
1232/1410	POSSIBLE	STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)

24 WADHURST



24.1 Parish Overview

24.1.1 Wadhurst is a historic settlement situated to the south of Tunbridge Wells on the B2100 and 6.8 miles east of Crowborough. The settlement which includes two distinct areas is located within an attractive setting enhanced by its ridge top position within the High Weald National Landscape (HWNL).

24.1.2 Wadhurst village is centred on the former market place and Parish Church of St Peter and St Paul extending along the High Street and Lower High Street (B2099) and lies to the east of outlying settlements including Sparrows Green, Durgates and other smaller settlements. Accommodation in Wadhurst Parish is characterised by large detached and semi-detached dwellings.

24.2 Transport

24.2.1 Wadhurst has a railway station located approx. 1.5 miles north west of the town, which runs from London to Hastings. The service which is currently run by South Eastern operates a regular service. A bus service connects Wadhurst and the adjacent village of Durgates and Sparrows Green to the station.

24.2.2 Wadhurst is also served by a bus service to nearby Tunbridge Wells (the Stagecoach number 254 between Hawkhurst and Tunbridge Wells). This service operates Mon – Sat with a journey time of approx. 26 mins to Tunbridge Wells. Passengers can also reach Crowborough via Rotherfield but this involves several changes (the 254 to Sleeches Cross, the 252 to Rotherfield and then the Wealdlink Community Transport number 225 to Crowborough). This journey takes approx. 1 hour 43 mins so is unlikely to be attractive.

24.3 Facilities and Services

24.3.1 Wadhurst has a good provision of services and facilities including education provision (primary and secondary), a variety of retail stores and a doctor's surgery and pharmacy.

24.3.2 Community facilities include:

- Wadhurst Medical Group St James Square
- Wadhurst Pharmacy High Street
- Wadhurst Dental Practice
- Lantern House Dental Practice Durgates
- Post Office
- St Peter and St Paul's Church
- Church of the Sacred Heart
- Greyhound Inn
- Wadhurst Commemoration Hall
- St Georges Hall
- Wadhurst Institute Hall and Field - Playing Fields
- Turner's Green Round Oak (Allotments)
- Women's Institute
- U3A
- Wadhurst Church of England Primary School
- Sticky Fingers Childcare
- Uplands Community College

24.3.3 Business / industrial premises are provided at Durgates Industrial Estate.

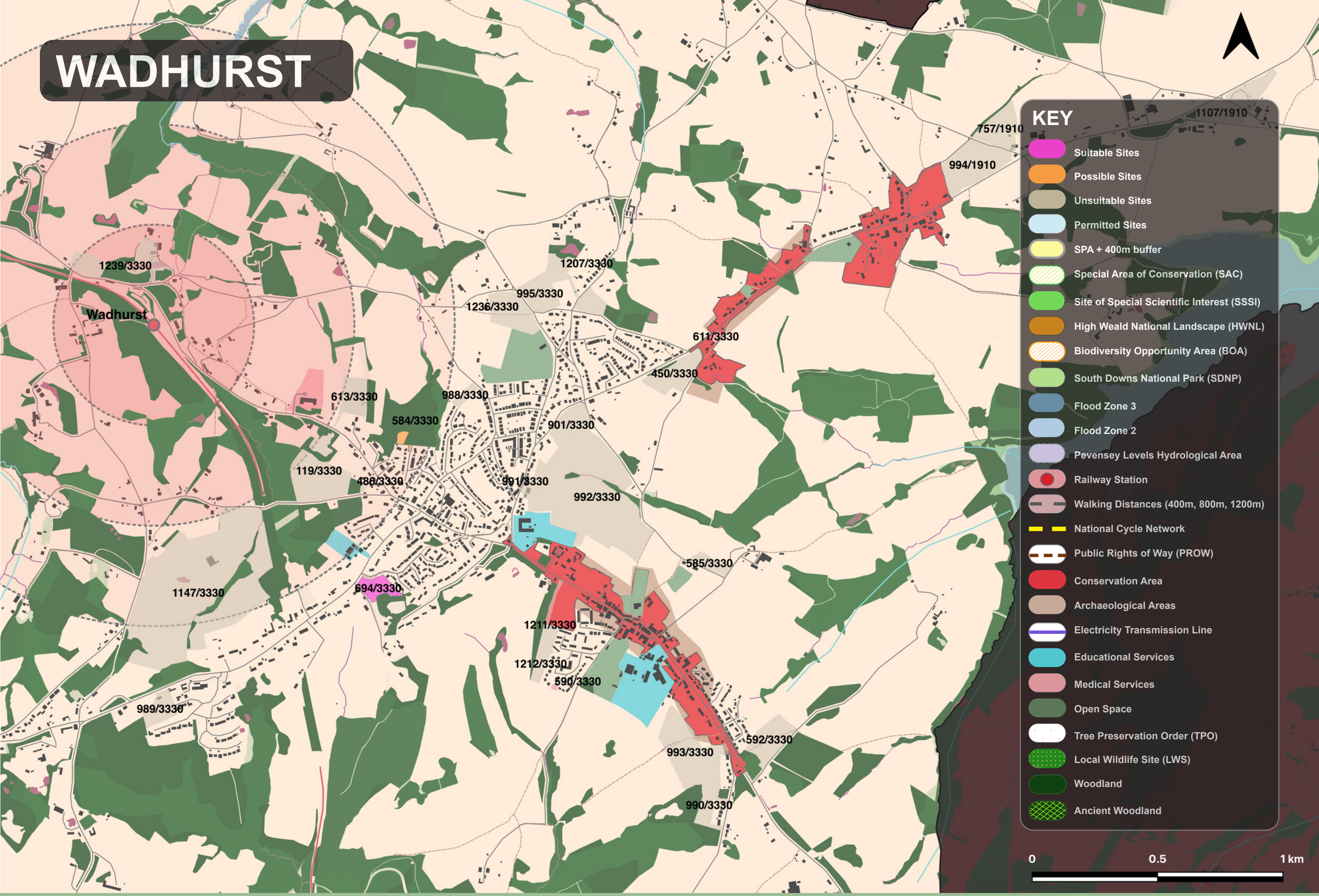
24.4 Environmental Designations

24.4.1 The entire village is washed over by the High Weald National Landscape. Other environmental designations include:

- Ancient woodland scattered around the village and throughout the parish - Beech Wood, Tapsells Wood, Pump House Shaw.

24.4.2 The village has a Conservation Area and numerous listed buildings.

WADHURST


1239/3330
Wadhurst
1207/3330
995/3330
1236/3330
611/3330
450/3330
613/3330
988/3330
584/3330
901/3330
119/3330
486/3330
991/3330
992/3330
757/1910
994/1910
1107/1910
585/3330
694/3330
1147/3330
1211/3330
1212/3330
590/3330
989/3330
592/3330
993/3330
990/3330
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
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Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

SITE ASSESSMENTS : WADHURST

WADHURST SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
584/3330	Land adjacent to Jonas Drive, Wadhurst	TN56RL	Wadhurst	3 .27	30 Dwellings	N	N	?	Possible
694/3330	Land at Windmill House, Windmill Lane, Wadhurst	TN56DJ	Wadhurst	1.14	20 dwellings	Y	-	-	Suitable

24.5 SA of Possible Sites

WADHURST		Sustainability Objectives																			
Ref. No.	Address	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
584/3330	Land adjacent to Jonas Drive, Wadhurst																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
584/3330	REJECT	The site lies at the northern edge of Wadhurst and benefits from proximity to the services, amenities, and public transport options within the settlement. The development of this site would be required to provide an upgraded pedestrian and vehicular access and provide a suitable buffer to the ancient woodland on the eastern boundary and the priority habitat deciduous woodland on site. 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. 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. Based on this, development would be unsuitable.

25 WESTHAM



25.1 Parish Overview

25.1.1 Westham is a village located on the B2151 to the west of Pevensey and 3.1 miles north of Eastbourne. The village is situated on a low ridge above the Pevensey Levels and is one of the larger villages in the District. However, the Parish is larger than the settlement of Westham and also includes the settlement of Stone Cross.

25.1.2 Westham has an elevated position which offers extensive views across the surrounding flat, open countryside. To the north of the village, the wetlands of the Pevensey Levels Ramsar site and Special Area of Conservation (SAC) form an area of great landscape and wildlife value. Immediately to the east, Pevensey Castle is a scheduled Ancient Monument, while to the south there are views across the Mountney Levels towards the sea.

25.2 Transport

25.2.1 Westham has very good accessibility, with Rattle Road running through the village linking the settlement with the A259 to the east and Dittons Road (leading to the A27 and A22) to the west. The B2191 runs through the village from north to south creating strong links with Eastbourne whose boundary is located to the south

25.2.2 There is a railway station located in the south east of the village with services to Hastings and beyond to the east and westwards to Eastbourne and London. There are also several frequent bus services serving Westham most notably to Eastbourne, although it is faster to get the train to Eastbourne. The village is not on a designated cycle route or walking trail.

25.3 Facilities and Services

25.3.1 There are a number of services and facilities within Westham including a primary school, GP, convenience store, pre-school / nursery, post office, church, pub, village hall, recreation ground, café and allotments. The nearest secondary school is in Hailsham.

25.3.2 Community facilities include:

- Dr Tasharrofi and Partners Westham Medical Centre
- Post Office
- St Mary's Church
- Heron pub
- Westham Village Hall
- Butcher's Field recreation ground/open space
- Westham Allotments
- Women's Institute
- Pevensey and Westham Church of England Primary School.

25.4 Environmental Designations

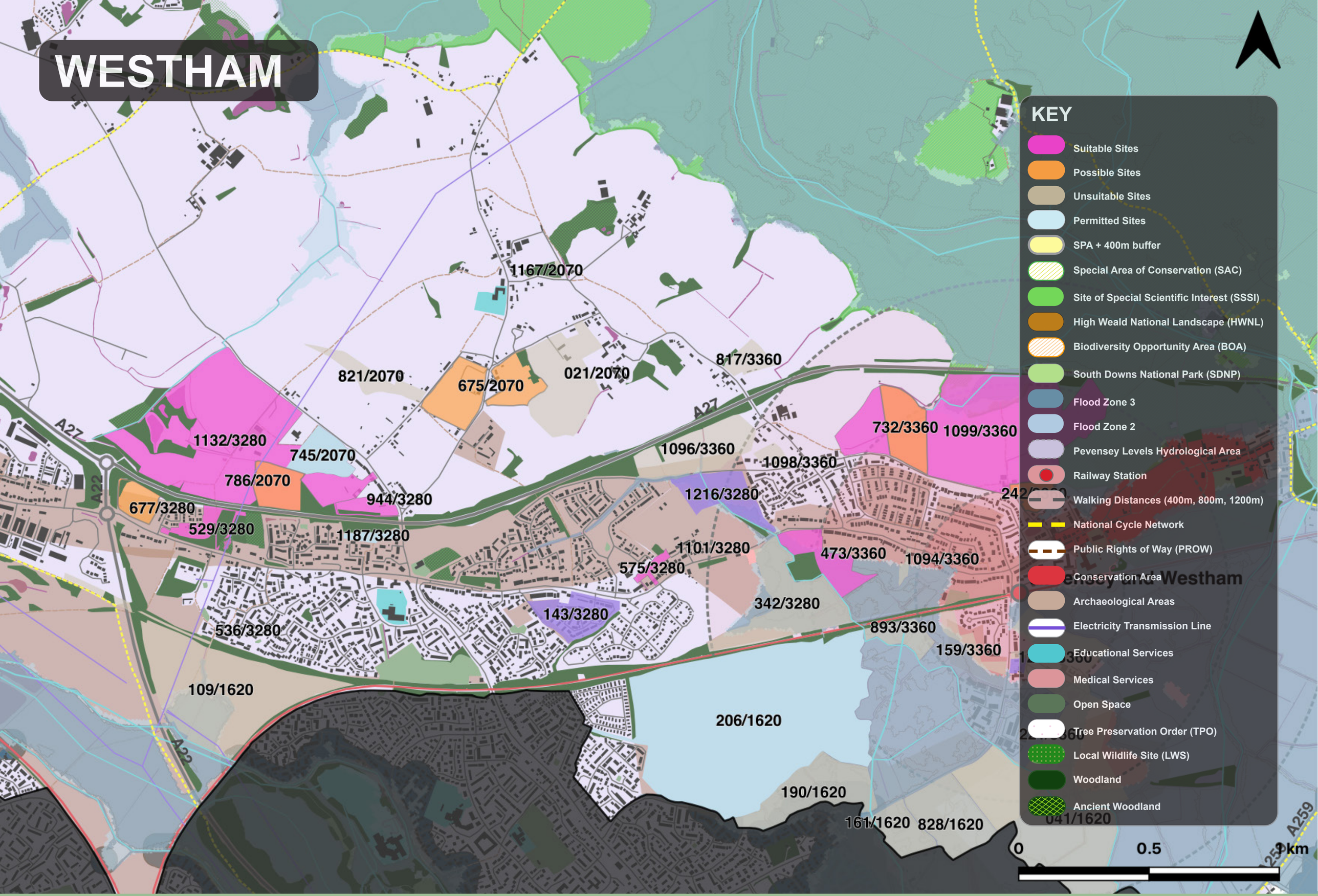
25.4.1 Pevensey Levels SAC, Ramsar and SSSI are to the north of the village. Other environmental designations include:

- Pevensey Levels BOA surrounds the village

25.4.2 Pevensey Castle is located to the east of the village and the Pevensey and Westham Conservation Area extends into the eastern edge of the village along the High Street.

25.4.3 A number of attractive Listed Buildings front the High Street between the Castle and Peelings Lane, and the special architectural and historic character of this part of the village has been recognised by its inclusion within the Pevensey and Westham Conservation Area.

WESTHAM


1167/2070
821/2070
675/2070
021/2070
817/3360
A27
1132/3280
745/2070
786/2070
944/3280
677/3280
529/3280
1187/3280
1096/3360
1098/3360
1216/3280
732/3360
1099/3360
1101/3280
575/3280
473/3360
1094/3360
143/3280
342/3280
536/3280
893/3360
159/3360
109/1620
206/1620
190/1620
161/1620
828/1620
A22
A259
KEY
Suitable Sites
Possible Sites
Unsuitable Sites
Permitted Sites
SPA + 400m buffer
Special Area of Conservation (SAC)
Site of Special Scientific Interest (SSSI)
High Weald National Landscape (HWNL)
Biodiversity Opportunity Area (BOA)
South Downs National Park (SDNP)
Flood Zone 3
Flood Zone 2
Pevensey Levels Hydrological Area
Railway Station
Walking Distances (400m, 800m, 1200m)
National Cycle Network
Public Rights of Way (PROW)
Conservation Area
Archaeological Areas
Electricity Transmission Line
Educational Services
Medical Services
Open Space
Tree Preservation Order (TPO)
Local Wildlife Site (LWS)
Woodland
Ancient Woodland
0
0.5
1 km

SITE ASSESSMENTS : WESTHAM

WESTHAM SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
242/3360	Land adjacent to Peelings Lane, Westham	BN245HG	Westham	1.48	30 dwellings	N	N	?	Possible
473/3360	Land adjacent to125 Rattle Road, Westham	BN245DH	Westham	4.47	7 dwellings	Y	Y	-	Suitable
529/3280	Dittons Nursery, Dittons Road, Stone Cross	BN24 5EP	Stone Cross	5.94	20 dwellings	Y	Y	-	Suitable
575/3280	Land at Hazlebank, Rattle Road, Stone Cross	BN245DS	Stone Cross	0.61	8 dwellings	Y	Y	-	Suitable
675/2070	Land at Peelings and Saxon Nurseries, Hankham Road, Hankham	BN245AP	Hankham	7.30	Employment only	N	N	?	Possible
677/3280	Land to the west of Stone Cross Garden Centre, Dittons Road, Stone Cross	BN245EP	Stone Cross	1.97	retail development	-	-	?	Possible
732/3360	Land north of Peelings Lane, Westham	BN245HG	Westham	4.22	60 dwellings	Y	N	?	Possible
786/2070	Land to the north of the A27 at Sharnfold Farm, Hailsham Road, Hankham	BN245BU	Hankham	3.39	30 dwellings (see also 745/2070 and 1132/3280)	N	N	?	Possible
944/3280	Land to the west of the 82104, Hankham	BN245AS	Stone Cross	1.48	15 dwellings	Y	Y	-	Suitable
1025/3280	Land south of Hankham Road, Stone Cross				30 Dwellings	N	N	?	Possible
1099/3360	Land at Peelings Lane, Westham	BN245HE	Westham	35.10	150 dwellings	Y	Y	?	Suitable
1132/3280	Sharnfold Farm, Hailsham Road, Stone Cross	BN245BU	Stone Cross	32.96	89 dwellings (see also 745/2070 and 786/2070)	Y	Y	?	Suitable
1153/3280	Land at and adjacent to The Downs Vew and Emberson, Hailsham Road, Stone Cross	BN245NT	Stone Cross	2.44	60 dwellings (see also 1132/3280)	Y	Y	-	Suitable

25.5 SA of Possible Sites

WESTHAM	Sustainability Objectives																			
	SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No. Address																				
242/3360 Land adjacent to Peelings Lane, Westham																				
675/2070 Land at Peelings and Saxon Nurseries, Hankham Rd																				
677/3280 Land to the west of Stone Cross Garden Centre, Dittons Rd																				
1025/3280 Land south of Hankham Road, Stone Cross																				
1099/3360 Land at Peelings Lane, Westham																				
1132/3280 Sharnfield Farm, Hailsham Rd, Stone Cross																				

SITE ASSESSMENTS : WESTHAM

SUMMARY OF FINDINGS		
Ref. No.	**Site Status**	**Commentary**
242/3360	**REJECT**	The site is in a sustainable location and would contribute to meeting the Council's housing need. However, it has not been demonstrated that appropriate access can be achieved. Additionally, development at this location would negatively impact on the general character and appearance of the area.
675/2070	**REJECT**	The site is located within an unsustainable settlement, lacks pedestrian access and access to public transport and the quantum of development proposed is disproportionate to its location within an essentially small, residential hamlet.
677/3280	**SELECT**	The site is located in a sustainable location and would result in the provision of new retail floorspace. It benefits from good pedestrian and public transport connectivity. The site will need to be subject to an appropriate assessment
1025/3280	**SELECT**	The site is located in a sustainable settlement. It would contribute to meeting the housing need and support the vitality and viability of the settlements. The site will need to be subject to an appropriate assessment
1099/3360	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**
1132/3280	**SELECT**	**STRATEGIC SITE (see SA Part 3: Strategic Site Assessments)**



26 WILLINGDON & JEVINGTON

26.1 Parish Overview

26.1.1 Willingdon is located between Polegate, Eastbourne and the South Downs National Park. The small rural settlement of Jevington, which forms part of the wider parish of Willingdon is contained within the South Downs National Park.

26.1.2 The area is dominated by the A2270, which is one of two primary routes that carries traffic from Wealden and the surrounding area to Eastbourne Town Centre and vice versa. This road is often busy and at peak times is subject to slow moving traffic.

26.2 Transport

26.2.1 There is no railway station at Willingdon, the nearest is Polegate, approximately 2.5 miles north. There are very frequent half hourly (and evening) bus services from Willingdon to Polegate, Hailsham and Eastbourne. The Stagecoach number 51 / 51X between Eastbourne and Heathfield serves Willingdon with journey times of approx. 15 mins to Eastbourne and approx. 47 mins to Heathfield.

26.2.2 The Stagecoach number 98 between Hastings and Eastbourne also serves Willingdon, with journey times of approximately 22 mins to Eastbourne. This bus service stops at the hospital in Eastbourne and also calls at Polegate and Hailsham.

26.3 Facilities and Services

26.3.1 There are a number of small shopping parades in the area meeting some of the day to day needs of residents, however, residents rely upon Eastbourne to help meet other retail and leisure requirements.

26.3.2 Community facilities include:

- Kamsoms Pharmacy 1-2 Orchard Parade
- Pure Dental Surgery Limited 70 Broad Road
- Post Office Willingdon
- St Mary the Virgin Church
- St Wilfrid's Church & Hall
- Trinity Church& Hall
- Downs Valley Apostolic Church
- Wheatsheaf Inn
- Willingdon Memorial Hall
- Wannock Memorial Hall
- Tott Yew Recreation Ground
- Huggetts Lane Recreation Ground
- South Downs National Park
- Paragon Fields
- Wannock Coppice
- Willingdon Primary School
- Lower Willingdon Pre-School Nursery
- Willingdon Community School.

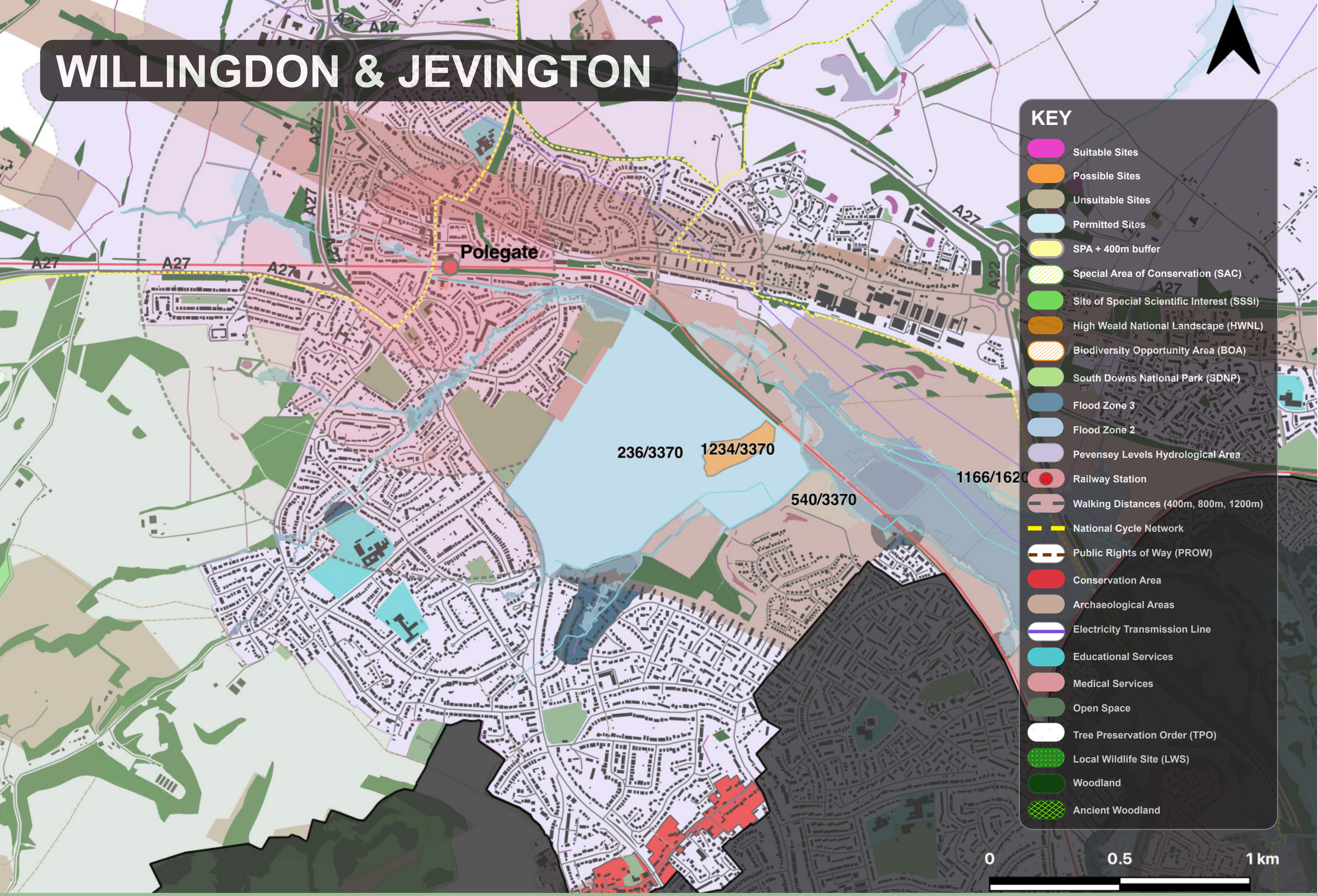
26.4 Environmental Designations

26.4.1 The South Downs National Park (SDNP) adjoins the western boundary of the village. Other environmental designations include:

- Eastbourne Marshes BOA to the east

26.4.2 There is a Conservation Area, 14 Grade II listed buildings and 2 Grade I listed buildings.

WILLINGDON & JEVINGTON



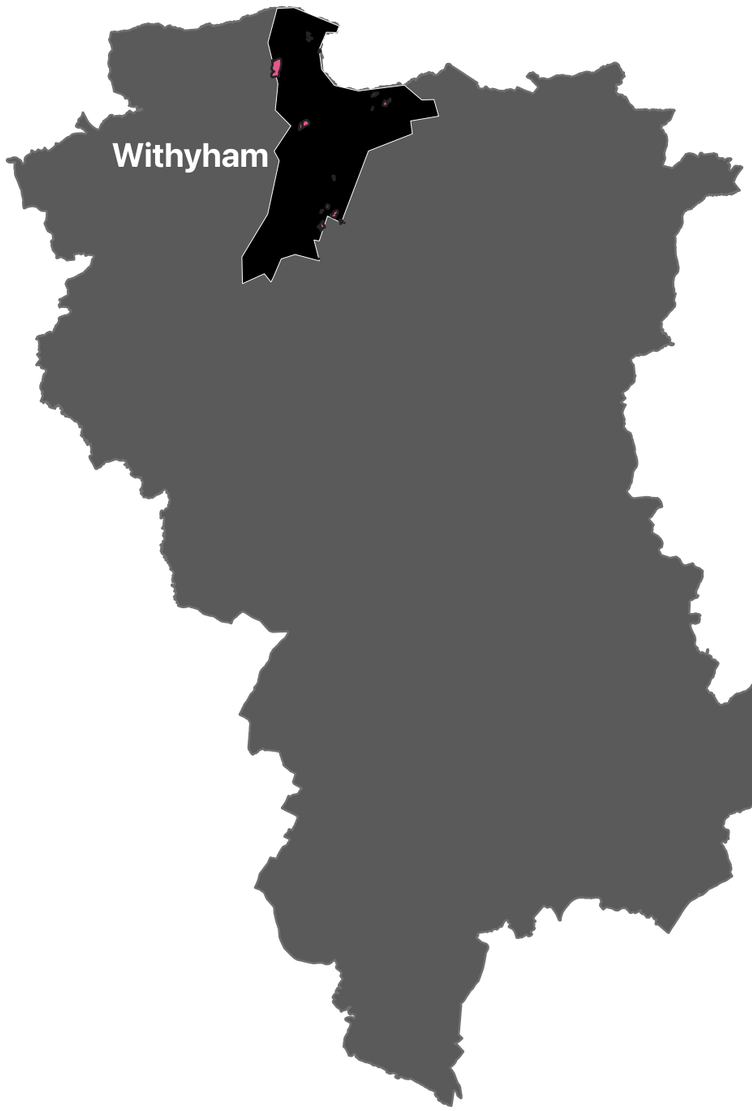
SITE ASSESSMENTS : WILLINGDON & JEVINGTON

WILLINGDON & JEVINGTON SITES						2023	2024	Internal	SITE
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
1234/3370	Land at Mornings Mill Farm (NEW)	BN20 9NY	Willingdon	3.15	95 dwellings. See also 236/3370	-	-	?	Possible

26.5 SA of Possible Sites

WILLINGDON & JEVINGTON		Sustainability Objectives																			
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
1234/3370	Land at Mornings Mill Farm (NEW)																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
1234/3370	SELECT	The site is in Willingdon (a Type 2 settlement with strong links to Eastbourne and Polegate), offers a sustainable opportunity to deliver homes subject to consideration of scale and quantum of development to protect landscape views, and provision of access through the existing site which is of a substantial scale. While mitigation measures are currently uncertain due to limited proposal detail, most are expected to be addressed through the planning process.



27 WITHYHAM

27.1 Parish Overview

27.1.1 Withyham is a village situated 6.1 miles south west of Tunbridge Wells and 4.1 miles north of Crowborough. The village has a number of services and facilities serving the residents, namely a primary school, church, pub, village hall and community space.

27.2 Transport

27.2.1 The village is served by the Metrobus number 291 between Crawley and Tunbridge Wells, with a journey time of around 21 mins to Tunbridge Wells. The bus service runs 7 days a week. The last bus back from Tunbridge Wells is at 7.25pm. The number 291 also calls at Forest Row and East Grinstead. There is no railway station.

27.3 Facilities and Services

27.3.1 The nearest secondary school, supermarket, pharmacy and dentist is in Crowborough whilst there is GP surgery in Hartfield (1.1 miles away). Crowborough is the largest town with all amenities however Tunbridge Wells does have a much wider range due to it being bigger.

27.3.2 Community facilities include:

- St Michaels and All Angels Church
- Dorset Arms pub
- The Kings Hall (village hall)
- Balls Green Community Space
- St Michael's Primary School.

27.4 Environmental Designations

27.4.1 The entire village is washed over by the High Weald National landscape. Other environmental designations include

- Ancient woodland scattered throughout the parish
- Western Ouse Streams and Ashdown Forest BOA washes over settlement.

27.4.2 There is a Conservation Area, 10 Grade II listed buildings, 1 Grade II* listed building and 1 Grade I listed building.

WITHYHAM

502/1800
500/1800
501/1800
683/1630
Ashurst
1122/3400
710/2040
Groombridge
1226/2040
213/2040
343/2040
707/3400
High Rocks Halt
Eridge
A26
756/1630
222/1110
1204/1110
1020/1110
576/1110

KEY

- Suitable Sites
- Possible Sites
- Unsuitable Sites
- Permitted Sites
- SPA + 400m buffer
- Special Area of Conservation (SAC)
- Site of Special Scientific Interest (SSSI)
- High Weald National Landscape (HWNL)
- Biodiversity Opportunity Area (BOA)
- South Downs National Park (SDNP)
- Flood Zone 3
- Flood Zone 2
- Pevensey Levels Hydrological Area
- Railway Station
- Walking Distances (400m, 800m, 1200m)
- National Cycle Network
- Public Rights of Way (PROW)
- Conservation Area
- Archaeological Areas
- Electricity Transmission Line
- Educational Services
- Medical Services
- Open Space
- Tree Preservation Order (TPO)
- Local Wildlife Site (LWS)
- Woodland
- Ancient Woodland

0 1 2 km

SITE ASSESSMENTS : WITHYHAM

WITHYHAM SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
213/2040	Land south of Back Lane and to the west of the railway line, Groombridge	TN3 9NF	Groombridge	3 .24	21 dwellings	Y	Y	-	Suitable
222/1110	Adds Farm, Hoadleys Lane, Crowborough	TN61TH	Crowborough	1.74	10 dwellings	N	-	?	Possible
756/1630	Land at Royal Mires Nursery, London Road, Lye Green	TN61UU	Lye Green	1.46	5 dwellings (lapsed PP)	-	-	?	Possible
1226/2040	The Paddock, Lealands Farm, Station Road (NEW)	TN3 9NF	Groombridge	0.76	8 dwellings	-	-	?	Possible

27.5 SA of Possible Sites

WITHYHAM

		Sustainability Objectives																		
		SO1 Climate Change Mitigation	SO2 Climate Change Adaptation	SO3 Flood Risk	SO4 Water Resources	SO5 Soil, Land & Minerals	SO6 Waste & Materials	SO7 Pollution	SO8 Green & Blue Infrastructure	SO9 Biodiversity	SO10 Land & Townscape	SO11 Historic & Cultural Heritage	SO12 Digital Infrastructure	SO13 Transport & Accessibility	SO14 Housing	SO15 Health & Wellbeing	SO16 Quality of Life & Place	SO17 Social Inclusion	SO18 Economy & Employment	SO19 Town & Village Centres	SO20 Education & Skills
Ref. No.	Address																				
222/1110	Adds Farm, Hoadleys Lane, Crowborough																				
756/1630	Land at Royal Mires Nursery, London Road, Lye Green																				
1226/2040	The Paddock, Lealands Farm, Station Road																				

SUMMARY OF FINDINGS		
Ref. No.	Site Status	Commentary
222/1110	REJECT	The site is close to services and facilities in Crowborough, with potential for footpath connectivity (albeit this would need extending to the site). However, the site is in an edge of settlement location with no connectivity to bus services. Any development would be car dependent due to the location of the site, lack of connectivity to other transport options, and characteristics of the road network.
756/1630	REJECT	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 the spatial strategy or sustainability principles of the Local Plan
1226/2040	UNCERTAIN	The site is close to the centre of Groombridge, and development would not have a significant effect on the wider High Weald National Landscape or townscape of this edge of the village. The site's lack of dedicated pedestrian access to the services and facilities in Groombridge, including bus services, would need to be addressed through additional information to consider any increase in non-motorised activity in the immediate locality.

APPENDICES

APPENDIX A : REJECTED SITES + SITES WITH PERMISSION

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

The following sites were rejected as unsuitable or have planning permission and are included for reference:

ARLINGTON SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
015/3300	Field between Adams Cottage & Field House, Coldharbour Rd, Upper Dicker	BN27 3PY	Upper Dicker	7.22		N	N	N	Unsuitable
224/3300	Mayfields Farm, Coldharbour Rd	BN27 3PZ	Upper Dicker	6.85		N	N	N	Unsuitable
237/1310	Chicheley Farm,Hempstead Lane;Hailsham	BN27 3PR	Hailsham	2.25		N	N	N	Unsuitable
405/3300	Brickfields, Coldharbour Rd, Upper Dicker	BN27 3PZ	Upper Dicker	2.19		N	N	N	Unsuitable
531/3300	Land at Old WayE\Michelham Priory Road,Upper Dicker	BN73QR	Upper Dicker	0.63		N	N	N	Unsuitable
542/3300	Land at Camberlot Rd, Upper Dicker	BN27 3QF	Upper Dicker	0.39		N	N	N	Unsuitable
558/3300	Land north of St Bede's Sports Centre, Michelham Priory Rd, Upper Dicker	BN27 3QH	Upper Dicker	2.96		N	N	N	Unsuitable
668/1730	Land adjoining Three Oaks Cottages,Wilbees Road.Arlington	BN266RU	Arlington	0.53		N	N	N	Unsuitable
680/3300	Land adjacent to Camberlot Hall, Camberlot Rd, Upper Dicker	BN27 3RH	Upper Dicker	1.72		N	N	N	Unsuitable
751/1310	Land at Hempstead Lane;A22,Hailsham	BN27 3PR	Hailsham	1.21		N	N	N	Unsuitable
754/1310	Land at Old Barn Farm, Michelham Priory Rd, Hailsham	BN27 3RE	Hailsham	12.52		N	N	N	Unsuitable
775/1310	Land at Paulalyn,Hempstead Lane,Hailsham	BN27 3PR	Hailsham	1.30		N	N	N	Unsuitable
839/1310	Highlands Farm, Arlington Rd West, Hailsham	BN27 3RD	Hailsham	15.83		N	N	N	Unsuitable
842/1310	Land at Candleford, Arlington Rd West, Hailsham	BN27 3RA	Hailsham	4.36		N	N	N	Unsuitable
843/1310	Plot 4 Knockhatch Wood, Arlington Rd West, Hailsham	BN27 3GD	Hailsham	1.61		N	N	N	Unsuitable
844/1310	Highlands Farm Cottage, Arlington Rd West	BN27 3RD	Hailsham	4.72		N	N	N	Unsuitable
857/1310	Stables adjacent to Bushfield.Arlington Road West,Hailsham	BN27 3NH	Hailsham	0.95		N	N	N	Unsuitable
859/1310	2 Highlands Farm Cottages.Arlington Road West,Hailsham	BN27 3RD	Hailsham	1.25		N	N	N	Unsuitable
860/1310	Land to the north of Arlington Road West,Hailsham	BN27 3GD	Hailsham	0.91		N	N	N	Unsuitable
861/3300	Old Pottery Farm,Coldharbour Road,Upper Dicker	BN27 3PX	Upper Dicker	3 .41		N	N	N	Unsuitable
862/1310	Land west of Hempstead LanE\Hailsham	BN27 3PR	Hailsham	2.00		N	N	N	Unsuitable
866/1310	Arlington Cattery,Little Highlands Farm, Arlington Rd, Hailsham	BN27 3RA	Hailsham	3.48		N	N	N	Unsuitable
868/1310	Knockhatch Wood Smallholding.Arlington Road West,Hailsham	BN27 3RD	Hailsham	1.32		N	N	N	Unsuitable
873/1310	Bushy Wood Farm, A22, Hailsham	BN27 3LZ	Hailsham	2.91		N	N	N	Unsuitable
887/1310	Knockhatch Farm Cottage, Hempstead Lane, Hailsham	BN27 3PR	Hailsham	24.98		N	N	N	Unsuitable
906/1780	Land to the north of Arlington ReseNoir, Station Rd, Berwick Station	BN26 6TG	Berwick Station	6.48		N	N	-	Unsuitable
927/1310	Old Barn,Hempstead Lane;Hailsham	BN27 3PR	Hailsham	1.93		N	N	N	Unsuitable
928/1310	Grain Cottage;Hempstead Lane;Hailsham	BN27 3PR	Hailsham	2.14		N	N	N	Unsuitable
929/1310	Land at Hempstead FarmhousE\Hempstead LanE\Hailsham	BN27 3PR	Hailsham	0.84		N	N	N	Unsuitable
930/1310	Land at Woodlands, Hempstead Lane, Hailsham	BN27 3PR	Hailsham	4.10		N	N	N	Unsuitable
1229/1730	Land at Yew Tree Farm **(NEW)**	BN266RX	Arlington	0.28		-	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

BUXTED SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
020/1990	Land at Coopers Green,Buxted Road, Five Ash Down	TN224AT	Five Ash Down	5.46		N	N	N	Unsuitable
026/3225	Land opposite Roundwood (Coopers Green Road (Ringles Cross	TN221HB	Ringles Cross	1.04		N	N	N	Unsuitable
031/1990	Land south of Millwood Lane. Five Ash Down	TN22 2ED	Five Ash Down	4.48		N	-	N	Unsuitable
045/1990	Land at Belfort House. Five Ash Down	TN22 3AJ	Five Ash Down	0.49		N	N	N	Unsuitable
163/1840	Talbot Ghyll Site A, Redbrook Lane,Buxted	TN22 4HQ	Buxted	0.45		N	-	N	Unsuitable
164/1840	Pound Green Oast, A272. Buxted	TN22 4JL	Buxted	0.17		N	-	N	Unsuitable
179/1630	Poundgate Park, Uckfield Road, Poundgate	TN6 3TA	Poundgate	1.69		N	-	N	Unsuitable
181/1840	Westbury,Limes Lane, Buxted	TN22 4PA	Buxted	0.55		N	N	N	Unsuitable
191/1840	Land to east of Buxted, Pound Green, Buxted	TN22 4PA	Buxted	4.40		N	N	N	Unsuitable
214/1990	**Land at Coopers Row, Five Ash Down**	**TN22 3ES**	**Five Ash Down**	**4.01**	**Outline PP WD/2021/1895/MAO for 40 dwellings**	-	-	-	**Permission**
253/1840	Land to the rear of The White Hart.Station Road, Buxted	TN22 4DP	Buxted	1.57		N	-	N	Unsuitable
290/1990	**Land north of Pine Cottage.Coopers Green. Five Ash Down**	**TN22 3AE**	**Five Ash Down**	**1.47**	**Outline PP for 35 dwellings WD/2020/1088/MAO and WD/2023/2729/MRM**	-	-	-	**Permission**
291/3225	**Land behind the Croft,Coopers Green Road, Ringles Cross**	**TN22 3AE**	**Ringles Cross**	**0.99**	**Northern section granted PP at appeal APP/C1435/W/24/3339112 for resi.care home**	Y	Y	-	**Permission**
447/1110	Land adjacent Crowborough Hall, Uckfield Road Crowborough	TN6 3SU	Crowborough	1.27		N	-	N	Unsuitable
635/1990	Land at Millcroft, Five Ash Down	TN22 3AJ	Five Ash Down	0.46		N	-	N	Unsuitable
721/1840	Land at Hurstwood Road, Buxted	TN22 4BB	Buxted	8.02		N	-	N	Unsuitable
730/1840	Lane adjoining Limes Lane, Buxted	TN22 4EP	Buxted	5.72		N	-	N	Unsuitable
971/1840	Land at Church Lane, Buxted	TN22 4LT	Buxted	1.69		N	-	N	Unsuitable
978/1840	Land adjacent to Tanyard's Farmhouse, Framfield Road, Buxted	TN22 4PP	Buxted	0.67		N	-	N	Unsuitable
1005/1410	**Land at Mockbeggar Farm,London Road, Uckfield**	**TN22 1HF**	**Uckfield**	**3.65**	**OPP granted APP/C1435/W/23/3330872 for 60 dwellings and WD/2022/0648/MAO**	Y	Y	-	**Permission**
1102/1840	**Land to the north of the A272, west of Buxted**	**TN22 4BB**	**Buxted**	**8.63**	**PP granted WD/2023/2157/MAJ for 49 dwellings**	N	N	-	**Permission**
1103/1840	Hildenvale, Redbrook Lane, Buxted	TN22 4QH	Buxted	1.05		N	-	N	Unsuitable
1104/1840	Land on the east side of Redbrook Lane, Buxted	TN22 4QH	Buxted	3.74		N	-	N	Unsuitable
1154/1840	Land north of A272, adjacent to Brown Heath House.Pound Green, Buxted	TN22 5PJ	Buxted	0.33		N	N	N	Unsuitable
1199/1990	Land east of Five Ash Down Road, Five Ash Down	TN22 3EF	Five Ash Down	17.35		N	N	N	Unsuitable
1228/1840	Land at Saxon Court, Buxted, East Sussex **(NEW)**	TN22 4DT	Buxted	3.23		-	-	N	Unsuitable
1253/1840	Land adjoining Eachen Hill, Pound Green Lane, Buxted, East Sussex **(NEW)**		Buxted	3.23		-	-	N	Unsuitable

CHALVINGTON WITH RIPE SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
173/3230	Land between Pepperham and Roslings, Mark Cross Lane, Ripe	BN86AW	Ripe	0.78		N	-	N	Unsuitable
345/3230	Follengers Field, Church Lane, Ripe	BN86AS	Ripe	1.35		N	N	N	Unsuitable
823/3230	Land at Roseneath Farm, Mill Lane, Ripe	BN8 6AX	Ripe	2.62		N	-	N	Unsuitable
850/3230	Land at Mill Lane and Firle Lane, Ripe	BN8 6AX	Ripe	0.45		N	-	N	Unsuitable
1185/3230	Church Farm,Church Lane, Ripe	BN86AT	Ripe	1.22		N	-	N	Unsuitable
1186/3230	Land east of Church Farm,Church Lane, Ripe	BN27 3TF	Ripe	1.61		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

CHIDDINGLY SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
229/1880	Land at Honeywick Lane, Chiddingly	BN8 6HE	Chiddingly	2.42		N	-	N	Unsuitable
718/1950	Broomfield Farm Caravan Park, Stalkers Lane East Hoathly	BN8 6QS	East Hoathly	5.25		N	-	N	Unsuitable
760/3090	Land adjacent to Carewell House, Chalvington Road, Lower Dicker	BN27 3SS	Lower Dicker	1.02		N	-	N	Unsuitable
922/1630	**Willetts Farm, Muddles Green, Chiddingly**	**BN8 6HR**	**Muddles Green**	**4.75**	**Full PP WD/2023/0274/F for 7 dwellings**	Y	N	-	**Permission**
943/3030	Land at Sanctuary Farm, Chiddingly Road,Horam	TN21 0JW	Horam	8.31		N	N	N	Unsuitable
953/1880	Land at Latchetts Caravan and Camp Site, Highlands Road, Chiddingly	BN8 6HE	Chiddingly	0.34		N	-	N	Unsuitable
1084/1880	Land at Green Farm, Muddles Green, Chiddingly	BN86HW	Chiddingly	0.31		N	-	N	Unsuitable
1135/3090	Holmes Hill Business Estate, Holmes Hill, Lower Dicker	BN8 6JA	Lower Dicker	19.66		N	N	N	Unsuitable
1136/3090	Land at Blackbarn Farm Business Estate, Holmes Hill, Lower Dicker	BN27 4BZ	Lower Dicker	16.77		N	N	N	Unsuitable
1188/1630	Land at Pinewood,Vert Lane, Whitesmith	BN8 6JH	Whitesmith	1.40		N		N	Unsuitable
1240/3090	Land North of Swallow Business Park, Diamond Drive, Lower Dicker **(NEW)**	BN27 4EL	Lower Dicker	5.84		-		N	Unsuitable
1246/1880	Land to the South Side of the Dicker, Golden Cross, Hailsham **(NEW)**	BN27 4AN	Lower Dicker	1.12		-		N	Unsuitable

CROWBOROUGH SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
050/1110	Tarka, Luxford Lane, Crowborough	TN62PJ	Crowborough	0.50		N	-	N	Unsuitable
064/1110	Land west of Palesgate Lane, Jarvis Brook, Crowborough	TN63HZ	Crowborough	3.39		N	-	N	Unsuitable
112/1110	**Cherry Trees,Tubwell Lane,Crowborough**	**TN6 3RH**	**Crowborough**	**1.68**	**Full PP for 6 dwellings WD/2020/1175/F not commenced**	-	-	-	**Permission**
138/1110	Crowborough Golf Club, Beacon Road, Crowborough	TN61UJ	Crowborough	0.83		N	-	N	Unsuitable
139/1110	Dalvern,Hurtis Hill,Crowborough	TN6 3AB	Crowborough	1.12		N	N	N	Unsuitable
174/1110	Land at Little Warren Farm (Site1), Beacon Road, Crowborough	TN6 1UB	Crowborough	4.75		N	-	N	Unsuitable
175/1110	Land at Little Warren Farm (Site 2), Beacon Road	TN61UB	Crowborough	10.10		N	-	N	Unsuitable
280/1110	**Millbrook Garden Centre, Tubwell Lane, Jarvis Brook, Crowborough**	**TN6 3RJ**	**Crowborough**	**0.96**	**Outline PP for 27 dwellings WD/2020/2164/MAO & WD/2022/3249/MRM**	-	-	-	**Permission**
469/1110	Land at Montargis Way, Crowborough	TN62AH	Crowborough	0.47		N	N	N	Unsuitable
472/1110	Adams Close, Alderbrook, Crowborough	TN63DT	Crowborough	1.30		N	N	N	Unsuitable
505/1110	Landoff Brook Close, Jarvis Brook, Crowborough	TN62ET	Crowborough	11.47		N	-	N	Unsuitable
506/1110	Land off Cornford Close, Crowborough	TN61EZ	Crowborough	0.16		N	-	N	Unsuitable
704/1110	Land at Green Lane, opposite Beacon School, Crowborough	TN6 2XB	Crowborough	2.63		N	-	N	Unsuitable
749/1110	Land at Orchard Cottage, High Broom Road, Crowborough	TN6 3SL	Crowborough	2.72		N	-	N	Unsuitable
964/1110	Land part of Steel Cross Farm, Green Lane, Crowborough	TN6 2XB	Crowborough	0.67		N	N	N	Unsuitable
1014/1110	Land east of Alice Bright Lane, Crowborough	TN61LE	Crowborough	2.47		N	-	N	Unsuitable
1022/1110	Salters and Steam End,Mount Pleasant,Crowborough	TN6 2ND	Crowborough	0.81		N	-	N	Unsuitable
1024/1110	Land adjoining Freshfields, EridgeRoad, Crowborough	TN6 2SR	Crowborough	1.71		N	-	N	Unsuitable
1027/1110	Land at Whitefield Shaw, Cooks Corner Farm, Crowborough	TN62UT	Crowborough	4.64		N	-	N	Unsuitable
1028/1110	Woodland adjoining Bird View, Stone Cross Road, Crowborough	TN63SH	Crowborough	1.93		N	-	N	Unsuitable
1161/1110	Land adjacent to Green Lane opposite Beacon School	TN62FH	Crowborough	4.80		N	-	N	Unsuitable
1195/1110	Land west of Walsh Manor Farm, Nightingales, Crowborough	TN63TF	Crowborough	3.11		N	N	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

DANEHILL SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
129/1930	Land adjacent Police House. London Road, Danehill	RH17 7HS	Danehill	2.11		N	-	N	Unsuitable
130/1930	Land off Freshfield Lane, Danehill	RH17 7HE	Danehill	3.29		N	-	N	Unsuitable
131/1930	Land west of Springrise, Horsted Lane, Danehill	RH17 7HP	Danehill	1.20		N	-	N	Unsuitable
395/1860	Land at The Pines. Lewes Road, Chelwood Gate	RH17 70B	Chelwood Gate	0.99		N	-	N	Unsuitable
412/1860	Land at Stone Quarry Road, Chelwood Gate	RH17 7LS	Chelwood Gate	0.52		N	-	N	Unsuitable
1141/1930	Land rear of The Coach & Horses, Coach & Horses Lane, Danehill	RH17 7JF	Danehill	1.06		N	-	N	Unsuitable

EAST HOATHLY & HALLAND SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
029/2060	Land rear of Ivy Cottages, Eastbourne Road, Halland	BN8 6PS	Halland	1.19		N	-	N	Unsuitable
060/1950	Land to the west of South Street, East Hoathly	BN8 6DS	East Hoathly	1.52		N	-	N	Unsuitable
074/2060	Land at Bramblebank, Lewes Road, Halland	BN8 6PL	Halland	1.60		N	-	N	Unsuitable
706/2060	Land with frontages to B2019, A22 Eastbourne Road and Back Lane, Halland	BN8 6PN	Halland	2.53		N	-	N	Unsuitable
764/2060	Land at Old Acres, Heathfield Road, Halland	BN8 6PW	Halland	2.28		N	-	N	Unsuitable
765/2060	Land north of Knowle Lane and west of the A22, Halland	BN8 6PT	Halland	3.59		N	-	N	Unsuitable
766/2060	Land west of Lewes Road, Halland	BN8 6PW	Halland	0.41		N	-	N	Unsuitable
771/2060	Land to the east of Eastbourne Road, Halland	BN8 6PS	Halland	0.75		N	-	N	Unsuitable
814/2060	Crockstead Green Farmhouse, Eastbourne Road, Halland	BN8 6PT	Halland	0.78		N	-	N	Unsuitable
884/2060	Land south west of Sand hill Lane, Uckfield	TN22 5QA	Uckfield	14.85		N	-	N	Unsuitable
899/2060	Land south west of Sand hill Lane, Uckfield	TN22 5QA	Uckfield	14.85		N	-	N	Unsuitable
962/2060	Land to the west of Eastbourne Road, Halland	BN8 6PS	Halland	1.41		N	-	N	Unsuitable
998/1950	Matthews, Lewes Road, Halland	BN8 6PL	Halland	3 .49		N	-	N	Unsuitable
1157/1950	Land south of Boyne, Hollow Lane	BN86QJ	East Hoathly	1.68		N	-	N	Unsuitable
1200/1950	Land to the east of Hollow Lane. East Hoathly	BN86QW	East Hoathly	0.33		N	-	N	Unsuitable

FLETCHING SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
674/1410	Land north of Copwood Farm, A22, Uckfield	TN223PT	Uckfield	6.50		N	N	N	Unsuitable
722/1630	Land south of A272, between Newick & Piltdown, Piltdown	TN223XN	Piltdown	9.24		N	-	N	Unsuitable
723/1630	Land at Parsonage Field, Ruston Bridge Road	TN223XP	Fletching	2.75		N	-	N	Unsuitable
908/1630	Land adjoining Millstones.Batts Bridge Road, Piltdown	TN223XR	Piltdown	0.76		N	-	N	Unsuitable
1113/1630	Land at Flitteridge Farm, Splaynes Green, Fletching	TN223TQ	Fletching	5.76		N	-	N	Unsuitable
1180/1410	Land south east of Rocks Road, Uckfield	TN223PT	Uckfield	5.79		N	-	N	Unsuitable
1196/1630	Land at Old Spot Farm, A272, Filching	BN208SG	Piltdown	0.48		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

FOREST ROW SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
101/2010	Harmans Field, Station Road, Forest Row	RH18 5EZ	Forest Row	2.82		N	N	N	Unsuitable
199/2010	Land east of Meadowlands, London Road, Forest Row	RH18 5EF	Forest Row	0.79		N	N	N	Unsuitable
211/2010	Land adjacent to Poplar Farm, Poplar Lane, Forest Row	RH18 5LH	Forest Row	0.71		N	N	N	Unsuitable
254/2010	Land at junction of Hartfield and Forest Roads, Forest Row	RH18 5LY	Forest Row	0.63		N	N	N	Unsuitable
453/2010	Land east of Shepherds Place, Ryst Wood Road, Forest Row	RH18 5NB	Forest Row	1.52		N	N	N	Unsuitable
490/2010	Allotment Gardens, Medway Drive, Forest Row	RH18 5NT	Forest Row	1.25		N	N	N	Unsuitable
914/2010	Land at Rystwood House, Forest Road, Forest Row	BN274EW	Forest Row	1.77		N	N	N	Unsuitable
966/2010	Land at Brambletye Farm, Brambletye Lane, Forest Row	RH18 5EH	Forest Row	2.92		N	N	N	Unsuitable
968/2010	Land adjoining Highgate Works, Tom Tits Lane, Forest Row	RH18 5AT	Forest Row	0.84		N	N	N	Unsuitable
1092/2010	Land east of Meadowlands, London Road, Forest Row	RH18 5EF	Forest Row	1.25		-	N	N	Unsuitable
1158/2010	Shovelstrode Farm, Shovelstrode Lane, Ashurst	RH19 3YN	Forest Row	7.71		N	N	N	Unsuitable
1183/2010	Land south of Wall Hill Cottage, London Road, Forest Row	RH18 5EF	Forest Row	1. 31		N	N	N	Unsuitable
1218/2010	Cedar Lodge, Ashdown Place, Lewes Road, Forest Row **(NEW)**	RH18 5LP	Forest Row	0.40		-	-	N	Unsuitable

FRAMFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	Suitability
002/1410	**Bird In Eye farm (South), Bird In Eye Hill, Uckfield**	**TN22 5HA**	**Uckfield**	**44.41**	**OPP for 190 dwellings WD/2024/1799/O**	**N**	**N**	-	**Permission**
028/1410	**Cysleys Farm, Eastbourne Road, Uckfield**	**TN22 5QL**	**Uckfield**	**16.78**	**185 dwellings OPP for 145 dwellings wd/2024/2955/MAO on part of site**	**Y**	**Y**	-	**Permission**
030/1410	Framfield Lodge, Eastbourne Road, Uckfield	TN22 5QL	Uckfield	0.47		N	-	N	Unsuitable
096/2020	**Land at Old Nursery House, Blackboys Road, Framfield**	**TN22 5PN**	**Framfield**	**4.50**	**58 dwellings OPP for WD/2021/0573/MAO & WD/2024/2491/MRM**	-	-	-	**Permission**
209/2020	Land off B2102, Framfield	TN22 5PN	Framfield	6.98		N	N	N	Unsuitable
401/2020	The Barn Field, Gateouse Lane, Framfield	TN22 5RS	Framfield	2.59		N	N	N	Unsuitable
416/2020	Land south of Merrywell, Gatehouse Lane, Framfield	TN22 5PP	Framfield	0.53		N	-	N	Unsuitable
417/2020	Land at Merrywell, Gatehouse Lane	TN22 5PP	Framfield	0.20		N	N	N	Unsuitable
429/2020	The Newplace Estate, Framfield	TN22 5RH	Framfield	158.71		N	-	N	Unsuitable
855/1410	Land north west of Sand hill Lane, Uckfield	TN22 5QA	Uckfield	10.49		N	-	N	Unsuitable
892/1790	Land at Oak Lodge, Bushbury Lane, Blackboys	TN22 5JE	Blackboys	1.02		N	-	N	Unsuitable
934/1790	Land at Six Acre Field, east of Stonebridge Lane, Blackboys	TN22 5HX	Blackboys	2.68		N	-	N	Unsuitable
935/2020	Land west of Stonebridge Lane, Stonebridge Lane, Framfield	TN22 5HY	Framfield	2.84		N	-	N	Unsuitable
977/1790	Land opposite Bushbury Lane, Blackboys	TN22 5RH	Blackboys	5.08		N	-	N	Unsuitable
1114/2020	Land at Holly Grove, Framfield Road, Framfield	TN22 5RP	Framfield	2.68		N	-	N	Unsuitable
1116/2060	Crockstead Farm, Eastbourne Road, Halland	BN8 6PT	Halland	85.04		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

FRANT SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
396/1750	Land at Sandydene,Middle Road.Bells Yew Green	TN3 9BA	Bells Yew Green	0.75		N	-	N	Unsuitable
402/1750	Land adjacent 1 Rushlye Cottage, Hawkenbury Road, Bells Yew Green	TN3 9AP	Bells Yew Green	2.77		N	-	N	Unsuitable
409/2030	Field to west of Shernfold Park, Wadhurst Road, Frant	TN3 9DL	Frant	2.56		N	-	N	Unsuitable
411/1750	Rushlye Lodge, land adjacent Highfields, Hawkenbury Road. Bells Yew Green	TN3 9AP	Bells Yew Green	2.23		N	-	N	Unsuitable
427/1750	Wish Wood, Bayham Road. Bells Yew Green	TN3 9AS	Bells Yew Green	2.11		N	-	N	Unsuitable
444/1610	Land to the south of Bayham Road, Tunbridge Wells	TN2 5HU	Tunbridge Wells	3 .91		N	N	N	Unsuitable
445/1960	Land at Warren Farm Lane,Eridge	TN3 9JG	Eridge	1.34		N	-	N	Unsuitable
446/1610	Montegue Meadows, south of Broadwater Down, Tunbridge Wells	TN2 5PA	Tunbridge Wells	6.88		N	-	N	Unsuitable
477/1630	Land to the south of Tangier Lane, Frant	TN3 9HD	Frant	0.43		N	-	N	Unsuitable
478/1630	Land to the north of Tangier Lane, Frant	TN3 9HD	Frant	2.53		N	-	N	Unsuitable
479/1630	Land to the west of Brickhouse Farm, Tangier Lane, Frant	TN3 9BP	Frant	1.20		N	-	N	Unsuitable
480/1630	Land to the south of Brickhouse Farm, Tangier Lane, Frant	TN3 9HF	Frant	3.84		N	-	N	Unsuitable
504/1610	Land off Broadwater Down. Tunbridge Wells	TN2 5PD	Tunbridge Wells	1.86		N	-	N	Unsuitable
528/1610	Land between Forest Road and Benhall Mill Road, Tunbridge Wells	TN2 5JH	Tunbridge Wells	1.11		N	-	N	Unsuitable
586/2030	Land north of Wadhurst Road, Sleeches Cross, Frant	TN3 9EH	Frant	4.90		N	-	N	Unsuitable
599/2030	Land to the north and east of Frant Primary School, Frant Road, Frant	TN3 9DU	Frant	3.86		N	-	N	Unsuitable
630/1630	Land north and east of Home Farm Cottages, Little Bayham	TN3 8BD	Bells Yew Green	0.75		N	-	N	Unsuitable
631/1630	Land west of Home Farm Cottages, Furnace Lane, Little Bayham	TN3 8BD	Little Bayham	0.95		N	-	N	Unsuitable
663/1610	Land north of Broadwater Forest Lane, Tunbridge Wells	TN3 9JP	Tunbridge Wells	6.60		N	-	N	Unsuitable
663/1610	Land north of Broadwater Forest Lane, Tunbridge Wells	TN3 9JP	Tunbridge Wells	6.60		N	-	N	Unsuitable
733/2030	Land north of Bells Yew Green Road, Frant	TN3 9JP	Frant	0.77		N	-	N	Unsuitable
738/2030	Land at Hunthill House, Mayfield Road, Frant	TN3 9HS	Frant	0.31		N	-	N	Unsuitable
818/1610	**Land at Whinlatter, St Mark's Road, Tunbridge Wells**	**TN2 5LU**	**Tunbridge Wells**	**1.29**	**7 dwgs (PP WD/2023/2490/O for 3 dwgs)**	Y	Y	-	**Permission**
937/1750	Court Lodge Farm, B2169, Bells Yew Green	TN3 9BN	Bells Yew Green	30.30		N	N	N	Unsuitable
1076/1750	Land associated with Manor Farm Stud. Bells Yew Green Road, Bells Yew Green	TN3 9BH	Bells Yew Green	30.60		N	-	N	Unsuitable
1078/1610	Quarry Farm, Bayham Road, Tunbridge Wells	TN2 5HU	Tunbridge Wells	1.10		N	-	N	Unsuitable
1142/1750	Land forming part of Nobles Gate Farm, Ivy Lane, Bells Yew Green	TN3 9AT	Bells Yew Green	2.14		N	-	N	Unsuitable
1149/1610	Land at Windmill Farm, Benhall Mill Road, Tunbridge Wells	TN2 5JW	Tunbridge Wells	5.52		N	-	N	Unsuitable
1162/1610	Brook Farm, Bayham Road, Tunbridge Wells	TN3 9BP	Tunbridge Wells	38.52		N	-	N	Unsuitable
1190/1610	Land at Benhall Forge, Benhall Mill Road, Tunbridge Wells	TN3 9AE	Tunbridge Wells	4.31		N	-	N	Unsuitable
1242/1960	Land at Eridge Road, Eridge Park (NEW)	**TN3 9JU**	**Eridge**	**0.20**		-	-	N	Unsuitable

HADLOW DOWN SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
690/2050	Land rear of Hadlow Lodge, Wilderness Lane, Hadlow Down	TN224HT	Hadlow Down	1.17		N	-	N	Unsuitable
735/2050	Land adjacent to The Chestnuts, Wilderness Lane, Hadlow Down	TN224HT	Hadlow Down	0.88		N	-	N	Unsuitable
778/2050	Land at Waste Wood, Main Road, Hadlow Down	TN22 4JF	Hadlow Down	1.05		N	N	N	Unsuitable
1192/1980	Land south of Spring Lane, Five Ashes	TN20 6JL	Five Ashes	1.21		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

HAILSHAM SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
091/1310	**Wellfield,154 -156 Station Road, Hailsham**	**BN27 2SB**	**Hailsham**	**0.63**	**planning permission for 9 (net) dwellings under planning reference WD/2023/0699/O (no RM)**	-	-	-	**Permission**
134/1310	**Land north of Harebeating Lane, Land South of A271 at Magham Down (Site A)**	**BN271ER**	**Hailsham**	**9.87**	**80 Dwellings OPP -WD/2023/0290/MAO May 2025**	N	N	-	**Permission**
135/1310	**Land south of A271 and north of Harebeating Lane, Hailsham (Site B)**	**BN271ER**	**Hailsham**	**16.09**	**Western part of site OPP WD/2024/1833/MOA, alongside 328/1310, for up to 145 dwellings. RM due by 19 November 2026**	Y	Y	-	**Permission**
184/3110	Land adjoining the former Red Lion Public House, New Road, Magham Down	BN271PN	Magham Down	2.22		N	-	N	Unsuitable
210/1310	Bolney's Wood, east of A22, Hailsham	BN27 3NU	Hailsham	9.46	(also site 1115/1310)	N	-	N	Unsuitable
283/1310	Land off Sandbanks Close, Hailsham	BN27 3TJ	Hailsham	0.78		N	-	N	Unsuitable
328/1310	**150 and 152 Battle Road, Hailsham**	**BN271UD**	**Hailsham**	**0.32**	**Western part of site OPP WD/2024/1833/MOA, alongside 135/1310, for up to 145 dwellings. RM due by 19 November 2026**	Y	Y	-	**Permission**
391/3110	Land adjoining Onslow House, New Road, Magham Down	BN271PL	Magham Down	2.13		N	-	N	Unsuitable
497/1310	Land off Station Road/Rickney Lane, Hailsham	BN272RL	Hailsham	8.27		N	-	N	Unsuitable
696/1310	Land adjoining Summerhill Lane, Hailsham	BN266QY	Hailsham	17.80	northern part 241 dwellings under construction planning reference WD/2019/2692/MAO	Y	N	N	Unsuitable
697/1310	Land to the southwest of Summerhill Lane, Hailsham	BN266QY	Hailsham	7.45		N	-	N	Unsuitable
701/1310	Land at Coppards, Coldthorn Lane, Polegate	BN266QY	Hailsham	14.34		N	-	N	Unsuitable
752/1310	Land east of Cuckoo Trail, Ersham Road, Hailsham	BN27 2RG	Hailsham	0.78		N	-	N	Unsuitable
788/3110	Land to the west of Old Road and north of the A271, Magham Down	BN271PN	Magham Down	1.68		N	N	N	Unsuitable
808/1310	**Coldthorn Barn, Coldthorn Lane, Hailsham**	**BN27 3PJ**	**Hailsham**	**5.69**	**31 dwellings WD/2025/0653/MRM pending**	-		-	**Permission**
882/1310	Land on north west side of Coldthorn Lane, Hailsham	BN266QY	Hailsham	2.50		N	N	N	Unsuitable
890/1310	Land at Coldthorn Cottage, Coldthorn Lane, Hailsham	BN27 3PJ	Hailsham	0.53		N	-	N	Unsuitable
891/1310	Land at Stockhall Farm, Summerhill Lane, Hailsham	BN266QY	Hailsham	0.74		N	N	N	Unsuitable
909/1310	Land at Longleys Farm, Harebeating Lane, Hailsham	BN271ER	Hailsham	7.90		N	-	N	Unsuitable
916/1310	Land at Freshfields Farm, Ersham Road, Hailsham	BN272RG	Hailsham	1.63		N	-	N	Unsuitable
931/1310	Land at Little Mullbrooks Farm, Summerhill Lane, Hailsham	BN266QY	Hailsham	2.74		N	-	N	Unsuitable
963/1310	**Poplar Cottage Farm (East), Amberston, Hailsham**	**BN271PQ**	**Hailsham**	**1.69**	**45 dwellings (WD/2020/1690/MAO and WD/2022/2388/MRM)**	-	-	-	**Permission**
1038/1310	Maurice Thornton Playing Fields, Marshfoot Lane, Hailsham	BN27 2JZ	Hailsham	4.54		N	-	N	Unsuitable
1040/3110	Land at Manor House Cottage, Old Road, Magham Down	BN271PS	Magham Down	0.66		N	-	N	Unsuitable
1046/3110	Magham Down Farm (Site1), New Road, Magham Down	BN271PR	Magham Down	2.35		N	-	N	Unsuitable
1047/3110	Magham Down Farm (Site 2), New Road, Magham Down	BN271PR	Magham Down	3.89		N	-	N	Unsuitable
1117/1310	Land off A271, Hailsham	BN271PJ	Hailsham	1.44		N	N	N	Unsuitable
1178/1310	Land at Holme Farm, Sayerland Lane, Polegate	BN266QX	Hailsham	8.09		N	-	N	Unsuitable
1184/1310	Peel House Farm Caravan Park, Sayerland Lane, Hailsham	BN266QX	Hailsham	1.65		N	-	N	Unsuitable
1245/1310	Land adjacent Woodside Depot **(NEW)**	Hailsham	Hailsham	0.71		N	-	N	Unsuitable
1252/1310	Mulbrooks Farm, Ersham Road, Hailsham **(NEW)**	BN27 2RH	Hailsham	0.60		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

HARTFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	Suitability
223/2080	Stairs Farm, High Street, Hartfield	TN7 4AB	Hartfield	3.06		N	-	N	Unsuitable
762/2080	Land adjoining Hartfield Surgery, Old Crown Farm, Edenbridge Road, Hartfield	TN3 9QP	Hartfield	1.06		N	N	N	Unsuitable
776/2080	Land adjacent to Jib Jacks Hill, Hartfield	TN7 4HB	Hartfield	2.39		N	-	N	Unsuitable
969/2080	Land adjoining Little Tye, Cat Street, Hartfield	TN7 4DY	Hartfield	0.53		N	-	N	Unsuitable
1049/1630	Land east of Shepherds gate, Colemans Hatch	TN7 4HF	Coleman's Hatch	1.73		N	-	N	Unsuitable
1088/2080	Perryhill Nursery, Edenbridge Road, Hartfield	TN7 4JP	Hartfield	2.56		N	-	N	Unsuitable
1089/2080	Land to the north of Perryhill Nurseries, Edenbridge Road	TN7 4JL	Hartfield	2.81		N	-	N	Unsuitable
1106/2080	Land at Castle Farm, Withyham Road, Hartfield	TN7 4JD	Hartfield	1.07		N	-	N	Unsuitable

HEATHFIELD & WALDRON SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
230/1210	Land south of Sandy Cross Lane, Monkhurst Farm, Heathfield	TN218QR	Heathfield	12.00		N	-	N	Unsuitable
235/1920	Bell Reed Farm, Dads Hill, Cross In Hand	TN210SY	Cross in Hand	5.23		N	-	N	Unsuitable
258/1210	Land on north side of Burwash Road, Heathfield	TN228QA	Heathfield	3 .48		N	-	N	Unsuitable
259/1210	Land west of Marklye Lane, Heathfield	TN218NS	Heathfield	4.71		N	-	N	Unsuitable
307/1210	Land at Tilsmore Nurseries,off Nursery Way, Heathfield	TN21 0UW	Heathfield	1.45		N	N	N	Unsuitable
418/3190	The Glen (Site 1), School Hill, Old Heathfield	TN219AB	Old Heathfield	1.46		N	-	N	Unsuitable
419/3190	The Glen (Site 2), School Hill, Old Heathfield	TN219AB	Old Heathfield	2.75		N	-	N	Unsuitable
545/1920	Land adjacent Forge Cottage, Mayfield Road, Cross In Hand	TN21 OUE	Cross In Hand	1.10		N	Y	N	Unsuitable
546/1920	Land at Sindens Nursery (east), A267, Cross In Hand	TN21 OSH	Cross In Hand	0.39		N	-	N	Unsuitable
557/1210	Yulden Field,Barretts Park Farm, Heathfield	TN218QS	Heathfield	1.87		N	-	N	Unsuitable
560/1210	Land at Tintern, Little London Road, Heathfield	TN21 OLU	Heathfield	0.40		N	N	N	Unsuitable
561/1210	Morrensfield, Little London Road, Heathfield	TN21 OLU	Heathfield	0.39		N	N	N	Unsuitable
562/1210	Pine Ridge Cottage Little London Road, Heathfield	TN21 OLT	Heathfield	1.59		N	N	N	Unsuitable
564/1210	Old Common, Little London Road, Heathfield	TN21 OLT	Heathfield	0.66		N	N	N	Unsuitable
565/1210	Lion’s Lodge, Little London Road, Heathfield	TN21 OLU	Heathfield	0.38		N	N	N	Unsuitable
566/1210	Crossways House, New Pond Hill, Heathfield	TN21 OL X	Heathfield	0.44		N	N	N	Unsuitable
569/1210	Land at Leonards Field,Sandy Cross Lane, Heathfield	TN218BT	Heathfield	0.57		N	-	N	Unsuitable
570/1920	Land at Sindens Nursery (west), A267, Cross In Hand	TN21 0SH	Cross in Hand	0.36		N	-	N	Unsuitable
596/1920	Land at Mayfield Flat, Cross In Hand	TN21 0TJ	Cross in Hand	0.98		N	-	N	Unsuitable
605/1920	Land at Fairfield Lodge, A267,Cross In Hand	TN210SH	Cross in Hand	7.47		N	-	N	Unsuitable
639/1210	Land at Theobalds Green Farm,Theobalds Green, Heathfield	TN218BT	Heathfield	5.85		N	-	N	Unsuitable
726/1630	Land at Satinstown Farm, Burwash Road, Broad Oak	TN218RU	Broad Oak	3.52		N	-	N	Unsuitable
734/1210	Land at Monkhurst Farm,Sandy Cross Lane, Heathfield	TN218QR	Heathfield	17.90		N	-	N	Unsuitable
737/1920	Land north of Mayfield Flat, Cross In Hand	TN21 0TU	Cross in Hand	0.51		N	-	N	Unsuitable
779/3220	Land adjoining Owlsbury, Chapel Cross Lane, Chapel Cross	TN219BH	Punnetts Town	13 .04		N	-	N	Unsuitable
794/1210	Cross in Hand Stud, Little London Road, Heathfield	TN210BF	Heathfield	13.59		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

HELLINGLY SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
066/3000	Land to the north of Mill Lane, Hellingly	BN27 4HB	Hellingly	3.00		N	-	N	Unsuitable
068/3000	Land to the south of Mill Lane, Hellingly	BN27 4EY	Hellingly	1.90		N	-	N	Unsuitable
080/3100	Rothwebis Nursery and Cobwebs, A271, Lower Horsebridge	BN27 4DH	Lower Horsebridge	0.81		-	-	N	Unsuitable
202/3090	**Swallow Business Park Phase 2, north of A22, Lower Dicker**	**BN27 4BT**	**Lower Dicker**	**6.32**	**employment only PP granted WD/2015/0667/MAJ, WD/2019/0873/MAO, WD/2021/0183/MRM and WD/2023/1171/MRM**	-	-	-	**Permission**
243/1310	Land east of Park Road and south of New Road, Hailsham	BN271UX	Hailsham	1.05		N	N	N	Unsuitable
301/3000	**Danecroft Nursery, Station Road, Hellingly**	**BN27 4EU**	**Hellingly**	**3.70**	**PP for 80 dwellings WD/2019/1136/MA and WD/2024/0078/MRM**	-	-	-	**Permission**
311/3090	Land at 1 Mill House, A22, Lower Dicker	BN27 4BU	Lower Dicker	0.93		N	-	N	Unsuitable
428/3100	**Land at North Street, Lower Horsebridge**	**BN27 4DR**	**Lower Horsebridge**	**2.74**	**under construction**	N	-	-	**Permission**
662/3090	Land at Shep Plastics.The Dicker, Lower Dicker	BN27 4AT	Lower Dicker	1.02	part of site PP for 8 dwellings WD/2019/0688/P01 remainder unsuitable	N	N	N	Unsuitable
666/3100	**Land to the east of North Street, Lower Horsebridge**	**BN27 4DH**	**Lower Horsebridge**	**7.08**	**PP for 130 dwellings WD/2019/1575/MAO & WD/2024/1733/PO**	-	-	-	**Permission**
699/3000	Land at Blackstock Farm, Grove Hill, Hellingly	BN27 4HF	Hellingly	14.64		N	-	N	Unsuitable
780/3100	Land east of A22 and south of A271, Lower Horsebridge	BN27 4DP	Lower Horsebridge	16.43		N	N	N	Unsuitable
784/3000	**Land at Park Road, Hellingly**	**BN271PB**	**Hellingly**	**1.29**	**OPP for 80 dwellings WD/2024/0078/MRM**	-	-	-	**Permission**
807/1310	Land adjacent to Starnash Farm, Coldharbour Lane, Hailsham	BN27 3PY	Hailsham	2.98		N	N	N	Unsuitable
852/3090	Old Mill Paddock, between Coldharbour Road and Mansers Lane, Lower Dicker	BN27 4BE	Lower Dicker	0.94		N	-	N	Unsuitable
853/3090	Land adjoining Spindles, Mansers Lane, Lower Dicker	BN27 4BE	Lower Dicker	0.84		N	-	N	Unsuitable
863/3090	Merriefields, Hackhurst Lane, Lower Dicker	BN27 4BP	Lower Dicker	1.78		N	-	N	Unsuitable
904/3000	Wellshurst Golf and Country Club, North Street, Hellingly	BN27 4EE	Hellingly	66. 39		N	-	N	Unsuitable
919/3000	**Land at Park Farm, New Road, Hellingly**	**BN274EW**	**Hellingly**	**56.63**	**360 dwellings under construction**	Y	Y	-	**Permission**
1074/3000	Stone House Farm.Vicarage Lane, Hellingly	BN27 4HB	Hellingly	0.32		N	-	N	Unsuitable
1075/3000	Land to the west of Church Lane,Hellingly	BN27 4HA	Hellingly	5.41		N	-	N	Unsuitable
1080/3000	Blackstock Farm, Grove Hill, Hellingly	BN27 4HF	Hellingly	9 .40		N	-	N	Unsuitable
1159/3090	Land behind Coldharbour Farm Cottages, Coldharbour Road, Lower Dicker	BN27 3PU	Lower Dicker	0.95		N	N	N	Unsuitable
1177/3100	Land at Lower Horsebridge, A271, Lower Horsebridge	BN27 4DJ	Lower Horsebridge	2.34		N	-	N	Unsuitable
1221/3000	Land at Shawpits Farm, Hellingly (NEW)	BN27 4HD	Hellingly	16.42		-	-	N	Unsuitable
1240/3090	Land North of Swallow Business Park, Diamond Drive, Lower Dicker **(NEW)**					-	-		Unsuitable

HERSTMONCEUX SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
274/3390	Brick Farm.Gardner Street, Windmill Hill	BN27 4RS	Windmill Hill	0.29		N	-	N	Unsuitable
624/2090	Land at Upperhouse Farm, New Road, Herstmonceux	BN271PX	Herstmonceux	0.82		N	-	N	Unsuitable
658/1630	Land north of Hammer Lane, Cowbeech	BN27 4JL	Cowbeech	1.73		N	-	N	Unsuitable
684/3390	Land adjacent to the Sewerage Works, Victoria Road, Windmill Hill	BN27 4SZ	Windmill Hill	0.84		N	-	N	Unsuitable
858/2090	New Barn Farm, Stunts Green, Herstmonceux	BN27 4PL	Herstmonceux	2.50		N	-	N	Unsuitable
879/2090	Land at Stunts Green.south of West End Road, Herstmonceux	BN27 4PL	Herstmonceux	0.34		N	-	N	Unsuitable
1086/2090	Land north of A271 at Cooper's Croft and Sally Shaw Field, Herstmonceux	BN271QL	Herstmonceux	16.87		N	N	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

HORAM						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
024/3030	The Old Nursery, North Street, Horam	TN21 0LG	Horam	2.29		N	-	N	Unsuitable
075/3030	Land adjacent to Marie Green Cottages,Horebeech Lane, Horam	TN219EB	Horam	1.09		N	-	N	Unsuitable
196/3320	Foords Farm, Foords Lane, Vines Cross	TN219EX	Vines Cross	0.67		N	-	N	Unsuitable
239/3320	Land adjacent to The Brewers Arms, Netllesworth Lane, Vines Cross	TN219EN	Vines Cross	1.38		N	-	N	Unsuitable
244/3150	Land adjacent to Funnell's Farm, Maynards Green Road, Maynards Green	TN21 0DG	Maynards Green	0.36		N	N	N	Unsuitable
351/3150	Land at South Lodge, B2203, Maynards Green	TN210BU	Maynards Green	0.49		N		N	Unsuitable
449/3030	**Land south side of Horebeech Lane, Horam**	**TN219DZ**	**Horam**	**2.54**	**PP for 38 dwellings WD/2021/2356/MAO and WD/2023/1585/MRM**	-	-	-	**Permission**
555/3030	Woods Place.West Street Lane, Horam	TN21 ODA	Horam	1.47		N	-	N	Unsuitable
627/3030	Land at Furnace Lane, Horam	TN21 0BJ	Horam	0.52		N	-	N	Unsuitable
661/3030	Land at Linda House, Little London Road, Horam	TN21 0BL	Horam	3 .77		N	N	N	Unsuitable
670/3030	Land at Diamonds Field,Vine Cross Road, Horam	TN210GH	Horam	0.98		N	-	N	Unsuitable
686/3030	Land at Spiers Farm, Little London Road, Horam	TN210BN	Horam	4.08		N	-	N	Unsuitable
758/3030	Land at Sharps Corner, Little London Road, Horam	TN21 0BL	Horam	4.39		N	-	N	Unsuitable
763/3150	Land north of West Street Lane, Maynards Green	TN210DB	Maynards Green	0.59		N	-	N	Unsuitable
830/3030	**Land at Cauldavon, Horebeech Lane, Horam**	**TN219EA**	**Horam**	**2.27**	**46 dwellings WD/2022/1694/MAO**	-	Y	-	**Permission**
832/3030	Land at Paines Farm,Vines Cross Road, Horam	TN210HE	Horam	5.23		N		N	Unsuitable
889/3030	**Land adjacent to Laundry Lane and Cauldavon, Horebeech Lane, Horam**	**TN219EA**	**Horam**	**0.46**	**PP for 46 dwellings WD/2022/1694/MAO**	-	N	-	**Permission**
911/3030	**Horeham Flat Farm, Chiddingly Road, Horam**	**TN21 0JL**	**Horam**	**1.46**	**PP for 36 dwellings WD/2018/2526/MAO and live PA for 41 dwellings WD/2022/1899/MAJ**	-	-	-	**Permission**
925/3030	Land at Dewbrook Farm, Vines Cross Road, Horam	TN210HE	Horam	1.71		N	-	N	Unsuitable
933/3150	Land at Oast Lodge, Maynards Green Road, Maynards Green	TN210DE	Maynards Green	0.72		N	-	N	Unsuitable
1054/3030	Oakhurst House/Studio, A267, Horam	TN21 0LJ	Horam	1.42		N	N	N	Unsuitable
1057/3030	**Phrase 2, Horeham Flat Farm, Chiddingly Road, Horam**	**TN21 0JL**	**Horam**	**0.37**	**PP for 41 dwellings WD/2022/1899/MAJ**	-	Y	-	**Permission**
1058/3030	Thorpe Gardens, Little London Road, Horam	TN210BG	Horam	3.24		N	-	N	Unsuitable
1059/3030	Land adjacent Burlow Cottage, A267, Horam	TN21 0LG	Horam	4.17		N	N	N	Unsuitable
1060/3030	Land at Laundry Lane, Horam	TN219EE	Horam	22.27		N	-	N	Unsuitable
1063/3030	Marie Green Farm, Horebeech Lane, Horam	TN219HN	Horam	11.02		N	-	N	Unsuitable
1064/3030	**Two Oaks, Chiddingly Road, Horam**	**TN21 0JJ**	**Horam**	**1.57**	**PP for 24 dwellings WD/2020/0950/MAO**	-	-	-	**Permission**
1120/3030	Highlands Farm, A267, Horam	TN21 0LG	Horam	15.31		N	-	N	Unsuitable
1171/3030	Land east of Horam Road, Horam	TN21 0LH	Horam	0.54		N	N	N	Unsuitable
1172/3030	Land at Chestnuts Farm, Horebeech Lane, Horam	TN21 0HN	Horam	20.79		N	N	N	Unsuitable
1173/3030	Land at Burlow, A267, Horam	TN21 0LF	Horam	9 .67		N	N	N	Unsuitable
1193/3030	**Land east of Chiddingly Road, Horam**	**TN21 0FB**	**Horam**	**1.03**	**PP for 18 dwellings WD/2020/2667/MAO and WD/2024/2818/MRM**	-	-	-	**Permission**
1203/3030	Land south of Horam, A267	TN21 0LG	Horam	11.30		N	N	N	Unsuitable
1248/3030	Windrush,Marle Green, Horam	TN219HP	Horam			-	-	N	Unsuitable
1249/3030	Land lying to the South of Horebeech Lane, Horam	TN219HP	Horam	0.40		-	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

ISFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
104/3040	Honey Pot Nursery, Lewes Road, Isfield	TN22 5UB	Isfield	0.88		N	-	N	Unsuitable
185/3040	Land at the Halfway House, A26, Isfield	TN22 5UG	Isfield	1.18		N	-	N	Unsuitable
314/3040	Land north of Boathouse Farm, Station Road, Isfield	TN22 5TY	Isfield	0.49		N	-	N	Unsuitable
355/3040	Boathouse Farm, Station Road, Isfield	TN22 5TY	Isfield	15.45		N	-	N	Unsuitable
404/3040	Field adjoining 1 Old Mill Cottage, Station Road, Isfield	TN22 5XJ	Isfield	1.37		N	-	N	Unsuitable
406/3040	Land to the rear of Netherbury, Station Road, Isfield	TN22 5XA	Isfield	0.60		N	-	N	Unsuitable
407/3040	Land rear of Homelea, Station Road, Isfield	TN225XA	Isfield	0.58		N	-	N	Unsuitable
408/3040	Land rear of Robins Post, Station Road, Isfield	TN22 5XA	Isfield	0.72		N	-	N	Unsuitable
414/3040	Court Mead, Station Road, Isfield	TN225XS	Isfield	0.72		N	-	N	Unsuitable
422/3040	Recreation, White Bridge Lane, Isfield	TN22 5XG	Isfield	3 .41		N	-	N	Unsuitable
423/3040	Hop Field, Station Road, Isfield	TN22 5XR	Isfield	0.79		N	-	N	Unsuitable
424/3040	The Pit,Buckham Hill, Isfield	TN22 5XR	Isfield	1.04		N	-	N	Unsuitable
425/3040	Upper Limes, Buckham Hill, Isfield	TN22 5XB	Isfield	1.82		N	-	N	Unsuitable
426/3040	Rocks Cottages, Station Road, Isfield	TN225XP	Isfield	0.64		N	N	N	Unsuitable
503/3040	Land adjacent to The Mill House, Buckham Hill, Isfield	TN22 5XR	Isfield	3 .06		N	-	N	Unsuitable
648/3040	Land at Oaks Farm, Horstead Lane, Isfield	TN22 5TX	Isfield	0.57		N	N	N	Unsuitable
1105/3040	Brook Lodge Farm, Rose Hill, Isfield	TN22 5UH	Isfield	4.33		N	-	N	Unsuitable
1118/3040	September Farm, Rose Hill, Isfield	TN22 5UH	Isfield	12.23		N	-	N	Unsuitable
1119/3040	Brook Lodge, Rose Hill, Isfield	TN22 5UH	Isfield	10.30		N	-	N	Unsuitable
1123/3040	Rowebuck Stud, Station Road, Isfield	TN22 5XG	Isfield	11.46		N	-	N	Unsuitable
1133/3040	Land at Boathouse Farm, Station Road, Isfield	TN22 5UL	Isfield	1.95		N	-	N	Unsuitable
1138/3040	Top Barn, Station Road, Isfield	TN22 5EY	Isfield	0.57		N	-	N	Unsuitable
1140/3040	Land at Boathouse Farm, Station Road, Isfield	TN22 5XA	Isfield	1.00		N	N	N	Unsuitable
1205/1410	Land at Beeches Place Farm, Beeches Farm Road, Uckfield					N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

LAUGHTON SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
442/3060	Land to the south of Laughton Lodge Hospital Site, Common Lane, Laughton	BN8 6BY	Laughton	2.26		N	-	N	Unsuitable
498/3060	Land to the east of Common Lane, Laughton	BN8 6BY	Laughton	5. 38		N	-	N	Unsuitable
636/3060	Land at Duke House, Laughton Lodge, Lewes Road, Laughton	BN86BJ	Laughton	0.71		N	-	N	Unsuitable
810/3060	Chelwood, Pound Lane, Laughton	BN86BE	Laughton	0.45		N	-	N	Unsuitable
840/3060	Stream Farm, Mill Lane, Laughton	BN86AJ	Laughton	28.36		N	-	N	Unsuitable
1093/3060	**Land at The Weald, Church Lane, Laughton**	**BN86AH**	**Laughton**	**0.49**	**Full PP for 4 dwellings WD/2022/3146/F**	-	-	-	**Permission**
1095/3060	Land to the north of The Roebuck Inn. Lewes Road, Laughton	BN86BG	Laughton	1.04		N	-	N	Unsuitable
1189/1630	Land adjacent Shortgate Industrial Estate, The Broyle, Shortgate	BN86PH	Shortgate	1.05		N	-	N	Unsuitable
1225/3060	Briars, Church Lane, Laughton (NEW)	NULL	Laughton	1.20		-	-	N	Unsuitable

LITTLE HORSTED SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
032/3070	Land north of East Sussex National Golf Course,A22,Little Horsted	TN22 5ES	Little Horsted	14.52		N	-	N	Unsuitable
033/3070	Horsted Place,A26,Little Horsted	TN22 5TS	Little Horsted	1.93		N	-	N	Unsuitable
034/3070	Land south east of A26/ A22 roundabout,Little Horsted	TN22 5TR	Little Horsted	1.09		N	-	N	Unsuitable

MARESFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
022/1935	Land adjacent to Pippins. north of Duddleswell House, Duddleswell	TN22 3JL	Duddleswell	0.79		N		N	Unsuitable
403/3120	Land north of Rolling Mill, Maresfield	TN22 2EE	Maresfield	1.70		N	N	N	Unsuitable
550/3120	Land at Millwood, Millwood Lane, Maresfield	TN223AS	Maresfield	0.81		N	-	N	Unsuitable
607/3180	Land at Nutley Arms, London Road, Nutley	TN22 3LJ	Nutley	1.4 2		N	-	N	Unsuitable
638/3180	Land at Bunters Field,Bell Lane, Nutley	TN223PD	Nutley	4.63		N	-	N	Unsuitable
650/3180	Land adjacent to Nether Lane, Nutley	TN22 3LB	Nutley	2.98		N	-	N	Unsuitable
656/3120	**Land at Flitterbanks Barn, A22, Maresfield**	**TN22 3ER**	**Maresfield**	**1.71**	**4 dwellings**	-	-	-	**Permission**
713/3120	Land north of Batts Bridge Road, Maresfield	TN22 2HX	Maresfield	7.15		N	-	N	Unsuitable
811/3180	Land at Nutlin Nursery, Crowborough Road, Nutley	TN223HU	Nutley	2.38		N	-	N	Unsuitable
958/3120	Land at Nursery Lane, Maresfield	TN223BA	Maresfield	2.52		N	-	N	Unsuitable
1001/3120	Land opposite Dama Farm Nursery, Burrells Lane, Maresfield	TN223DW	Maresfield	0.28		N	-	N	Unsuitable
1009/1840	Old Barnsgate Cottage,Uckfield Road, Heron's Ghyll	TN224DB	Heron's Ghyll	0.94		N	-	N	Unsuitable
1111/3120	Land at Mill House Farm, Maresfield Bypass, Maresfield	TN22 5EP	Maresfield	2.55		N	N	N	Unsuitable
1127/3120	Land at Doma, Burrells Lane, Maresfield	TN223DW	Maresfield	2.92		N	-	N	Unsuitable
1176/1990	Land at Cob Down Farm, Cobdown Lane, Five Ash Down	TN223AR	Five Ash Down	28.01		N	-	N	Unsuitable
1210/3120	Land at Marshalls, The Drive	TN22 2NA	Maresfield	2.20		N	-	N	Unsuitable
1219/1630	Highfields, Lampool Road, Fairwarp (NEW)	TN223DT	Fairwarp	5.56		-	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

MAYFIELD & FIVE ASHES SITES						2023	2024	Internal	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**	**Proposal**	**SHELAA**	**SA 18(1)**	**Site Review**	**Suitability**
133/3140	Land at Wellbrook Hill, A267, Mayfield	TN206ED	Mayfield	1.63		N	-	N	Unsuitable
606/3140	Land at Erleigh, West Street, Mayfield	TN206DR	Mayfield	2.57		N	N	N	Unsuitable
783/3140	**Criss Cross,Wellbrook, Mayfield**	**TN206EA**	**Mayfield**	**0.55**	**Full PP granted for 5 dwellings WD/2022/3248/F**	N	-	-	**Permission**
812/3140	Land west of Scotsford Hill, Mayfield	TN206TY	Mayfield	2.86		N	-	N	Unsuitable
819/3140	Land south of East Street, Mayfield	TN206TY	Mayfield	0.93		N	-	N	Unsuitable
826/3140	Land at North Yard Industrial Estate, Pennybridge Lane, Mayfield	TN206QB	Mayfield	0.59		N	-	N	Unsuitable
827/3140	Land at Roselands Close, Roselands Avenue, Mayfield	TN206EB	Mayfield	1.92		N	-	N	Unsuitable
894/3140	Railway Paddock, Tunbridge Wells Road, Mayfield	TN206NU	Mayfield	0.70		N	-	N	Unsuitable
898/1980	Land adjoining Oak Hill, A267, Five Ashes	TN206HL	Five Ashes	0.87		N	-	N	Unsuitable
915/3140	Land rear of Wheelwrights, Fletching Street, Mayfield	TN206TL	Mayfield	5.90		N	-	N	Unsuitable
932/3140	Land at Field End, Argos Hill, Mayfield	TN206NR	Mayfield	1.77		N	-	N	Unsuitable
951/3140	Land south of Rothermead Road, Mayfield	TN206EG	Mayfield	0.36		N	-	N	Unsuitable
965/1310	Land at and adjoining Mayfield Cricket Club, Wellbrook Ground, Mayfield	TN206EA	Mayfield	3.60		N	-	N	Unsuitable
1121/1980	Ashlea, Mayfield Road, Five Ashes	TN20 6JE	Five Ashes	0.54		N	-	N	Unsuitable
1124/1980	Yew Tree Cottage, Mayfield Road, Five Ashes	TN20 6JE	Five Ashes	0.72		N	-	N	Unsuitable
1125/1980	Land at Kings Marsh House, Mayfield Road, Five Ashes	TN206LD	Five Ashes	2.44		N	-	N	Unsuitable
1130/1980	Land east of Mayfield Road, Five Ashes	TN206JG	Five Ashes	0.74		N	-	N	Unsuitable
1181/1980	Land west of Horleigh Green Road, Five Ashes	TN206NJ	Five Ashes	0.81		N	-	N	Unsuitable
1191/1920	Land east of Meres Lane, Cross in Hand	TN210TY	Cross in Hand	0.32		N	-	N	Unsuitable
1194/3140	Land west of Brummels, Bassetts Lane, Mayfield	TN206EU	Mayfield	0.71		N	-	N	Unsuitable
1206/1630	Land at Gables Farmhouse, Tunbridge Wells Road	TN6 3QL	Argos Hill	1.20		N	-	N	Unsuitable

NINFIELD SITES						2023	2024	Internal	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**	**Proposal**	**SHELAA**	**SA 18(1)**	**Site Review**	**Suitability**
073/3170	Land at Church Barn Farm, High Street, Ninfield	TN339JW	Ninfield	2.08		N	-	N	Unsuitable
165/3170	Land to the rear of the Ninfield Road (access past Sunnyside Cottage), Ninfield	TN39 5JJ	Ninfield	26.71		N	-	N	Unsuitable
372/3170	Land at Ingrams Farm, Bexhill Road, Ninfield	TN33 9EE	Ninfield	6.25		Y	N	N	Unsuitable
474/3170	Land adjoining Downs View, Ninfield	TN33 9LF	Ninfield	2.61		N	-	N	Unsuitable
552/3170	**Crouch Field, Bexhill Road, Ninfield**	**TN33 9EE**	**Ninfield**	**8 .62**	**65 dwellings WD/2021/2454/MAO**	-	-	-	**Permission**
601/3170	Land south west of Yew Tree Cottage, Moons Hill, Ninfield	TN33 9LH	Ninfield	0.72		N	-	N	Unsuitable
739/3170	Land east of Moor Hall Drive, Ninfield	TN33 9JT	Ninfield	4.47		N	-	N	Unsuitable
983/1630	Land at The Croft, Ninfield Road, Lundsford's Cross	TN39 5JP	Lundsford's Cross	3 .78		N	-	N	Unsuitable
984/1630	Land adjacent to Mountfield Lodge, Hooe Road, Russell's Green	TN33 9EH	Russell's Green	0.36		N	-	N	Unsuitable
986/3170	Land south of High Street, Ninfield	TN33 9JR	Ninfield	8 .62		N	-	N	Unsuitable
987/3170	Land at Russell Cottage, Lower Street, Ninfield	TN33 9ED	Ninfield	1.87		N	-	N	Unsuitable
1160/3170	Land south of Marlpits Lane, Ninfield	TN33 9LE	Ninfield	3.56		N	-	N	Unsuitable
1244/3170	Land to the North of B2204, The Green, Ninfield (NEW)	TN33 9JE	Ninfield	4.76		-	-	N	Unsuitable
1250/3170	Lower Barn, Standard Hill, Ninfield, East Sussex (NEW)					-	-	N	Unsuitable
1251/3170	Tarmac Ninfield Block Plant, A269, Standard Hill, Ninfield Battle **(NEW)**	TN33 9NJ	Ninfield	6.25		-	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

PEVENSEY SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
106/3200	Land at Wallsend Road, Pevensey	BN245NX	Pevensey	0.93		N	-	N	Unsuitable
183/3210	Land north of Coast Road, Pevensey Bay	BN246RB	Pevensey Bay	13. 74		N	-	N	Unsuitable
747/3210	Land at Castle View Caravan Site, Eastbourne Road, Pevensey Bay	BN246DT	Pevensey Bay	4.97		N	-	N	Unsuitable
936/3200	Land to the north of High Street, Pevensey	BN245JU	Pevensey	0.38		N	-	N	Unsuitable
1146/3210	Land north of Eastbourne Road, Pevensey Bay	BN246BL	Pevensey Bay	9 .40		-	-	N	Unsuitable

POLEGATE SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
048/1510	**Paddock to front of Ditton Park Industrial Estate, Dittons Road, Polegate**	**BN26 6HX**	**Polegate**	**0.64**	**PP for 24 dwellings WD/2020/0379/MAO**	**Y**	**Y**	-	**Permission**
193/1510	**Land bounded by A27 and Levett Road, Polegate**	**BN26 6NB**	**Polegate**	**8 .61**	**PP for 180 dwellings WD/2021/1637/MAO and WD/2024/2552/MFA**	-	-	-	**Permission**
241/1510	**Land at Shepham Lane, Polegate**	**BN26 6NB**	**Polegate**	**15.56**	**PP for 240 dwellings WD/2023/0066/MAO**	-	**Y**	-	**Permission**
257/1510	Land adjacent to Cophall Farm, Eastbourne Road, Polegate	BN26 6QL	Polegate	7.88		N	N	N	Unsuitable
271/1510	Land south of Aberdale Road, Polegate	BN26 6JH	Polegate	3 .76		N	-	N	Unsuitable
463/1510	Land at Station Road, Polegate	BN26 688	Polegate	0.39		N	-	N	Unsuitable
711/1510	Land at Bramley Farm, Bay Tree Lane, Polegate	BN26 6QN	Polegate	9.09		N	N	N	Unsuitable
719/1510	Land at Little Bramley Farm, Bay Tree Lane, Polegate	BN26 6QN	Polegate	1.98		N	N	N	Unsuitable
833/1310	Land south of Summerhill Lane, Hailsham	BN26 6QY	Hailsham	3 .61		N	-	N	Unsuitable
871/1510	Land south east of Sayerland Lane, Polegate	BN26 6QS	Polegate	2.82		N	N	N	Unsuitable
872/1510	Bay Tree House and Garden, Bay Tree Lane, Polegate	BN26 6QN	Polegate	0.70		N	-	N	Unsuitable
939/1510	Land at rear of Nightingale Villas, Hailsham Road, Polegate	BN26 6RE	Polegate	2.91		N	N	N	Unsuitable
1065/1510	Land north of Lewes Road, Polegate	BN26 5HY	Polegate	8 .73	Part of site 1069/1510	N	N	N	Unsuitable
1066/1510	Og's Wood,Hailsham Road, Polegate	BN26 6RF	Polegate	11.77		N	-	N	Unsuitable
1071/1510	Priory Court Farm, Sayerland Lane, Polegate	BN26 6QX	Polegate	32.60		N	-	N	Unsuitable
1072/1510	Land north east of Mornings Mill Farm, Lynholm Road, Polegate	BN26 6NH	Polegate	15.37		N	-	N	Unsuitable
1073/1510	Land at Milton Gate Farm, Milton Gate, Polegate	BN26 5RS	Polegate	17.66		N	-	N	Unsuitable
1169/1510	Land at Honey Farm, A27, Polegate	BN26 6DQ	Polegate	1.54		N	-	N	Unsuitable
1209/1510	Land at Nightingale Place, Hailsham Road	BN26 6RD	Polegate	1.20		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

ROTHERFIELD SITES						2023	2024	Internal	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**	**Proposal**	**SHELAA**	**SA 18(1)**	**Site Review**	**Suitability**
005/1110	Land at Amber Nurseries, Treblers Road, Jarvis Brook, Crowborough	TN6 3RL	Crowborough	0.39		N	-	N	Unsuitable
035/3290	Land adjacent to Bellsmead, Station Road, Town Row	TN6 3HR	Town Row	1.24		N	-	N	Unsuitable
077/1630	Laurel Tree Farm, Boars Head	TN6 3HD	Boars Head	28.57		N	-	N	Unsuitable
238/1630	Briar House Farm, Dewlands Hill, Rotherfield	TN6 3RU	Rotherfield	2.14		N	-	N	Unsuitable
309/1630	Land to east of Laurel Tree Farm, Eridge Road, Boars Head	TN6 3HD	Boars Head	1.46		N	-	N	Unsuitable
452/3290	South west field, Douglas Road, Town Row	TN6 3QT	Town Row	0.48		N	-	N	Unsuitable
456/3250	Land at South Street, Mayfield Road, Rotherfield	TN6 3LU	Rotherfield	1.49		N	-	N	Unsuitable
481/1960	Hamsell Wood Farm and surrounding area, The Forstal, Eridge Green	TN3 9JY	Eridge	7.17		N	-	N	Unsuitable
482/1960	Land adjacant to Forge Cottage, The Forstal, Eridge Green	TN3 9LA	Eridge	2.50		N	-	N	Unsuitable
583/3250	Land north of Hornshurst Road, Station Road, Rotherfield	TN6 3ND	Rotherfield	2.87		N	-	N	Unsuitable
797/3250	Land at Station Road, Rotherfield	TN63HW	Rotherfield	0.64		N	-	N	Unsuitable
961/1960	Land off A26, (Lot C), Eridge	TN3 9JX	Eridge	0.87		N	-	N	Unsuitable
1016/1110	Danefield Farm, Boars Head, Crowborough	TN6 3HD	Crowborough	1.02		N	N	N	Unsuitable
1017/1110	The Millbrook Nursery, Treblers Road, Crowborough	TN6 3RP	Crowborough	1.43		N	N	N	Unsuitable
1018/1110	**Hideaway, Tubwell Lane, Crowborough**	**TN6 3RJ**	**Crowborough**	**0.73**	**8 dwellings OPA WD/2023/0099/O**	**Y**	**Y**	**?**	**Permission**
1019/1630	Buildings at Saxonbury Farm, Tunbridge Wells Road, Mark Cross	TN6 3PA	Mark Cross	0.30		N	-	N	Unsuitable
1109/3250	Land south of Ashley Road, Town Row	TN63PW	Town Row	1.11		N	-	N	Unsuitable
1139/3250	Land at Court Farm, Rotherfield Road, Rotherfield	TN6 3HH	Rotherfield	34.76		N	N	N	Unsuitable
1175/3250	Land at Lone Oak, Yewtree Lane, Rotherfield	TN6 3QP	Rotherfield	1.81		N	-	N	Unsuitable
1182/3250	Land at Oaklands Farm, High Cross, Rotherfield	TN6 3QB	Rotherfield	17.67		N	-	N	Unsuitable
1197/3250	Land north of Peeps Lane, Rotherfield	TN6 3JH	Rotherfield	1.65		N	-	N	Unsuitable
1254/3250	Land adjacent to St Peters Mead (NEW)					-	-	N	Unsuitable

SELMESTON SITES						2023	2024	Internal	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**	**Proposal**	**SHELAA**	**SA 18(1)**	**Site Review**	**Suitability**
182/1780	Land at Stonery Farm, Common Lane, Berwick Station	BN26 6SU	Berwick Station	32.59		N	-	N	Unsuitable
265/3270	Land at Selmeston, The Street, Selmeston	BN26 6TX	Selmeston	17.58		N	-	N	Unsuitable
541/3270	Land to south of Selmeston Church, The Street, Selmeston	BN26 6UD	Selmeston	1.61		N	-	N	Unsuitable
620/3270	Land to the north of The Old Vicarage, The Street, Selmeston	BN26 6TY	Selmeston	5. 33		N	-	N	Unsuitable

STONE CROSS SITES						2023	2024	Internal	Site
Ref. No.	**Address**	**Postcode**	**Settlement**	**Ha.**	**Proposal**	**SHELAA**	**SA 18(1)**	**Site Review**	**Suitability**
1025/3280	Land south of Hankham Road, Stone Cross	BN24 5AR	Stone Cross	5.75		N	-	N	Unsuitable
336/3280	Land south of Glynleigh Road, Stone Cross	BN24 5BJ	Hankham	2.29		N	-	N	Unsuitable
1006/3280	Warren Wood Holiday Park, Hailsham Road, Stone Cross	BN24 5BS	Stone Cross	1.67		N	-	N	Unsuitable
1126/3280	Land at Old Court Cottages, Cottage Lane, Stone Cross	BN24 5BZ	Hankham	0.32		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

UCKFIELD SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SA 2023	SA 18(1)	Site Review	Suitability
137/1410	Land at Downlands Farm,Snatts Road,Uckfield	TN22 2BB	Uckfield	80.95		N	-	N	Unsuitable
157/1410	**Charlwood Manor, Snatts Road, Uckfield**	**TN22 2AR**	**Uckfield**	**1.20**	**PP for 15 dwellings, WD/2023/1294/MAJ**	Y	Y	-	**Permission**
205/1410	**Land at Horstedpond Farm, Lewes Road, Uckfield**	**TN22 5TR**	**Uckfield**	**27.21**	**OPP for 340 dwellings, WD/2022/2216/MAO**	Y	Y	?	**Permission**
323/1410	**Land at Springfield, Lewes Road, Ridgewood, Uckfield**	**TN22 5SL**	**Uckfield**	**0.72**	**PP for 9 dwellings, WD/2023/2193/O**	Y	Y	-	**Permission**
346/1410	**Land west of Uckfield, Ridgewood, Uckfield**	**TN22 5SL**	**Uckfield**	**80.80**	**OPP for 100 dwellings, WD/2015/0209/MEA**	-	Y	-	**Permission**
468/1410	Land at Rocks Park Road,Uckfield	TN22 2AS	Uckfield	0.73		N	-	N	Unsuitable
1002/1410	Luxford Field Car Park, Belmont Road, Uckfield	TN221BW	Uckfield	0.88		N	N	N	Unsuitable

WADHURST SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
119/3330	Land north of Tapsells Lane, Wadhurst	TN5 6RT	Wadhurst	4.59		N	-	N	Unsuitable
450/3330	Crest Farm, Pell Lane, Wadhurst	TN56ED	Wadhurst	2.14		N	-	N	Unsuitable
486/3330	Land to the west of Herons Lea, Tapsells Lane, Wadhurst	TN5 6PL	Wadhurst	0.36		N	-	N	Unsuitable
585/3330	Land on corner of Blacksmith's Lane, Wadhurst	TN56DN	Wadhurst	0.68		N	-	N	Unsuitable
592/3330	Land at Foxhole Farm, Foxhole Lane, Wadhurst	TN56NB	Wadhurst	2.21		N	N	N	Unsuitable
613/3330	Land at Marling House, Station Road, Wadhurst	TN5 6RT	Wadhurst	1.53		N	-	N	Unsuitable
757/1910	Land at Cheviots, Newbury Lane, Cousley Wood	TN56HD	Causley Wood	2.05		N	-	N	Unsuitable
790/3330	Land at Beechlands, Best Beech Hill, Wadhurst	TN56JT	Wadhurst	0.74		N	-	N	Unsuitable
901/3330	Land on the south side of Causley Wood Road, Wadhurst	TN56EA	Wadhurst	1.73		N	N	N	Unsuitable
982/1630	Houndsell Stud, Wadhurst Road, Mark Cross	TN6 3PF	Mark Cross	1.24		N	-	N	Unsuitable
988/3330	Land adjacent to Brookfields, Old Station Road, Wadhurst	TN56QH	Wadhurst	0.40		N	N	N	Unsuitable
989/3330	Woodlands, Mayfield Lane, Wadhurst,	TN56JH	Wadhurst	1.27		N	N	N	Unsuitable
990/3330	Land to the west of Brinkers Lane, Wadhurst	TN56LS	Wadhurst	1.22		N	-	N	Unsuitable
991/3330	Land to the north of Wadhurst Primary School, Sparrows Green Road, Wadhurst	TN56SU	Wadhurst	1.93		N	-	N	Unsuitable
992/3330	Land to the north of Wadhurst High Street, Wadhurst	TN56AA	Wadhurst	12.72		N	-	N	Unsuitable
993/3330	Land to the west of High Street, Wadhurst	TN56LS	Wadhurst	4.74		N	-	N	Unsuitable
994/1910	Little Windmill Farm, Windmill Lane, Cousley Wood	TN56EY	Causley Wood	3 .50		N	-	N	Unsuitable
995/3330	Land at Balaclava Lane, Wadhurst	TN56EQ	Wadhurst	2.50		N	N	N	Unsuitable
1107/1910	Land north and south of Bewlbridge Lane, Cousley Wood	TN56HH	Coulsey Wood	2.90		N	-	N	Unsuitable
1147/3330	Land off Mayfield Lane, Wadhurst	TN5 6JE	Wadhurst	25.45		N	-	N	Unsuitable
1207/3330	Land at Beech Oast Grange, Osmers Hill	TN56QJ	Wadhurst	2.20		N	-	N	Unsuitable
1211/3330	Land west of Style Lane and South of High Street, Wadhurst	TN56DZ	Wadhurst	0.87		N	-	N	Unsuitable
1212/3330	Land west of Styles Lane and South of High Street (southern section), Wadhurst	TN56DZ	Wadhurst	0.63		N	-	N	Unsuitable
1236/3330	Land On The South Side Of Three Oaks Lane, Wadhurst **(NEW)**	TN56PY	Wadhurst	2.33		-	-	N	Unsuitable
1239/3330	Land West of Tappington Grange, Station Road, Wadhurst **(NEW)**	TN56PU	Wadhurst	3.00		-	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

WARBLETON SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
011/3220	Land adjacent to Little Home Farm, Forest Lane, Punnetts Town	TN219DU	Punnetts Town	1.37		N	N	N	Unsuitable
277/3220	Scots Paddock, Forest Lane, Punnetts Town	TN219JB	Punnetts Town	0.95		N	N	N	Unsuitable
347/3260	Chapel Cottage Farm, Rookery lane, Rushlake Green	TN219RH	Rushlake Green	3.34		N	-	N	Unsuitable
385/1810	Old Homestead, Chilsham Lane, Bodle Street	BN27 4QL	Bodle Street Green	0.24		N	-	N	Unsuitable
716/3220	Land south of Forest Lane, Punnett's Town		Punnett's Town	1.57		N	-	N	Unsuitable
905/3285	Land at the Old Brickyard, Middle Lane, Three Cups Corner	TN219RD	Three Cups Corner	1.44		N	-	N	Unsuitable
917/3285	Land at Spring Hill,Battle Road, Three Cups Corner	TN219PD	Three Cups Corner	0.50		N	-	N	Unsuitable
1148/3220	Little Pig Farm, Blackdown Road, Punnetts Town	TN219JD	Punnetts Town	1.47		N	-	N	Unsuitable

WARTLING SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
178/3390	Dormers Farm, Joe's Lane, Windmill Hill	BN27 4RY	Windmill Hill	0.76	Unsuitable	N	-	N	Unsuitable
248/1820	The Bull's Head and adjoining land, A271, Boreham Street	BN27 4SF	Boreham Street	2.12	Unsuitable	N	-	N	Unsuitable
623/1820	Land adjacent to Northfield Cottage, A271, Boreham Street	BN27 4SF	Boreham Street	1.04	Unsuitable	N	-	N	Unsuitable
691/3390	Land east of Joe's Lane, Windmill Hill	BN27 4RY	Windmill Hill	1.65	Unsuitable	N	-	N	Unsuitable
787/3390	The Old Flyn Concrete Works, Tilley Lane, Windmill Hill	BN27 4UU	Windmill Hill	10.86	Unsuitable	N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

WESTHAM SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
021/2070	Land at Foords Lane House, Hankham, Pevensey	BN245AL	Hankham	8.34		N	-	N	Unsuitable
041/1620	Peelings Marsh, Eastbourne Road, Eastbourne	BN245NJ	Eastbourne	17.82		N	-	N	Unsuitable
109/1620	Land to the east of Golden Jubilee Way, A22, Westham	BN245QY	Eastbourne	19.09		N	N	N	Unsuitable
159/3360	Land to the west of Eastbourne Road, Westham	BN245NJ	Westham	1.45		N	-	N	Unsuitable
161/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	BN23 7QQ	Eastbourne	3 .09		N	-	N	Unsuitable
190/1620	Land at Hide Hollow, Pennine Wav. Eastbourne	BN23 8AF	Eastbourne	7.46		N	-	N	Unsuitable
206/1620	**Friday Street Farm. Oak Tree Lane, Eastbourne**	**BN238BB**	**Eastbourne**	**47.10**	**OPP for 250 dwellings WD/2020/1391/MAO, Reseerved Matters approved Jan 2025**	-	-	-	**Permission**
221/3360	Fairfield Farm, Eastbourne Road, Westham	BN245NG	Westham	23.63		N	N	N	Unsuitable
336/3280	Land south of Glynleigh Road, Stone Cross					N	-	N	Unsuitable
342/3280	Uplands Farm. Rattle Road, Stone Cross	BN245DT	Stone Cross	9.09		N	-	N	Unsuitable
536/3280	Land at former Railway Tracks, Rother Avenue, Stone Cross	BN24 5PJ	Stone Cross	3 .29		N		N	Unsuitable
745/2070	**Land to the west of Sharnfold Farm,Hailsham Road,Hankham**	**BN245BU**	**Hankham**	**3.07**	**PP for 31 dwellings WD/2020/2047/MAO, forms part of site 1132/3280. Potential for additional 9 dwellings**	Y	Y	?	**Permission**
817/3360	Land at Rose Cottage, Hankham Hall Road, Westham	BN245AG	Westham	1.49		N	-	N	Unsuitable
821/2070	Land south of Patiala, Milton Street, Hankham	BN245AU	Hankham	2.42		N	-	N	Unsuitable
828/1620	Land at Mountney Bridge, Eastbourne Road, Eastbourne	BN245NH	Eastbourne	6.38		N	-	N	Unsuitable
893/3360	Land at the rear of Hobney Rise, Westham	BN245NL	Westham	2.06		N	-	N	Unsuitable
1006/3280	Warren Wood Holiday Park, Hailsham Road, Stone Cross					N	-	N	Unsuitable
1094/3360	55 Rattle Road, Westham	BN245DG	Westham	0.33		N	-	N	Unsuitable
1096/3360	Rear of The Paddock, Hankham Hall Road, Westham	BN245AG	Westham	6.83		N	-	N	Unsuitable
1098/3360	Kinketchem,Peelings Lane, Westham	BN245AD	Westham	0.63		N	-	N	Unsuitable
1126/3280	Land at Old Court Cottages, Cottage Lane, Stone Cross	BN245AD	Westham	0.63		N	-	N	Unsuitable
1167/2070	Land east of Pump Piece, Hankham Hall Road, Hankham	BN245BA	Hankham	0.65		N	-	N	Unsuitable
1187/3280	**Land north of St Michaels Close, Stone Cross**	**BN245EU**	**Stone Cross**	**0.66**	**PIP for 5 dwellings WD/2021/0128/PIP**	Y	N	-	**Permission**
1216/3280	Land to south of Peelings Lane, Westham **(NEW)**	BN68XB	Westham	4.10		-	-	N	Unsuitable
1220/3360	43 & 45 Eastbourne Road, Westham, Pevensey **(NEW)**	BN245NG	Westham	0.3		-	-	N	Unsuitable

WILLINGDON & JEVINGTON SITES						2023	2024	Internal	SITE
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
236/3370	**Mornings Mill Farm, Eastbourne Road, Willingdon**	**BN20 9NY**	**Willingdon**	**62.34**	**OPP 700 dwellings WD/2021/0174/MEA**	-	-	?	**Permission**
540/3370	Brodricklands and Hamlands Farm, Willingdon	BN20 9NY	Willingdon	3.38		N	-	N	Unsuitable
1166/1620	Land west of Golden Jubilee, Eastbourne	BN24 5ES	Eastbourne	3 .08		N	-	N	Unsuitable

REGULATION 18: REJECTED SITES + SITES WITH PERMISSION

WITHYHAM SITES						2023	2024	Internal	Site
Ref. No.	Address	Postcode	Settlement	Ha.	Proposal	SHELAA	SA 18(1)	Site Review	Suitability
152/1110	Land north of St.Johns Road and west of Coopers Lane, Crowborough	TN61SL	Crowborough	4.46		N	-	N	Unsuitable
218/1110	Land rear of Springmount,School Lane, Crowborough	TN61SB	Crowborough	1.07		N	-	N	Unsuitable
343/2040	Land adjoining Maynards, Corseley Road, Groombridge	TN3 9PR	Groombridge	0.49		N	-	N	Unsuitable
500/1800	Sewage Works Field, A264, Blackham	TN3 9TT	Blackham	0.71		N	-	N	Unsuitable
501/1800	Allotment Field, A264, Blackham	TN3 9TR	Blackham	0.82		N	-	N	Unsuitable
502/1800	The Common Field, Iron Church Lane, Blackham	TN3 9TS	Blackham	1.33		N	-	N	Unsuitable
576/1110	**Land to rear of Cooks Corner Farm and to the north of houses fronting London Road, Crowborough**	**TN61SS**	**Crowborough**	**1.33**	**PP for 15 dwellings WWD/2024/2055/ MAO**	**Y**	**Y**	**-**	**Permission**
683/1630	Land at Watch Oak Hill, Ashurst Hill, Ashurst	TN3 9TJ	Ashurst	0.62		N	-	N	Unsuitable
707/3400	Land at Balls Green, Station Road, Withyham	TN7 4BU	Withyham	9.21		N	-	N	Unsuitable
710/2040	Land at Florence Farm, Withyham Road, Groombridge	TN3 9QL	Groombridge	1.17		N	-	N	Unsuitable
1020/1110	Land adjacent to Haycocks, London Road, Crowborough	TN61TD	Crowborough	5.18		N	-	N	Unsuitable
1122/3400	Land west of Beech Green Lane, Withyham	TN7 4DB	Withyham	23.59		N	-	N	Unsuitable
1204/1110	Hoadleys Stables, Hoadleys Lane	TN61TJ	Crowborough	0.38		N	-	N	Unsuitable