



Wivelsfield Parish Neighbourhood Plan 2015-2030



Site Assessment Report

By: Wivelsfield Parish Council (Qualifying Body)

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1 Introduction and Methodology

1.1 Introduction

This report is produced as part of the evidence base for the Wivelsfield Neighbourhood Plan (WNP). It includes assessments of all sites that have been considered by the Steering Group and sets out the Group's recommendations for the allocation of sites for future housing development.

Wivelsfield Parish is located in the north western portion of Lewes District in East Sussex, some 9 miles north of the town of Lewes and approximately 5 miles to the east of the main north-south A23 road which heads north to Crawley and south to Brighton. The Parish contains three settlements; Wivelsfield, Wivelsfield Green and West Wivelsfield also known as Theobalds. The rural character is much cherished by all residents. The pattern of scattered farmsteads has continued over the centuries and has formed a green and pleasant landscape treasured by an overwhelming majority of the Parish residents.

However, there is a need for new housing nationwide and the absence of an up to date district wide development plan has led to considerable pressure from developers and an increasing number of planning applications around the District. It is therefore important to demonstrate a robust, defensible and realistic site assessment process.

Under the Lewes District Council Emerging Joint Core Strategy, the settlement of Wivelsfield Green is expected to accommodate a minimum of 30 new dwellings in the period to 2030.

At the Pre Submission stage consultation, concerns were raised by Lewes District Council about the robustness of the Site Assessment Report as an evidence document informing the neighbourhood plan. These comments were taken on board and this updated and comprehensive report fully articulates the considerations that have been taken into account when assessing and choosing sites through the plan process. Through the site assessment, a comprehensive objective assessment of each site is carried out alongside a consideration of the achievability and availability of sites. This is then balanced against an 'acceptability' assessment whereby considerations that are important to the parish community are taken into account.

1.2 Methodology

The initial list of sites to be assessed was sourced from the Strategic Housing Land Availability Assessment (SHLAA). As local planning authority, LDC is required to produce a SHLAA to identify sites throughout the District with potential for housing, assess their housing potential and when they are likely to be developed. The document is updated regularly (annually) and helps to inform judgements on future development and allocation of land for housing, but does not allocate sites. Government guidance (*Strategic Housing Land Availability Assessments Practice Guidance, DCLG 2007*) sets out the methodology to be followed in assessing the sites.

The purpose of this document is to provide a transparent and consistent means of showing the ways in which the Neighbourhood Plan Steering Group has assessed all the sites. This will include

- 1) the Sustainability Appraisal Objectives,
- 2) the views expressed by the residents of the Parish in the Neighbourhood Plan General Survey,

- 3) the views expressed at the Neighbourhood Plan Open Day,
- 4) the Responses from residents received from the Pre-submission Plan Consultation Period.
- 5) the Responses from residents and Consultees from the SA SEA Consultation Period.
- 6) the latest version of the SHLAA produced in November 2015

2 Identification of potential sites

Following Wivelsfield's designation as a Neighbourhood Area in 2013,

- 1) the Parish Council wrote to landowners inviting them to identify land for inclusion on a list of potential development sites for consideration under the Neighbourhood Plan.
- 2) additionally, Lewes District Council also wrote to landowners that they dealt with directly.
- 3) the letters to individual landowners were supplemented in March 2014 by a general Call for sites published on the Parish Council's notice boards and website.

As a result of the aforementioned communications, 11 sites were put forward for consideration, of which 9 were located in or around Wivelsfield Green. These 9 sites were put forward to the Steering Group to be assessed against detailed criteria.

A 10th site, labelled site WNP 7, was also submitted by the developer. This site is however a Strategic Site lies outside of the village settlement of Wivelsfield Green and was therefore discounted from the assessment process.

Subsequent views and opinions by LDC directed that all SHLAA sites within or around the settlement of Wivelsfield Green should be assessed; this assessment should be undertaken irrespective of whether the site or sites had been put forward by landowners. As a result, a further 2 sites were added to the Site Assessment Schedule in January 2015.

During the neighbourhood plan process, two landowners were asked if they would consider lower levels of developments on the larger sites. Initially the developer for Site 2 produced an outline sketch for a lower level of development. However when a detailed consideration was produced by a subsequent developer maximising the development on this site, a request for a smaller development was refused. On Site 5 a plan was submitted maximising the development on the land. When the landowner was approached and asked to consider a smaller development this was refused. Therefore, alternative options could not be considered for these sites as the landowners intentions focussed on maximising development on the sites.

Site 2 – Land to the South of South Road, Coldharbour Farm

Site 5 – Site to the east of B2112, Behind Blackmores, Green Road

Furthermore, when published in October 2015, the Lewes District SHLAA identified two further options for sites 11 and 12 (South of Green Road). This included an option on the eastern parcel of the larger site (28WV of the LDC SHLAA) and an option for development of the western section (29WV). Despite the lateness of the options, the parish council has assessed through the SA and Site Assessment Report.

In conclusion, 12 potential Sites have been identified as a result of this process. The proposed developments range in size from sites accommodating 2 dwellings up to sites

which are proposed to accommodate 190 dwellings. Some of the landowners / developers associated with the larger sites have prepared outline plans and layouts while the smaller sites have given much less information. The sites are:

WNP 01 – 01WV Land north of Slugwash Gardens, Slugwash Lane
WNP 02 – 05WV Land to the south of South Road, Coldhabour Farm
WNP 03 – 09WV Land Adjacent to North Common Road. Site under Appeal October 2014
WNP 04 – 13WV 3 plots adjacent to Site WNP 1 – Slugwash Lane
WNP 05 – 14WV Land East of B2112 behind Blackmores, Green Road
WNP 06 – 20WV Springfield Industrial Estate, west of B2112
WNP 07 – 02WV Land at Greenhill Way/Ridge Way, nr Wivelsfield
WNP 08 - Land on Green Road opposite War Memorial
WNP 09 - Land next to Rookhurst Cottages, Slugwash lane
WNP 10 - 2 separate plots adjacent to Site WNP 2
WNP 11 - Option 1 0(3WV and Option 2 (28WV Land South of Green Road
WNP 12 –Option 1 15WV and Option 2 29WV Land at Eastern Road

(WNP Ref. No. / WV SHLAA Ref. No.)

3 The Assessment Process

In April/May 2014 a Neighbourhood Plan General Survey and a Housing Needs Survey was sent to every resident in the Parish. The views and opinions expressed by the residents in Response Forms were taken into account in the Assessment Process.

A list of sites which came forward was shown on the Website (www.community21.org) used by the Parish Council. A detailed list and location maps was shown to the public at Open Day which was held on 7 June 2014. Members of the Neighbourhood Plan Steering Group were on hand to discuss the sites being shown. Approximately 150 visitors attended the Open Day, the majority being residents of Wivelsfield Parish. A Suggestions Box was made available for residents to comment on the sites put forward for consideration by the Neighbourhood Plan Steering Group (detailed comments are shown in Appendix 5. It should be noted that many residents made multiple comments on the various sites.

The sites are all well known to the members of the Steering Group and a number of members did make site visits (without accessing the private land of the site). The Steering Group had a considerable number of Working Group meetings to complete the draft Site Assessments, following guidance given by RcoH and AirS Consultants

The initial iterations of the assessment of sites were focussed on the views and feedback of residents towards development together with overall views on sustainability, NPPF Guidance and LDC Policies etc. This was further developed as a result of views from the Open Day Consultation and the feedback from residents. Following the Pre-Submission Plan Consultation Period and responses from residents, the assessment process was once again reviewed and feedback reflected and updated in the Site Assessment Report. Finally, following the production of detailed Sustainability Objectives the sites were once again tested against the Objectives. The Steering Group considers that the sites assessed in the report have been subjected to a thorough examination and the results are robust.

4 Assessment Criteria

The basis of the Assessment Criteria was derived from a number of relevant sources and much evidence was taken into consideration. The sources are listed below:-

- Neighbourhood Plan Objectives and Vision
- Issues and factors shown to be of key importance to the community
- The Neighbourhood Plan General Survey conducted with all residents
- The Housing Needs Survey conducted with all residents
- Sustainability Objectives
- Consultation events and feedback from residents
- Pre-Submission Plan Consultation Period Responses and feedback
- Consideration of NPPF Guidelines and LDC Policies

4.1 Neighbourhood Plan Open Day

There were 47 Comment Slips completed at Open Day. Some Comment Slips contained multiple responses giving a total of 100 individual site comments. Many of these comments were taken into consideration in the various iterations of the assessment process. A detailed list of the comments is shown in Appendix 5.

4.2 Further Consideration

Further consideration was given to the following tests when applied to the sites

Suitability (see Section 6)

A site is considered suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. An objective assessment of the suitability of a site will give an indication of whether there are any constraints to development.

Sustainability (see Section 5 below and the Sustainability Appraisal)

A list of Sustainability Objectives and Indicators is in the Scoping Report for the Sustainability Appraisal. These will be used to measure the proposed policies in the Plan. The relevant Objectives to site assessments are contained in the full List of Sustainability Objectives.

Achievability

A site is considered achievable if the site is economically viable. Viability varies from site to site and means that the cost of developing the site is less than the market value of the development. Physical constraints and the numbers of market and affordable houses will have an impact on viability.

Availability

A site is considered to be available when there are no known legal or ownership problems and the landowner has expressed an intention to develop. All sites are considered to be immediately available for development unless information to the contrary has been received or needs further investigation.

Acceptability (see Section 7)

Neighbourhood Plans must be approved by a majority of electors voting in a local referendum. Thus the site assessment must include consideration of the acceptability of

the site to the local community based on issues of importance that have been drawn out through consultation feedback.

5 Sustainability Objectives

As referred to above, a detailed list of Sustainability Objectives has been produced and have been taken into account in the latest iteration of the site assessments and tests. For further information on this, see the Sustainability Appraisal Report.

Environmental

- 1 To retain the natural beauty and pleasant rural character of the Parish
- 2 Ecological. To protect and enhance the bio-diversity of the Parish
- 3 Heritage. To protect the historic environment of the Parish
- 4 Flooding To ensure that development does not take place in areas at risk of flooding
- 5 Travel – Seek to avoid use of private car travel
- 6 Travel – Highways Congestion

Social

- 7 Housing
- 8 Primary School Education
- 9 Village Safety
- 10 Local Community, Sports Facilities and Clubs

Economic

- 11 Maintain Local Retail Facilities
- 12 New Business Development and Communications

6 Suitability Assessment Criteria

National Planning Practice Guidance states the need to assess sites against clearly identified criteria.

The Suitability Assessment forms the objective part of the assessment process and the table below sets out the criteria and questions that have been used in carrying out this assessment.

These broadly fall under the main headings of Social, Environmental and Economic and have options have been scored as either Negative (-), Neutral (O) and Positive (+).

Suitability Assessment			
	Criteria	Questions to Consider	Outcome
Social	Housing	<ul style="list-style-type: none"> • Would development provide housing including affordable housing provision? 	
	Transport	<ul style="list-style-type: none"> • How would developing the site impact on the highway network? • Is a suitable access point achievable? • Would it exacerbate congestion? • Is the site in walking distance (800m) of community services and facilities? 	
	Communities	<ul style="list-style-type: none"> • Could development bring about additional/improved community facilities? • Is the site in walking distance (800m) of community services and facilities? 	
Environmental	Brownfield / Greenfield	<ul style="list-style-type: none"> • Is the site located on Brownfield or Greenfield land? 	
	Adjacent to settlement boundary	<ul style="list-style-type: none"> • Is the site within/ adjacent to the settlement boundary. 	
	Vacant Land	<ul style="list-style-type: none"> • Would the site bring vacant units back into use? 	
	Biodiversity	<ul style="list-style-type: none"> • Is development likely to impact on biodiversity designations? • Is development likely to impact on Ancient Woodland / TPO designations? 	
	Landscape	<ul style="list-style-type: none"> • Would development of the site have a detrimental impact on valued landscape? 	
	Historic Environment	<ul style="list-style-type: none"> • Could development of the site have a detrimental impact on listed buildings, conservation areas or other local historic landmarks? 	
	Flood Risk	<ul style="list-style-type: none"> • Is the site located in Flood Zone 2 or 3? • Is the site prone to surface water flood risk? 	
	Infrastructure	<ul style="list-style-type: none"> • Is there sufficient local infrastructure capacity to accommodate development on the site (utilities, highway etc) 	
Economic	Local business	<ul style="list-style-type: none"> • Would development of the site support local businesses? • Is the site within walking distance of local businesses? 	

7 Acceptability Criteria

To complement the Suitability Assessment, a more subjective element to the assessment was carried out which reflects the aspirations of the parish residents. The following table was developed to include consideration of National Planning Policy and local considerations

Criteria	Justification
Land for sites adjacent to settlement boundary	- National Planning Policy - NPPF Para 110
	- Community feedback - New dwellings which would be close to the existing planning boundary should blend in with existing dwellings.
No further development of site possible	- National Planning Policy - NPPF Para 110
	- Community feedback - Sites assessed as having a limited ability to expand development further would be favoured to avoid development creep. 68.9% of survey respondents stated that small infills on vacant plots should be used.
Brownfield land	- National Planning Policy - NPPF Para 111
	- Community feedback - The use of brownfield land over greenfield was strongly supported by residents within survey feedback (72.3%). It is also a principle objective of the current Government to prioritise brownfield sites.
Small site locations	- National Planning Policy - NPPF Para 58
	- Community feedback – The Community expressed a desire that sites should not be in excess of the 30 limitation. A large percentage of respondents indicated that either 30 (44.6%) or less than 30 (38.0%) homes could be accommodated in the Parish over the next 15 years.
Preservation of green spaces	- National Planning Policy - NPPF Para 74
	- Community feedback - General Survey results (87.4%) strongly favoured the protection of publicly accessible open spaces within the Parish. Serious consideration must be placed on sites which if developed would not detract from the current supply of publicly accessible or otherwise valued green spaces.
Landscape capacity	- National Planning Policy - NPPF Para 110

	<p>- Community feedback - Development of a particular area of type of landscape is only allowed where such a development is able to accommodate change without affecting the overall landscape character. It reflects the inherent sensitivity of the landscape itself and its sensitivity to the development in question.</p>
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8 Assessment of Individual Sites and Summary Tables

An Assessment Table has been produced for each site that was brought forward by landowners in Wivelsfield Green. SHLAA sites that were not brought forward have also been assessed where possible. For some sites, more than one option for development has been identified through the SHLAA process, and so these alternatives have been assessed accordingly.

The tables below form a summary of the various strands of the assessment process including the following:

- relevant site specific information
- Summary of the Suitability Assessment (detailed assessments in Appendix 1)
- Reference to and/or reference to the Sustainability Appraisal assessment
- Achievability assessment
- Availability assessment
- Acceptability assessment

The detailed Suitability Assessments for individual sites, that feed into the summary tables below, can be found in Appendix 1.

Background Information and Assessment Summary	Site North of Slugwash Gardens, Slugwash Lane
Site Reference Number	WNP 01 SHLAA 01WV Map Appendix 2.1
Site Location	The site is located on Slugwash Lane adjacent to, and to the north of, the dwelling Slugwash Gardens. There are residential dwellings immediately to the south of the site. To the east and south opposite the site, there are large detached private dwellings in substantial grounds. To the north all the land is Greenfield / agricultural land.
Site Use(s)	The site consists of vacant land which has not been used for some considerable years. It is wooded and heavily overgrown as it has not been attended to for many years.
Proposal	The proposal is for 4 four bedroom houses, executive style dwellings. There is no formal proposal, i.e. a planning application, for this part of the two sites at the time of assessment. This site is one of two sites at this location. It lies on the west side of the location. Refer to site WNP 04 SHLAA 13WV for context.
Gross Site Area (Ha)	0.36 Ha
Suitability	
Reference to Suitability Assessment Table	When assessing the suitability of the site for development, the site scored a mixture of positive and negative outcomes.

Appendix 1.1	<p>However the negative outcomes were considerable and outweighed the neutral and positive outcomes.</p> <p>When considering key criteria like transport/access, it does not appear that suitable or safe access to the site could be achieved. It is therefore doubtful that the site is suitable for development.</p> <p>There is currently no footpath along Slugwash Lane to the site which is considered by local residents to be detrimental to safety. However, this must be viewed in context as there are currently approximately 6 dwellings along this part of Slugwash Lane which does not have safety considerations of the aforementioned footpath.</p>
Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site
Achievability	
	<p>Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> <p>Lewes District Council subsequently advised that this site and site WNP 04 SHLAA 13WV should ideally be considered as one site. This creates difficulties as the two sites have different owners.</p> <p>An access road across the adjacent site would be required to link the site to Slugwash Lane.</p>
Availability	
	<p>The site was put forward by the landowner through the neighbourhood plan call for sites exercise. Subsequently the landowner made a presentation at the Landowner's Presentation evening. It is considered that the land is available for development on this site.</p> <p>However if the site is to be considered in conjunction with the second site at this location then availability issues may arise.</p>
Acceptability	
	<p>The site is considered to be acceptable from the point of view that it is limited in size and therefore would not be the subject of further development on the site. Being of 4 dwellings only, it is also considered acceptable as it complies with the Community's desire for smaller developments that are appropriate in size for the village</p> <p>However, public consultation at the time of the Pre-submission Neighbourhood Plan generated a large number of resident responses objecting to this proposed development. In total some 47 responses were recorded</p>

	<p>from residents in Slugwash Lane and neighbouring parts of the village.</p> <p>Given such an overriding voice of local opinion against this proposed development it was considered that the objections outweighed any other factors in favour of the development.</p>
Concluding Assessment	
	<p>If the site is to be considered in conjunction with the second site at this location (WNP 04 SHLAA 13WV) then availability issues may arise.</p> <p>The preponderance of Negative Outcomes in the Suitability Assessment, in particular the transport and pedestrian access constraints weighed against development of the site. These particular concerns were also identified through the sustainability appraisal which recommended the site was not allocated.</p> <p>The large number of local objections to this proposal carry a substantial weight in the overall consideration of this site.</p> <p>This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.</p>

Background Information and Assessment Summary	Land to the South of South Road – Coldharbour Farm
Site Reference Number	<p>WNP 02</p> <p>SHLAA 05WV</p> <p>Map Appendix 2.2</p>
Site Location	<p>This site is located to the south of South Road on the south east side of the settlement. The site is located adjacent to and running along South Road, the road leading out of the village to Plumpton. There are residential dwellings immediately opposite all of the proposed site on South Road and there are also dwellings on the west edge of the site. To the east and south of the site all land is greenfield of various agricultural uses.</p> <p>The site lies adjacent to the planning boundary.</p>
Site Use(s)	<p>The site comprises agricultural land which is regularly used for grazing of mostly sheep. It has also been regularly used</p>

	for growing animal feed/silage. It is heavily wooded to the south of the site.
Proposal	The proposal is for 55 mixed style units ranging from 1 bedroom to 5 bedroom units. An outline Planning Application has been submitted to Lewes District Council. The developer was asked if they would consider a smaller site of 30 units; this was rejected by the developer
Gross Site Area (Ha)	2.83 Ha
Suitability	
Reference to Suitability Assessment Table Appendix 1.2	<p>The site could provide a large number of houses, including affordable units, and so scores positively against the housing criteria,</p> <p>Due to its size the site scores positively against the local economy objective increasing customer base for local services and facilities.</p> <p>The site scored negatively against the transport objective due to the likely car dependency of the site and could potentially result in issues with access, both pedestrian and vehicular, to and from the site across South Road. It is also likely that road traffic and congestion will be exacerbated.</p> <p>It is a Greenfield site (since the 8th Century) and is likely to have an adverse landscape impact as well as being detrimental to the wildlife in the adjacent woodland.</p>
Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site
Achievability	
	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	The landowner has put forward the site for development. Initially the agent for the landowner provided a brief general proposal showing two possible scenarios for the site. A general plan for 35 or 64 houses but favouring the latter. Since that time an Outline Planning Application has been submitted for 55 houses. A request for a smaller development was refused.
Acceptability	
	The proposed development of 55 dwellings is well in excess of the limit of 30 dwellings that were considered acceptable.

	<p>Originally, when the developer presented to the Neighbourhood Plan Steering Group two options were presented one of which was greater than the current proposal thereby indicating that further development could take place.</p> <p>It is also not compliant with the desire by the community to preserve green spaces in and around the village settlement.</p> <p>As considered above, any development on this site is in direct contradiction of the Landscape Capacity principle whereby it would completely alter the inherent sensitivity and character of the area.</p> <p>In response to the submission of the Outline Planning Application to Lewes District Council, no less than 261 individual objections have been submitted to LDC Planning. This included the MP for Lewes, the Parish Council, the District Councillor as well as many residents.</p> <p>The 2015 Lewes District SHLAA identifies the site unsuitable, primarily due to the visual sensitivity of the site and the detrimental impact on the character of the area. At the Joint Core Strategy Examination of the Lewes District Local Plan Part1 the following response was given by LDC to a question from the Examiner –January 2015the settlement of Wivelsfield Green where the individual assessment of sites has shown the potential for approximately 390 dwellings. However, as recognised in the Rural Settlement Study [CD/091], Wivelsfield Green is a relatively unsustainable settlement that is not suitable for significant levels of growth (this is also recognised in the Transport Position Statement from ESCC, 2011 [CD/101]). It is considered that even planning for the full level of growth potential identified in the SHLAA for Wivelsfield Green would be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities available there (and therefore the sustainability merits of the village) and would therefore be unsustainable development.</p> <p>In 2012 a small area of land adjacent to this site, which was also outside the Planning Boundary, was declared an Exception Site and 14 Affordable Homes were constructed. When this site was declared an Exception Site and Planning Permission Allowed by the Planning Applications Committee, it was clearly stated by the Chair of the Planning Applications Committee that the remainder of the site should not be developed and that the creation of the Exception Site should not be used as a reason to encroach further into the Greenfield area.</p>
Concluding Assessment	

	<p>There are a number of reasons which are not in favour of this site; it would be detrimental to the landscape, the character of the area, the number of proposed houses is in excess of the 30 limitation expressed by the community and it is open to further expansion. The development would do nothing to reduce the dependency on private car transport and only serve to exacerbate the local infrastructure problems.</p> <p>This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.</p>
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Background Information and Assessment Summary	Land Adjacent to North Common Road.
Site Reference Number	WNP 03 SHLAA 09WV Map Appendix 2.2
Site Location	The site is located on the eastern edge of the village. There are residential dwellings immediately all the way along the western and southern boundaries to the site. To the east of the site all the land is greenfield / agricultural land.
Site Use(s)	The site consists of vacant land which has not been farmed for some years. Several sides are lined by trees and the land has been used for the grazing of a donkey and horses for many years.
Proposal	The proposal is for 75 houses of mixed style dwellings. Outline Planning Permission was granted at Appeal in October 2014.
Gross Site Area (Ha)	5 + Ha
Suitability	
Reference to Suitability Assessment Table Appendix 1.3	When assessing the suitability of the site for development, the site scored a high number of negative outcomes for most of the categories in the Suitability assessment Table.
Sustainability Appraisal	

	Please refer to the Sustainability Appraisal Report for detailed information relating to this site
Achievability	
	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	The site has planning permission for residential development.
Acceptability	
	<p>The site is considered to be unacceptable to local residents. Whilst the plans submitted are of low density there is concern that further applications could be submitted for additional dwellings on the site</p> <p>Being of 75 dwellings, it is also considered unacceptable as it is far in excess of the size limitation criterion.</p> <p>At the time when the Planning Application for 75 houses was first submitted there were in excess of 160 objections from residents submitted to LDC Planning Department.</p> <p>Given such an overriding voice of local opinion against this proposed development it was considered that the objections outweighed any other factors in favour of the development.</p>
Concluding Assessment	
	<p>The suitability assessment gave a mix of positive and negative outcomes, although the site did not assess well against the acceptability criteria, primarily due to its scale.</p> <p>The large number of local objections to this proposal carry a very substantial weight in the overall consideration of this site.</p> <p>This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan. It has received Approval at Appeal.</p>

Background Information and Assessment Summary	Site North of Slugwash Gardens, Slugwash Lane
Site Reference Number	WNP 04 SHLAA 13WV Map Appendix 2.1
Site Location	The site is located on Slugwash Lane adjacent to, and to the north of, the dwelling Slugwash Gardens. There are residential dwellings immediately to the south of the site. To the east and south opposite the site, there are large detached private dwellings in substantial grounds. To the north all the land is Greenfield / agricultural land.
Site Use(s)	The site consists of vacant land which has not been used for some considerable years. It is wooded and heavily overgrown as it has not been attended to for many years.
Proposal	The proposal is for 10 houses. There is no detailed proposal for this part of the two sites at the time of assessment. This site is one of two sites at this location. It lies on the east side of the location. Refer to site WNP 01 SHLAA 01WV for context.
Gross Site Area (Ha)	0.20 Ha
Suitability	
Reference to Suitability Assessment Table Appendix 1.4	When assessing the suitability of the site for development, the site scored a mixture of positive and negative outcomes. However the negative outcomes were considerable and outweighed the neutral and positive outcomes. When considering key criteria like transport/access, it does not appear that suitable or safe access to the site could be achieved. It is therefore doubtful that the site is suitable for development. There is currently no footpath along Slugwash Lane to the site which is considered by local residents to be detrimental to safety. However, this must be viewed in context as there are currently approximately 6 dwellings along this part of Slugwash Lane which does not have safety considerations of the aforementioned footpath.
Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site
Achievability	

	<p>Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> <p>Lewes District Council subsequently advised that this site and site WNP 04 SHLAA 13WV should be considered as one site. This creates difficulties as the two sites have different owners.</p> <p>Direct access to Slugwash lane would be required.</p>
Availability	
	<p>The site was promoted by the landowner through the neighbourhood plan call for sites exercise. The landowner submitted written information to be read out at the Landowner's Presentation and it is therefore considered that the land is available for development on this site.</p> <p>However if the site is to be considered in conjunction with the second site at this location then availability issues may arise.</p>
Acceptability	
	<p>The site is considered to be acceptable from the point of view that it is limited in size and therefore would not be the subject of further development on the site. Being of 10 dwellings only, it is also considered acceptable as it aligns with the community requirements for smaller developments.</p> <p>However, public consultation at the time Pre-submission stage of Neighbourhood Plan generated a large number of resident responses objecting to this proposed development. In total some 47 responses were recorded from residents in Slugwash Lane and dwellings in neighbouring parts of the village.</p> <p>Given such an overriding voice of local opinion against this proposed development it was considered that the objections outweighed any other factors in favour of the development.</p>
Concluding Assessment	
	<p>If this site is to be considered in conjunction with the other site WNP 01 SHLAA 01WV at this location then availability issues may arise.</p> <p>The preponderance of Negative Outcomes in the Suitability Assessment, in particular the transport and pedestrian access constraints weighed against development of the site. These particular concerns were also identified through the sustainability appraisal which recommended the site was not allocated.</p> <p>The large number of local objections to this proposal carry a substantial weight in the overall consideration of this site.</p> <p>This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.</p>

Background Information and Assessment Summary	Site East of B2112. Behind Blackmores, Green Road
Site Reference Number	WNP 05 SHLAA 14WV Map Appendix 2.1
Site Location	This site is located to the western edge of the settlement on the east side of the B2112 and adjacent to Blackmores. There are residential dwellings immediately adjacent to the eastern end and northern end of the proposed site. The site is also adjacent greenfield land of various agricultural uses. The site lies adjacent to the planning boundary.
Site Use(s)	The site comprises agricultural land which is regularly used for grazing of mostly sheep.
Proposal	The proposal is for 95 mixed style units ranging from 1 bedroom to 5 bedroom units. A Detailed Planning Application has been submitted to Lewes District Council. The landowner was approached and asked to consider a lower level of development. This was refused as the landowner has a legal agreement with the developer to maximise the number of units.
Gross Site Area (Ha)	12. Ha approx.
Suitability	
Reference to Suitability Assessment Table Appendix 1.5	<p>The site could provide a large number of houses, including affordable units, and so scores positively against the housing criteria,</p> <p>The site scores negatively on various Transport issues; it will exit on to a busy road, it will add to local congestion and given the location of the site it will increase traffic through the village to the village school.</p> <p>Due to the location of the site it will do nothing to reduce the dependency on private car transport in the village.</p> <p>As there are no pavements along this side of the B2112 where the exit is proposed there are safety issues for pedestrians.</p> <p>The development would be detrimental to the landscape and Greenfield retention in the village area.</p> <p>Traffic from this site is considered by Ditchling Parish Council to be detrimental to traffic flows through Ditchling.</p>

Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site
Achievability	
	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	<p>The site was promoted by the landowner through the neighbourhood plan call for sites exercise. The Agent for the landowner made an outline presentation at the Landowner's Presentation evening.</p> <p>A Detailed Planning Application has been submitted to Lewes District Council Planning.</p> <p>It is therefore considered that the land is available for development on this site.</p>
Acceptability	
	<p>The proposed development of 95 dwellings is well in excess of the limit of 30 dwellings consideration that was considered acceptable.</p> <p>It is also not compliant with the desire by the community to preserve green spaces in and around the village settlement.</p> <p>At the Joint Core Strategy Examination of the Lewis District Local Plan Part1 the following response was given by LDC to a question from the Examiner –January 2015the settlement of Wivelsfield Green where the individual assessment of sites has shown the potential for approximately 390 dwellings. However, as recognised in the Rural Settlement Study [CD/091], Wivelsfield Green is a relatively unsustainable settlement that is not suitable for significant levels of growth (this is also recognised in the Transport Position Statement from ESCC, 2011 [CD/101]). It is considered that even planning for the full level of growth potential identified in the SHLAA for Wivelsfield Green would be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities available there (and therefore the sustainability merits of the village) and would therefore be unsustainable development.</p>
Concluding Assessment	
	There are a number of reasons which are not in favour of this site; it would be detrimental to the open landscape, the number of proposed houses is in excess of the 30 limitation expressed by the community. The development exits onto the busy 2112 road. Due to the location and size the

	<p>development would do nothing to reduce the dependency on private car transport and add only serve to exacerbate the local infrastructure problems. Traffic would be considerably increased though the village to the primary school.</p> <p>This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.</p>
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Background Information and Assessment Summary	Springfield Industrial Estate, West of B2112
Site Reference Number	<p>WNP 06</p> <p>SHLAA 20WV</p> <p>Map Appendix 2.1</p>
Site Location	<p>This site is located to the western edge of the settlement on the west side of the B2112 behind existing houses on a ribbon development. There are residential dwellings immediately adjacent to the eastern edge of the proposed site. The site is also adjacent greenfield land of various agricultural uses.</p> <p>The site is adjacent to the planning boundary.</p>
Site Use(s)	The site is unused and overgrown. There are a number of derelict buildings on the site from the time many years ago when the site was used for commercial purposes.
Proposal	The proposal is for 30 mixed style units. An appropriate number of Affordable Homes was included in the proposal. An outline Planning Application has been submitted to Lewes District Council but was Refused under delegated powers.
Gross Site Area (Ha)	2 Ha approx.
Suitability	
Reference to Suitability Assessment Table Appendix 1.6	<p>There is currently existing access to and from the site to the B2112; the developer has proposed improving this access to the B2112.</p> <p>The site would provide an appropriate amount of housing for the village, including affordable units.</p> <p>Increased traffic flows from the site are considered to be acceptable due to the limited number of houses proposed. Also whilst the site will not reduce the dependency on private car transport it will be limited due to the size of the site.</p>

	As the site area is designated mainly brownfield, has been unused for several decades, contains derelict buildings and is completely overgrown, the proposed development on this land would make a considerable improvement to the visual impact as well as improving local environment.
Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site
Achievability	
	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	<p>The site was promoted by the landowner through the neighbourhood plan call for sites exercise. The Agent for the landowner made an outline presentation at the Landowner's Presentation evening.</p> <p>An Outline Planning Application has been submitted to Lewes District Council Planning but was Refused under delegated powers.</p> <p>It is therefore considered that the land is available for development on this site.</p>
Acceptability	
	<p>The proposed development of 30 dwellings is consistent with the limit of 30 dwellings considered to be acceptable.</p> <p>It is also compliant with the desire by the community to preserve green spaces in and around the village settlement in that it utilises a largely brownfield site, improves the locale and reduces pressure to use Greenfield sites.</p>
Concluding Assessment	
	<p>There are many reasons which are in favour of the proposed development on this site.</p> <p>The preponderance of Positive Outcomes in the Suitability Assessment weigh in favour of development of the site. The sustainability appraisal also recognised the benefits of bringing this part-brownfield land into use and the potential positive impacts on the built environment of the area.</p> <p>This site is recommended for allocation in the Wivelsfield Neighbourhood Plan.</p>

Background Information and Assessment Summary	Land at Greenhill Way/Ridge Way, nr Wivelsfield
Site Reference Number	WNP 07 SHLAA 02WV Map Appendix 2.3
Site Location	The site is located in the extreme north of the Parish. It is bounded by existing development to the north of the site.
Site Use(s)	The site consists of vacant land which has been used for agricultural purposes. It is surrounded by trees on an open landscape
Proposal	This site is designated by Lewes District Council as a Strategic Site and therefore has not been assessed for the Neighbourhood Plan
Gross Site Area (Ha)	4 Ha approx.
Suitability	
Reference to Suitability Assessment Table	Not Applicable.
Sustainability Appraisal	
	Not Applicable.
Achievability	
	Not Applicable.
Availability	
	Not Applicable.
Acceptability	
	Not Applicable.
Concluding Assessment	
	Not Applicable.

Background Information and Assessment Summary	Green Road, Site Opposite War Memorial
Site Reference Number	WNP 08 SHLAA Not Applicable Map Appendix 2.1 and 2.2

Site Location	The site is located roughly in the middle of Green Road on the northern side and opposite the War Memorial.
Site Use(s)	The site is on the private property of the owner of Fanners.
Proposal	No detailed proposal was put forward by the owner of the land but it is estimated that the site could accommodate 10 dwellings.
Gross Site Area (Ha)	0.80 Ha
Suitability	
Reference to Suitability Assessment Table	As no proposal was put forward by the landowner only a limited desk top assessment could be undertaken. It was also considered that further intensifying the ribbon development along this section of Green Road could have an adverse landscape impact
Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site.
Achievability	
	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	The site was promoted by the landowner through the neighbourhood plan call for sites exercise. However, as no proposal was put forward by the landowner it was not possible to verify the availability of the site.
Acceptability	
	The site is thought to have been acceptable from the point of view that it is limited in size. However as no assessment could be made on the site or proposal it is not known if the site would have been subject to further development on adjacent land belonging to the landowner. Being of circa 10 dwellings only, it is also considered acceptable as it complies with the site limitation criterion of 30 dwellings.
Concluding Assessment	
	There was limited information available for this site as there was no proposal to consider. Whilst the site scored fairly positively against the suitability criteria, it is not a favoured site due to the potential adverse landscape impacts that could result through the intensification of the ribbon

	development in this open location. It is therefore not recommended for allocation.
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Background Information and Assessment Summary	Site Next to Rookhurst Cottages
Site Reference Number	WNP 09 SHLAA Not Applicable Map Appendix 2.4
Site Location	The site is located on Slugwash Lane some 3.5 kms north of the junction between Slugwash Lane and Green Road.
Site Use(s)	The site is currently used as pasture land.
Proposal	No formal proposal was put forward by the owner of the land but was indicated the site could accommodate some 2 to 4 cottages
Gross Site Area (Ha)	0.20 Ha
Suitability	
Reference to Suitability Assessment Table	As no proposal was put forward by the landowner only a limited assessment could be undertaken. However, the site was assessed as having a number of adverse impacts as a result of its remote location from the village.
Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site. The sustainability appraisal concluded that the site should not be considered for allocation due to its unsustainable and remote location from the village.
Achievability	
	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	The site was promoted by the landowner through the neighbourhood plan call for sites exercise. However, as no

	proposal was put forward by the landowner it was not possible to verify the availability of the site.
Acceptability	
	<p>It is far outside the planning boundary.</p> <p>However as no assessment could be made on the site and proposal it is not known if the site would have been subject to further development on adjacent land.</p> <p>Being of 2 to 4 dwellings only, it was considered to be acceptable as it complies with the size limitation criterion of 30 dwellings.</p>
Concluding Assessment	
	There was limited information available for this site. Whilst the site scored favourably against some of the Acceptability Criteria, the distance from the village planning boundary was a strong negative factor. This conclusion was backed up by the findings of the sustainability appraisal and thus it is not recommended for allocation

Background Information and Assessment Summary	Two Plots Adjacent to Site 2, Hundred Acre Lane
Site Reference Number	WNP 10 SHLAA Not Applicable Map Appendix 2.2
Site Location	The sites are located on Hundred Acre Lane adjacent to Coldharbour Farm. There are 4 existing dwellings in between the two proposed sites. To the east of the sites all the land is Greenfield / agricultural land.
Site Use(s)	The sites consists of vacant land which is part of the grounds of Coldharbour Farm.
Proposal	The proposal is for 2 dwellings on each site. There is no detailed Application for the two sites at the time of assessment, only the two locations were put forward.
Gross Site Area (Ha)	0.2 Ha in total

Suitability	
Reference to Suitability Assessment Table Appendix 1.10	<p>When assessing the suitability of the site for development, the site scored mostly neutral outcomes and two positive outcomes.</p> <p>There would be no impact on transport and traffic issues.</p> <p>The sites are well below the 30 dwellings criteria and have no capability of future site development.</p> <p>The development will have only limited landscape impact</p>
Sustainability Appraisal	
	Please refer to the Sustainability Appraisal Report for detailed information relating to this site.
Achievability	
	<p>Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.</p> <p>Access from both sites to Hundred Acre Lane would be required.</p>
Availability	
	<p>The site was put forward by the landowner through the neighbourhood plan call for sites exercise. It is considered that the land is available for development on this site. The landowner was contacted on a related matter therefore one can assume that the land was available from the landowner.</p> <p>Residents living in the neighbouring cottages claim that they own the right of access to one of the sites. However, the owner of the land at Coldharbour Farm claims that he has retained the right of access to that site. Both parties were requested to produce documentary evidence as proof of ownership; this has not been concluded and is left to be resolved as and when an Outline Planning Application is submitted</p>
Acceptability	
	The site is considered to be acceptable from the point of view that it is limited in size and therefore would not be the subject of further development on the site. Being of 2x2 dwellings only, it is also considered acceptable as it complies with the site limitation criteria of 30 dwellings.
Concluding Assessment	
	These sites are recommended for allocation in the Wivelsfield Neighbourhood Plan.

Background Information and Assessment Summary	Land to the South of Green Road Option 1 - 03WV – approximately 150 dwellings Option 2 - 28WV – approximately 80 dwellings
Site Reference Number	WNP 11 SHLAA 03WV Option 1 SHLAA 28WV Option 2 Map Appendix 2.5
Site Location	The site is located roughly in the centre of the village to the south of Green Road, to the west of South Road and adjacent to the Primary School.
Site Use(s)	The site is on private land and is used for various agricultural purposes
Proposal	This site is considered by SHLAA to be suitable, available, achievable and deliverable. SHLAA 03WV estimates the site yield to be of 150 dwellings. SHLAA 28WV estimates a site yield of 80 dwellings. No formal proposal was put forward by the owner of the land. The then Chairman of the Parish Council was approached by a developer after the Assessment process was completed. The enquiry was only of a general nature and the developer had not approached the landowner.
Gross Site Area (Ha)	03WV 6.00 Ha / 28WV 4.5 Ha
Suitability	
Reference to Suitability Assessment Table Appendix 1.11	As no proposal was put forward by the landowner a full assessment could not be undertaken. When assessed against the suitability criteria, both options for this area scored a mix of positive effects (in particular the housing and economic criteria) due to the potential scale of development, and negative effects, primarily resulting from the adverse impact on the landscape and character of the area and the high levels of congestion through the village that development of this area is likely to cause. These impacts were pronounced for Option 1 due to the sheer scale of the site. However the eastern section of the larger area (option 2) is particularly open and likely to impact on the character of the area.
Sustainability Appraisal	
	Assessment was undertaken of the SHLAA estimates for both 03WV and 28WV. Please refer to the Sustainability Appraisal Report for detailed information relating to this site
Achievability	

	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	The site was not put forward by the landowner through the neighbourhood plan call for sites exercise. Notwithstanding the fact that the SHLAA report considers the site to be Available
Acceptability	
	<p>A site of this size, either 150 or 80 dwellings, would be considered as unacceptable as it exceeds the 30 dwellings criterion and could be further developed.</p> <p>Development of this site would also fail to comply with the preservation of green spaces key criterion.</p> <p>At the Joint Core Strategy Examination of the Lewis District Local Plan Part1 the following response was given by LDC to a question from the Examiner –January 2015the settlement of Wivelsfield Green where the individual assessment of sites has shown the potential for approximately 390 dwellings. However, as recognised in the Rural Settlement Study [CD/091], Wivelsfield Green is a relatively unsustainable settlement that is not suitable for significant levels of growth (this is also recognised in the Transport Position Statement from ESCC, 2011 [CD/101]). It is considered that even planning for the full level of growth potential identified in the SHLAA for Wivelsfield Green would be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities available there (and therefore the sustainability merits of the village) and would therefore be unsustainable development.</p>
Concluding Assessment	
	It is considered that the adverse environmental and social impacts that both of these options would lead to, for example the impact on the landscape, rural character and on the village infrastructure, would outweigh the positive impact of providing a significant number of new dwellings in the village. Option 1 would clearly have a more significant impact in this regard, although the eastern section of the larger site (option 2) is particularly open and susceptible to damage to the character of the area. For these reasons, neither option is recommended for allocation in the Wivelsfield Neighbourhood Plan.

Background Information and Assessment Summary	<p>Land at Eastern Road</p> <p>Option 1 - 15WV – approximately 190 dwellings</p> <p>Option 2 - 29WV – approximately 50 dwellings</p>
Site Reference Number	<p>WNP 12</p> <p>SHLAA 15WV and 29WV</p> <p>Map Appendix 2.5</p>
Site Location	<p>The site is located roughly in the centre of the village to the south of Green Road, and to the east of Eastern Road.</p>
Site Use(s)	<p>The larger site is on private land and is used for various agricultural purposes</p>
Proposal	<p>Both options are considered by SHLAA to be suitable, available, achievable and deliverable.</p> <p>SHLAA 15WV estimates the site yield to be of 190 dwellings. SHLAA 28WV estimates a site yield of 50 dwellings.</p> <p>No formal proposal was put forward by the owner of the land. The then Chairman of the Parish Council was approached by a developer after the Assessment process was completed. The enquiry was only of a general nature and the developer had not approached the landowner.</p>
Gross Site Area (Ha)	<p>15WV 6.13 Ha / 29WV 4.5 Ha</p>
Suitability	
Reference to Suitability Assessment Table	<p>As no proposal was put forward by the landowner a detailed assessment could not be undertaken.</p>
Appendix 1.12	<p>When assessed against the suitability criteria, both options for this area scored a mix of positive effects (in particular the housing and economic criteria) due to the potential scale of development, and negative effects, primarily resulting from the adverse impact on the landscape and character of the area and the high levels of congestion through the village that development of this area is likely to cause. These impacts were pronounced for Option 1 due to the sheer scale of the site. The western section of the larger area (option 2) is better contained than the eastern section however it is still felt that a development of this scale would adversely impact on the open character of the area.</p>
Sustainability Appraisal	
	<p>. Assessment was undertaken of the SHLAA estimates for both 15WV and 29WV. Please refer to the Sustainability Appraisal Report for detailed information relating to this site</p>
Achievability	

	Wivelsfield Green is located in an area of strong housing market demand and so the site is considered to be commercially viable.
Availability	
	The site was not put forward by the landowner through the neighbourhood plan call for sites exercise. Notwithstanding the fact that the SHLAA report considers the site to be Available
Acceptability	
	<p>A site of this size, either 190 or 50 dwellings, would be considered as unacceptable as it exceeds the 30 dwellings per site and could be further developed.</p> <p>It is not compliant with the Key Criterion of size and, with regard to Option 2, that of the site not be capable of further development.</p> <p>Development on this site would also not be compliant with the Preservation of Green Spaces Key Criterion.</p> <p>At the Joint Core Strategy Examination of the Lewis District Local Plan Part1 the following response was given by LDC to a question from the Examiner –January 2015...the settlement of Wivelsfield Green where the individual assessment of sites has shown the potential for approximately 390 dwellings. However, as recognised in the Rural Settlement Study [CD/091], Wivelsfield Green is a relatively unsustainable settlement that is not suitable for significant levels of growth (this is also recognised in the Transport Position Statement from ESCC, 2011 [CD/101]). It is considered that even planning for the full level of growth potential identified in the SHLAA for Wivelsfield Green would be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities available there (and therefore the sustainability merits of the village) and would therefore be unsustainable development.</p>
Concluding Assessment	
	It is considered that the adverse environmental and social impacts that both of these options would lead to, for example the impact on the landscape, rural character and on the village infrastructure, would outweigh the positive impact of providing a significant number of new dwellings in the village. Option 1 would clearly have a more significant impact in this regard. However, Option 2 would still have a major impact. For these reasons, neither option is recommended for allocation in the Wivelsfield Neighbourhood Plan.

9 Summary of Conclusions and Recommendations

WNP 01 Site North of Slugwash Gardens, Slugwash Lane

If the site is to be considered in conjunction with the second site at this location (WNP 04 SHLAA 13WV) then availability issues may arise.

The preponderance of Negative Outcomes in the Suitability Assessment, in particular the transport and pedestrian access constraints, weighed against development of the site.

These particular concerns were also identified through the Sustainability Appraisal which recommended the site was not allocated.

The large number of local objections to this proposal carry a substantial weight in the overall consideration of this site.

This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.

WNP 02 – 05WV Land to the south of South Road, Coldhabour Farm

There are a number of reasons which are not in favour of this site; it would be detrimental to the landscape, the character of the area, the number of proposed houses is in excess of the 30 limitation expressed by the community and it is open to further expansion. The development would do nothing to reduce the dependency on private car transport and add only serve to exacerbate the local infrastructure problems.

This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.

WNP 03 – 09WV Land Adjacent to North Common Road.

The suitability assessment gave a mix of positive and negative outcomes, although the site did not assess well against the acceptability criteria, primarily due to its scale.

The large number of local objections to this proposal carry a very substantial weight in the overall consideration of this site.

This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan. It has received Approval at Appeal.

WNP 04 – 13WV 3 plots adjacent to Site WNP 1 – Slugwash Lane

If this site is to be considered in conjunction with the other site WNP 01 SHLAA 01WV at this location then availability issues may arise.

The preponderance of Negative Outcomes in the Suitability Assessment, in particular the transport and pedestrian access constraints weighed against development of the site. These particular concerns were also identified through the sustainability appraisal which recommended the site was not allocated.

The large number of local objections to this proposal carry a substantial weight in the overall consideration of this site.

This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.

WNP 05 – 14WV Land East of B2112 behind Blackmores, Green Road

There are a number of reasons which are not in favour of this site; it would be detrimental to the open landscape, the number of proposed houses is in excess of the 30 limitation expressed by the community. The developments exits onto the busy 2112 road. Due to the location and size the development would do nothing to reduce the dependency on private car transport and add only serve to exacerbate the local infrastructure problems. Traffic would be considerably increased though the village to the primary school.

This site is not recommended for allocation in the Wivelsfield Neighbourhood Plan.

WNP 06 – 20WV Springfield Industrial Estate, west of B2112

There are many reasons which are in favour of the proposed development on this site. The preponderance of Positive Outcomes in the Suitability Assessment weigh in favour of development of the site. The sustainability appraisal also recognised the benefits of bringing this part-brownfield land into use and the potential positive impacts on the built environment of the area.

This site is recommended for allocation in the Wivelsfield Neighbourhood Plan.

WNP 07 – 02WV Land at Greenhill Way/Ridge Way, nr Wivelsfield

Not Assessed.

WNP 08 - Land on Green Road opposite War Memorial

There was limited information available for this site as there was no proposal to consider. Whilst the site scored fairly positively against the suitability criteria, it is not a favoured site due to the potential adverse landscape impacts that could result through the intensification of the ribbon development in this open location. It is therefore not recommended for allocation.

WNP 09 - Land next to Rookhurst Cottages, Slugwash lane

There was limited information available for this site. Whilst the site scored favourably against some of the Acceptability Criteria, the distance from the village planning boundary was a strong negative factor. This conclusion was backed up by the findings of the sustainability appraisal and thus it is not recommended for allocation

WNP 10 - 2 separate plots adjacent to Site WNP 2

These sites are recommended for allocation in the Wivelsfield Neighbourhood Plan.

WNP 11 – Option 1 - 3WV and Option 2 - 28WV Land South of Green Road

It is considered that the adverse environmental and social impacts that both of these options would lead to, for example the impact on the landscape, rural character and on the village infrastructure, would outweigh the positive impact of providing a significant number of new dwellings in the village. Option 1 would clearly have a more significant impact in this regard. However, Option 2 would still have a major impact. For these reasons, neither option is recommended for allocation in the Wivelsfield Neighbourhood Plan.

WNP 12 – Option 1 - 15WV and Option 2 - 29WV Land at Eastern Road

It is considered that the adverse environmental and social impacts that both of these options would lead to, for example the impact on the landscape, rural character and on the village infrastructure, would outweigh the positive impact of providing a significant number of new dwellings in the village. Option 1 would clearly have a more significant impact in this regard. However, Option 2 would still have a major impact. For these reasons, neither option is recommended for allocation in the Wivelsfield Neighbourhood Plan.

APPENDIX 1

SITE SUITABILITY ASSESSMENT TABLES (1.1 to 1.12)

Suitability Assessment			
Appendix 1.1	Site North of Slugwash Gardens, Slugwash Lane		
Site Reference	WNP 01 SHLAA 01WV Map Appendix 2.1		
Criteria	Questions to Consider	Outcome	
Social	Housing	Developing this site would provide a small amount of housing and potentially an affordable housing unit.	+
	Transport	There is currently no access point from the site on to Slugwash Lane and a small access road from the site across the other site WNP 04 SHLAA 13WV would be required. Slugwash Lane is a small, narrow country lane and so it is unlikely that safe access from/to the site could be achieved. It must also be noted that access must be considered in conjunction with the second site at this location. There is currently no pedestrian footpath along Slugwash Lane to the site which is considered by local residents to be detrimental to safety. However, this must be viewed in context as there are currently approximately 6 dwellings along this part of Slugwash Lane which does not have safety considerations of the aforementioned footpath.	-
	Communities	It is unlikely that this development would bring about additional or improved community facilities. Most community facilities lie outside the 800 metre walking distance parameter except the village hall and nearest bus stop. See attached table Appendix 3.	-
Envir onm	Brownfield / Greenfield	Greenfield	-

	Adjacent to settlement boundary	The site currently lies adjacent to the settlement boundary.	O
	Vacant Land	The site would not bring vacant units back into use	-
	Biodiversity	The site is heavily wooded, although does not contain nor is it in the vicinity of any biodiversity designations	O
	Landscape	The site lies within a much larger area which is of good quality, has a moderate to high sensitivity to change, and the ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is low. <i>Ref: LDC Landscape Capacity Study 2012</i> See Appendix 4 However it must be noted that the small area that this site occupies is heavily overgrown and has been left unattended or used for many years.	O
	Historic Environment	Does not impinge on the Conservation area. There is a Grade 2 listed building to the south (but not adjacent) to the site. There is also an Archaeological Notification Area to the south.	O
	Flood Risk	The site is located in Flood Zone 1.	+
	Infrastructure	It is expected that the village's infrastructure would be able to accommodate a development of this scale.	O
Economic	Local business	Due to the limited size of the development there would be limited support or benefit for local businesses. Most local businesses lie just outside the 800 metre walking distance except the village hall and nearest bus stop. See attached table Appendix 3.	O

Suitability Assessment			
Appendix 1.2	Land to the South of South Road, Coldharbour Farm		
Site Reference Number	WNP 02 SHLAA 05WV Map Appendix 2.2		
Criteria	Questions to Consider	Outcome	
Social	Housing	<p>The site could provide a large number of houses, including affordable units, and so scores positively against the Housing criterion. The developer was asked to consider a lower level of development of approximately 30 units but this was refused.</p> <p>Whilst the site does provide for 40% Affordable Homes, approximately 22 homes, which does exceed the local demand for such homes for people who have a local connection to the village. This is in excess of people on the Lewes District Housing Register who have indicated a need for housing, but not necessarily in the Wivelsfield Green area.</p>	+
	Transport	<p>The site will exit on to South Road which is already a busy road servicing traffic to and from Plumpton, Chailey and Lewes as well as local traffic to the school. This traffic will in turn exit on to the extremely busy junction B2112 Green Road – Ditching Road.</p> <p>There is no footpath along the south side of South Road. Pedestrians would need to cross the road to access the pavement on the north side of South Road</p> <p>On a site of 55 dwellings this will do nothing to help avoid the use of private car travel. On the contrary there will be a large increase of private cars moving to and from the site. The remote location at the end of the settlement will only serve to increase the dependency on private car transport in a Parish which has one of the highest private car populations in Lewes District.</p>	-
	Communities	A development of this size should improve usage of local community facilities. It is however doubtful if it would bring about additional/ improved community facilities	0

		The village shop, pub and primary school are within walking distance of the site. See Appendix 3.	
Environmental	Brownfield / Greenfield	Greenfield	-
	Adjacent to settlement boundary	The site lies adjacent to the settlement boundary.	0
	Vacant Land	The site would not bring vacant units back into use	-
	Biodiversity	There is a large wooded area on the southern edge of the site which is a natural habitat for many species of animals and birds. Building houses right next to this wood will impact upon this natural habitat.	0
	Landscape	<p>The 2012 Lewes District Landscape capacity study states “The topography here means that although it is considered to have some scope, any change to the landscape would be more visually intrusive on a largely undeveloped slope”.</p> <p>The site is of good quality, has a moderate to high sensitivity to change, and the ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is low. <i>Ref: LDC Landscape Capacity Study 2012</i> See Appendix 4</p> <p>There is a minimum elevation drop of 5 metres from the high point on the southern edge of the site to the boundary along South Road. This will create an over bearing sloping landscape of new buildings which will completely overpower the existing dwellings along South Road, into the adjoining Allwood Crescent and Downsview Drive</p>	-
	Historic Environment	The loss of this site to development will overcome the historic values associated with this site. It was part of Wivelsfield Common, which was enclosed in 1626 by consent of the commoners and lord of the manor. The boundaries of the former common are defined in the 8th century charter. This site does not impinge on the Conservation area, the historic environment or listed buildings.	-
Flood Risk	The site is located in Flood Zone 1	+	

	Infrastructure	<p>Is there sufficient local infrastructure capacity to accommodate development on the site (utilities, highway etc)</p> <p>Large scale development will be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities in the community <i>Ref: LDC Local Plan Part 1 – LDC Response to the Examiner January 2015</i></p>	-
Economic	Local business	<p>A development of this size would increase the potential customer base in the catchment's area. However the increased business may be of marginal value.</p> <p>The site is within walking distance of most local businesses and facilities except for the village hall and garage. See Appendix 3.</p>	+

Suitability Assessment			
Appendix 1.3	Land Adjacent to North Common Road.		
Site Reference Number	WNP 03 SHLAA 09WV Map Appendix 2.2		
Criteria	Questions to Consider	Outcome	
Social	Housing	<p>Whilst the site does provide for approximately 19 Affordable Homes, the supply of such homes will far exceed the local demand for Affordable Homes for people who have a local connection to the village. This is in excess of people on the Lewes District Housing Register who have indicated a need for housing, but not necessarily in the Wivelsfield Green area.</p>	+
	Transport	<p>There is currently no access point from the site on to North Common Road at a dangerous part of the road when entering the village. The road is an already busy road servicing traffic to and from Chailey and Lewes.</p> <p>There is currently no pedestrian footpath along North Common Road from the proposed site.</p> <p>This site will do nothing to reduce the dependency on private car travel. On the contrary there will be a very large increase in</p>	-

		private cars to and from the site The remote location at the end of the settlement will only serve to increase the dependency on private car transport in a Parish which has one of the highest private car populations in Lewes District. Further it will increase considerably highway congestion. The site will exit from South Road on to North Common Road which is already very busy and which will in turn exit on to the extremely busy junction B2112 Green Road – Ditching Road.	
	Communities	Although a large development such as this will increase the usage of community facilities in the village it is doubtful if it would lead to additional community facilities and services. To access any bus services the same safety constraints would apply as to the above safety issues regarding footpaths.	O
Environmental	Brownfield / Greenfield	Greenfield	-
	Adjacent to settlement boundary	The site currently lies adjacent to the settlement boundary.	O
	Vacant Land	The site would not bring vacant units back into use	-
	Biodiversity	The site is wooded to the south and east with trees throughout the site.	O
	Landscape	The site is of ordinary quality, has a low sensitivity to change, and the ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is high to very high. <i>Ref: LDC Landscape Capacity Study 2012</i> See Appendix 4	+
	Historic Environment	This site has no impact and does not impinge on the Conservation area, the historic environment or listed buildings.	O
	Flood Risk	The site is located in Flood Zone 1	+
	Infrastructure	Is there sufficient local infrastructure capacity to accommodate development on the site (utilities, highway etc) Large scale development will be unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities in the community	-

Economic	Local business	<p>A development of this size would increase the potential customer base in the catchment's area. However the increased business may be of marginal value.</p> <p>The site is within walking distance of most local businesses and facilities except for the primary school, the village hall and garage. See Appendix 3.</p>	+

Suitability Assessment			
Appendix 1.4		Site North of Slugwash Gardens, Slugwash Lane	
Site Reference		<p>WNP 04</p> <p>SHLAA 13WV</p> <p>Map Appendix 2.1</p>	
Criteria		Questions to Consider	Outcome
Social	Housing	Developing this site would provide a small amount of housing, However, the proposed number of dwellings are unlikely to bring forward any affordable housing.	+
	Transport	<p>There is currently no access point from the site on to Slugwash Lane and a small access road from the site would be required.</p> <p>Slugwash Lane is a small, narrow country lane and so it is unlikely that safe access from/to the site could be achieved. It must also be noted that access must be considered in conjunction with the second site at this location.</p> <p>There is currently no pedestrian footpath along Slugwash Lane to the site which is considered by local residents to be detrimental to safety. However, this must be viewed in context as there are currently approximately 6 dwellings along this part of Slugwash Lane which does not have safety considerations of the aforementioned footpath.</p>	-
	Communities	It is unlikely that this development would bring about additional or improved community facilities.	-

		Most community facilities lie outside the 800 metre walking distance parameter except the village hall and nearest bus stop. See attached table Appendix 3.	
Environmental	Brownfield / Greenfield	Greenfield	-
	Adjacent to settlement boundary	The site currently lies adjacent to the settlement boundary.	0
	Vacant Land	The site would not bring vacant units back into use	-
	Biodiversity	The site is heavily wooded, although does not contain or in the vicinity of any biodiversity designations	0
	Landscape	<p>The site lies within a much larger area which is of good quality, has a moderate to high sensitivity to change, and the ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is low.</p> <p><i>Ref: LDC Landscape Capacity Study 2012</i></p> <p>However it must be noted that the small area that this site occupies is heavily overgrown and has been left unattended or used for many years. See Appendix 4.</p>	0
	Historic Environment	Does not impinge on the Conservation area. There is a Grade 2 listed building to the south (but not adjacent) to the site. There is also an Archaeological Notification Area to the south. There is a Grade 2 listed building to the south of the site	0
	Flood Risk	The site is located in Flood Zone 1	+
	Infrastructure	It is expected that the village's infrastructure would be able to accommodate a development of this scale.	0
Economic	Local business	<p>Due to the limited size of the development there would be limited support or benefit for local businesses.</p> <p>Most local businesses lie just outside the 800 metre walking distance. Except the village hall and nearest bus stop. See attached table Appendix 3.</p>	0

Suitability Assessment			
Appendix 1.5	Site East of B2112. Behind Blackmores, Green Road		
Site Reference Number	WNP 05 SHLAA 14WV Map Appendix 2.1		
Criteria	Questions to Consider	Outcome	
Social	Housing	<p>The site could provide a large number of houses, including affordable units, and so scores positively against the housing criteria, The landowner was asked to consider a lower level of development but this was refused. The landowner has a legal agreement to develop the maximum number of units on the site.</p> <p>Whilst the site does provide for 40% Affordable Homes the supply of such homes would exceed the local demand for such homes for people who have a local connection to the village. This is in excess of people on the Lewes District Housing Register who have indicated a need for housing, but not necessarily in the Wivelsfield Green area.</p>	+
	Transport	<p>There is currently no access to or from the site to either the B2112 or Blackmores. The developer has proposed a new access on to the very busy B2112 which services traffic to and from Ditchling, Burgess Hill, Haywards Heath and the south coast towns of Brighton and Hove.</p> <p>Further it will increase considerably highway congestion at the roundabout only a few metres distant to the north.</p> <p>There is currently no pedestrian footpath along the B2112 to the proposed site to the bus stop or the garage.</p> <p>ESCC Highways policy position considers that a site of more than 80 units would have unacceptable traffic impacts on local traffic</p> <p>On a site of 95 dwellings this will do nothing to help avoid the use of private car travel. On the contrary there will be a large increase of private cars moving to and from the site. The remote</p>	-

		location at the end of the settlement will only serve to increase the dependency on private car transport in a Parish which has one of the highest private car populations in Lewes District.	
	Communities	Although a large development such as this will increase the usage of community facilities in the village it is doubtful if it would lead to additional community facilities and services. Only the garage and nearest bus stop are within walking distance. See Appendix 3.	O
Environmental	Brownfield / Greenfield	Greenfield	-
	Adjacent to settlement boundary	The site currently lies adjacent to the settlement boundary.	O
	Vacant Land	The site would not bring vacant units back into use	-
	Biodiversity	This site is a natural habitat for many species of animals and birds. Building houses on this site will only serve to destroy this natural habitat.	O
	Landscape	<p>The site is of good quality, has a moderate sensitivity to change and the ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape. <i>Ref: LDC Landscape Capacity Study 2012</i> See Appendix 4.</p> <p>This area provides a pleasing Greenfield feature for this entrance to Wivelsfield Green. Any development on this land would have considerable visual impact as well as being detrimental to the rural environment.</p> <p>In the Lewes Rural Settlement Study (January 2013) 24.23 LDC states “The countryside always feels close by in Wivelsfield Green with small fields abutting the road.” This view is strongly supported by the community. The field is visually sensitive from residential dwellings, roads, footpath, school and recreational visitors to the area such as walkers and cyclists. It does nothing to retain the natural beauty and pleasant rural character of the Parish or protect the countryside setting of the settlement. It in fact goes a long way to destroying the aforementioned attributes.</p>	-

	Historic Environment	Does not impinge on the Conservation area, however there are a small number of listed buildings within the vicinity of the site.	O
	Flood Risk	The site is located in Flood Zone 1	+
	Infrastructure	Large scale development will be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities in the community <i>Ref: LDC Local Plan Part 1 – LDC Response to Examiner January 2015</i>	O
Economic	Local business	A development of this size would undoubtedly increase the potential customer base in the catchment's area. However the increased business may be of limited value given the extreme location of this site. The site is within walking distance of only the garage and nearest bus stop. See Appendix 3.	O

Suitability Assessment			
Appendix 1.6		Springfield Industrial Estate, West of B2112	
Site Reference Number		WNP 06 SHLAA 20WV Map Appendix 2.1	
Criteria		Questions to Consider	Outcome
Social	Housing	The site would provide additional housing, including 40% Affordable Homes (approximately 12) which would be in line with local demand for such homes for people who have a local connection to the village.	+
	Transport	There is currently access to and from the site on to the B2112. The developer has included in his Application to improve the current access to the site Whilst it will increase traffic movements on to the busy B2112 - Ditching Road- Haywards Heath Road the size of the development makes for an acceptable and limited increase.	O

		<p>There is currently no pedestrian footpath along the B2112 to the proposed site.</p> <p>This site will not reduce the dependency on private car travel. The remote location at the end of the settlement will increase the dependency on private car transport but with the size of the proposed development it is considered marginal</p>	
	Communities	<p>The development would bring about very limited additional / improved community facilities.</p> <p>However at one stage the developer indicated that some land on the site may be made available to provide Allotments.</p> <p>Only the local garage and nearest bus stop are within walking distance. See Appendix 3.</p> <p>To access any bus services the same safety constraints would apply as to the above safety issues regarding footpaths.</p>	O
Environmental	Brownfield / Greenfield	Mainly Brownfield	+
	Adjacent to settlement boundary	The site currently lies adjacent to the settlement boundary.	O
	Vacant Land	The site would not bring vacant units back into use	-
	Biodiversity	The site is habitat for many species of birds and wildlife and is screened by woodland to the west and south.	O
	Landscape	<p>This site was used for commercial purposes many years ago. It has not been used for as many as 20 to 25 years. Given the rundown state of buildings on the site, the overgrown and unused conditions, this proposed development would greatly enhance the locale.</p> <p>The proposal will greatly improve the open aspect of the locale and over to the Conservation area.</p> <p>A development on this site would greatly improve the approach to the village.</p>	+
	Historic Environment	The site is between 600 and 800 metres from the Conservation area but does not impinge on the Conservation area or detract from it, the historic environment or listed buildings (one listed building within the vicinity of the site). It can be argued that any such considered and	+

		sympathetic development could have a positive impact.	
	Flood Risk	The site is located in Flood Zone 1.	+
	Infrastructure	It is considered due to the limited size of the development that the local infrastructure capacity will be able to accommodate this development.	O
Economic	Local business	A development of this size and the location of the site at the western edge of the settlement would have limited value on local businesses except perhaps for the garage. Only the nearest bus stop and garage are within walking distance. See Appendix 3.	-

Suitability Assessment			
Appendix 1.7	Land at Greenhill Way/Ridge Way, nr Wivelsfield		
Site Reference	WNP 07 SHLAA 02WV Map Appendix 2.3		
	Criteria	Questions to Consider	Outcome
Social	Housing	.	N/A
	Transport		N/A
	Communities		N/A
Environmental	Brownfield / Greenfield		N/A
	Adjacent to settlement boundary		N/A
	Vacant Land		N/A
	Biodiversity		N/A
	Landscape		N/A
	Historic Environment		N/A
	Flood Risk		N/A
	Infrastructure		N/A

Economic	Local business		N/A
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Suitability Assessment			
Appendix 1.8		Green Road, Site Opposite War Memorial As no proposal was submitted by the owner of this site a full Suitability Assessment could not be undertaken	
Site Reference		WNP 08 SHLAA Not Applicable Map Appendix 2.1 and 2.2	
Criteria		Questions to Consider	Outcome
Social	Housing	No details of number of dwellings were submitted and given the size of the plot, approximately 10 dwellings have been estimated. Developing this site would provide a small amount of housing, including affordable units.	+
	Transport	Given the lack of information from the landowner access points from the site on to Green Road is unknown. The limited size of development would not make any material impact on congestion.	-
	Communities	The estimated number of dwellings is unlikely to bring about additional or improved community facilities. The site is within walking distance of all services and facilities except the garage. See Appendix 3	+
Environmental	Brownfield / Greenfield	Infill land which is part of the owner's grounds.	O
	Adjacent to settlement boundary	The site currently lies adjacent to the settlement boundary.	O
	Vacant Land	The site would not bring vacant units back into use	O
	Biodiversity	The site is located in large private grounds and is not in the vicinity of any biodiversity designations.	O
	Landscape	The development of an estimated 10 houses would further intensify the ribbon development	-

		effect along the main road where there is a greenery and open space behind.	
	Historic Environment	The location of this site within proximity to a Grade II Listed building, although separated by another property The site is opposite an Area of Established Character.	O
	Flood Risk	The site is located in Flood Zone 1	+
	Infrastructure	It is considered due to the limited size of the development that the local infrastructure capacity will be able to accommodate this development.	O
Economic	Local business	Due to the limited size of the development there would be limited support or benefit for local businesses. Most local businesses lie within walking distance except the garage. See attached table See Appendix 3.	O

Suitability Assessment			
Appendix 1.9	Site Next to Rookhurst Cottages As no proposal was submitted by the owner of this site a full Suitability Assessment could not be undertaken		
Site Reference	WNP 09 SHLAA Not Applicable Map Appendix 2.4		
Criteria	Questions to Consider	Outcome	
Social	Housing	Few details of number of dwellings were submitted but it was suggested that the plot could accommodate several cottages. Developing this site would provide a small amount of housing, although unlikely to provide any affordable housing	+
	Transport	Given the lack of information from the landowner access points on to Slugwash Lane is unknown. The limited size of development would not make any material impact on congestion.	O
	Communities	The estimated number of dwellings is unlikely to bring about additional or improved community facilities.	-

		The site is not within walking distance of any of services and facilities except the garage. See Appendix 3	
Environmental	Brownfield / Greenfield	Infill land. Assumed to be part of landowners property	O
	Adjacent to settlement boundary	The site is a considerable distance from the settlement boundary	-
	Vacant Land	The site would not bring vacant units back into use	O
	Biodiversity	The site is located next to a Greenfield and is not contained or in the vicinity of any biodiversity designations.	O
	Landscape	The development of two houses on each site would not have a detrimental impact on the landscape.	O
	Historic Environment	The development of these houses would have no impact on any associated historic values. Any small development is unlikely to impact significantly on heritage assets.	O
	Flood Risk	The site is located in Flood Zone 1. The nearest possible area of flooding is some 300 metres distant.	+
	Infrastructure	It is considered due to the limited size of the development that the local infrastructure capacity will be able to accommodate this development.	O
Economic	Local business	Due to the limited size of the development there would be limited support or benefit for local businesses. All local businesses and facilities lie outside the 800 metre walking distance. See attached table See Appendix 3.	-

Suitability Assessment			
Appendix 1.10	Two Plots Adjacent to Site 2, Hundred Acre Lane		
Site Reference	WNP 10 SHLAA Not Applicable Map Appendix 2.2		
Criteria	Questions to Consider	Outcome	
So ci	Housing	Developing this site would provide a small amount of housing, although the proposed	+

		number of dwellings would not be sufficient to provide affordable housing.	
	Transport	There is currently no access point from the sites on to Hundred Acre Lane and access the sites would be required. The limited size of development would not make any material impact on congestion.	0
	Communities	The site is not of a size to bring about additional or improved community facilities. The site is within walking distance of all services and facilities except the village hall and garage. See Appendix 3.	0
Environmental	Brownfield / Greenfield	Infill land which is part of the owner's garden.	0
	Adjacent to settlement boundary	The site currently lies adjacent to the settlement boundary.	0
	Vacant Land	The site would not bring vacant units back into use	0
	Biodiversity	The site is located next to a Greenfield and is not contain or in the vicinity of any biodiversity designations.	0
	Landscape	The development of two houses on each site would not have a detrimental impact on the landscape.	0
	Historic Environment	The development of these houses would have no impact on any associated historic values.	0
	Flood Risk	The site is located in Flood Zone 1	+
	Infrastructure	It is considered due to the limited size of the development that the local infrastructure capacity will be able to accommodate this development.	0
Economic	Local business	Due to the limited size of the development there would be limited support or benefit for local businesses. Most local businesses lie within 400 metre walking distance except the village hall and nearest bus stop. See attached table See Appendix 3.	0

Suitability Assessment				
Appendix 1.11		Land South of Green Road This site was not put forward by the owner for consideration		
Site Reference		WNP 11 SHLAA 03WV Option 1 SHLAA 28WV Option 2 Map Appendix 2.5	Option 1	Option 2
Criteria		Questions to Consider	Outcome	
Social	Housing	Development on this site would provide a significant amount of housing (circa 150 or 80 respec.), including affordable houses, although this would be in excess of local demand.	+	+
	Transport	Development on this scale, in particular Option1, would completely overrun the traffic flows in the centre of the village and would create substantial congestion problems at the junction of Eastern Road and Green Road; also at the junction of Green Road and the B2112. ESCC Highways policy position considers that a site of more than 80 units would have unacceptable traffic impacts on local traffic through Ditchling. <i>Ref: Traffic report produced by consultant for ESCC and the Gleeson Application LW/13/0720</i> This site will do nothing to reduce the dependency on private car travel. On the contrary there will be a very large increase in private cars to and from the site in a Parish which has one of the highest private car populations in Lewes District.	-	-
	Communities	Although a large development such as this will increase the usage of community facilities in the village it is doubtful if it would lead to additional community facilities and services. The site is within walking distance of all services and facilities except the garage.	+	+
Environmental	Brownfield / Greenfield	Greenfield	-	-
	Adjacent to settlement boundary	Adjacent to settlement boundary	0	0

Vacant Land	The site would not bring vacant units back into use	-	-
Biodiversity	The site is habitat for many species of birds and wildlife The site is within the vicinity of Ancient Woodland	-	-
Landscape	Development of this site would be detrimental on valued landscape. The site provides an open green landscape when driving through the village, from South Road and from Hundred Acre Lane. The eastern section (28WV) is particularly open to the south and both of these options would impact on the character of this open area. In responding to the Pre Submission WNP, the County Council commented that <i>“the area to the west of the school is of particular significance and importance as GI [green infrastructure] and an open space due to the landscape character and value of the area.</i> The site is of good quality, has a moderate sensitivity to change and the visual sensitivity is high. The ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is medium. <i>Ref: LDC Landscape Capacity Study 2012</i> See Appendix 4.	-	-
Historic Environment	This land was part of Wivelsfield Common, which was enclosed in 1626 by consent of the commoners and lord of the manor, who got 100 acres hence Hundred Acre Lane. The boundaries of the former common are defined in the 8th century charter. It does not impinge on the Conservation area, although there are listed buildings in the vicinity	-	-
Flood Risk	The site is located in Flood Zone 1	+	+
Infrastructure	The infrastructure is insufficient to accommodate a development of this size Large scale development will be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities in the community	-	-

		<i>Ref: LDC Local Plan Part 1 – LDC Response to Examiner January 2015</i>		
Economic	Local business	A development of this size would undoubtedly increase the potential customer base in the catchment's area. The site is within walking distance of all local facilities except the garage. See Appendix 3.	+	+

Suitability Assessment				
Appendix 1.12		Land at Eastern Road This site was not put forward by the owner for consideration		
Site Reference		WNP 12 SHLAA 15WV Option 1 SHLAA 29WV Option 2 Map Appendix 2.5	Option 1	Option 2
Criteria		Questions to Consider	Outcome	
Social	Housing	Development on this site would provide a significant amount of housing (circa 190 or 50 respec), including affordable houses, although would be in excess of local demand.	+	+
	Transport	Development on the scale of these options, in particular Option 1, would completely overrun the traffic flows in the centre of the village and cause huge problems at the junction of Eastern Road and Green Road; also at the junctions of Green Road and the B2112. ESCC Highways policy position considers that a site of more than 80 units would have unacceptable traffic impacts on local traffic This site will do nothing to reduce the dependency on private car travel. On the contrary there will be a very large increase in private cars, especially for Option 1, to and from the site The remote location at the end of the settlement will only serve to increase the dependency on private car transport in a Parish which has one of the highest private car populations in Lewes District.	-	-

Environmental	Communities	<p>Development of this site is unlikely to bring about additional or improved community facilities.</p> <p>The site is within walking distance of all services and facilities except the garage. See Appendix 3.</p>	+	+
	Brownfield / Greenfield	Greenfield	-	-
	Adjacent to settlement boundary	Adjacent to settlement boundary	0	0
	Vacant Land	The site would not bring vacant units back into use	-	-
	Biodiversity	<p>The site is habitat for many species of birds and wildlife</p> <p>The site is within the vicinity of Ancient Woodland</p>	-	-
	Landscape	<p>Development of this site would be detrimental on valued landscape. The site provides an open green landscape when driving through the village, from South Road and from Hundred Acre Lane.</p> <p>The site is likely to have an adverse impact on the landscape and rural character of this open area.</p> <p>In responding to the Pre Submission WNP, the County Council commented that <i>“the area to the west of the school is of particular significance and importance as GI [green infrastructure] and an open space due to the landscape character and value of the area.</i></p> <p>The site is of good quality, has a moderate sensitivity to change and the visual sensitivity is high. The ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts in the character of the landscape is medium. <i>Ref: LDC Landscape Capacity Study 2012</i> See Appendix 4.</p>	-	-
	Historic Environment	This land was part of Wivelsfield Common, which was enclosed in 1626 by consent of the commoners and lord of the manor, who got 100 acres hence Hundred Acre Lane. The boundaries of the former common are defined in the 8th century charter. It does not impinge on	-	-

		the Conservation area, although there are listed buildings in the vicinity of the site.		
	Flood Risk	The site is located in Flood Zone 1	+	+
	Infrastructure	<p>The infrastructure is insufficient to accommodate a development of this size</p> <p>Large scale development will be extremely unlikely to deliver significant improvements in the level of services, facilities, public transport provision and employment opportunities in the community</p> <p><i>Ref: LDC Local Plan Part 1 – LDC Response to Examiner January 2015</i></p>	-	-
Economic	Local business	<p>A development of this size would undoubtedly increase the potential customer base in the catchment's area.</p> <p>The site is within walking distance of all local facilities except the garage. See Appendix 3.</p>	+	+

Appendix 1.13

SITE SUITABILITY ASSESSMENT TABLES SUMMARY

	Site	1	2	3	4	5	6	7	8	9	10	11	11	12	12
												03 wv	28 wv	15 wv	29 wv
Social	Housing	+	+	+	+	+	+		+	+	+	+	+	+	+
	Transport	-	-	-	-	-	O		-	O	O	-	-	-	-
	Communities	-	O	O	-	O	O		+	-	O	+	+	+	+
Environmental	Brown /Greenfield	-	-	-	-	-	+		O	O	O	-	-	-	-
	Adj. Boundary	O	O	O	O	O	O		O	-	O	O	O	O	O
	Vacant Land	-	-	-	-	-	-		O	O	O	-	-	-	-
	Bio Diversity	O	O	O	O	O	O		O	O	O	-	-	-	-
	Landscape	O	-	+	O	-	+		-	O	O	-	-	-	-
	Hist. Environment	O	-	O	O	O	+		O	O	O	-	-	-	-
	Flood Risk	+	+	+	+	+	+		+	+	+	+	+	+	+
	Infrastructure	O	-	-	O	O	O		O	O	O	-	-	-	-
Economic	Local Businesses	O	+	+	O	O	-		O	-	O	+	+	+	+

Outcome Key

Negative (-) Neutral (O) Positive (+)  Not Assessed

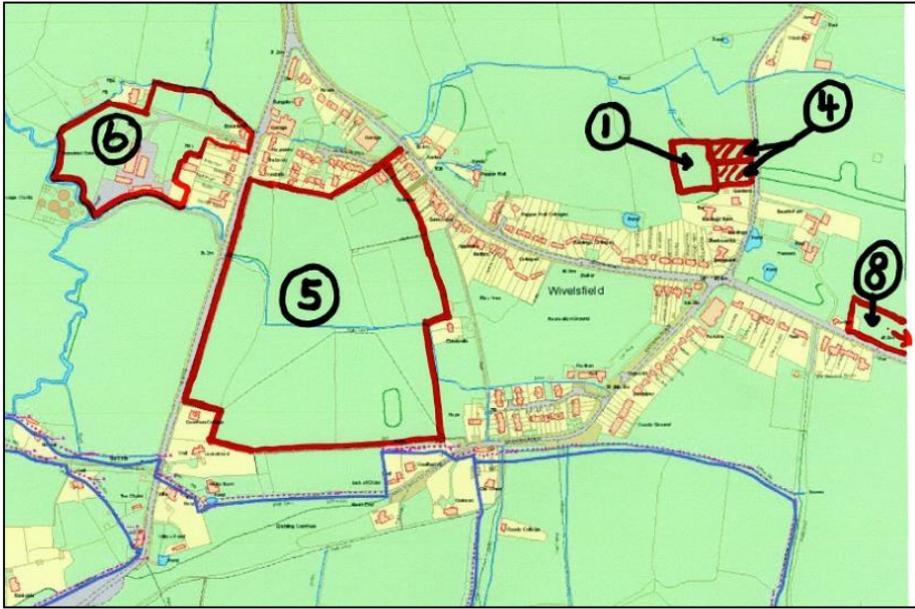
WNP 01 – 01WV Site North of Slugwash Gardens, Slugwash Lane
WNP 02 – 05WV Land to the south of South Road, Coldhabour Farm
WNP 03 – 09WV Land Adjacent to North Common Road.
WNP 04 – 13WV 3 plots adjacent to Site WNP 1 – Slugwash Lane
WNP 05 – 14WV Land East of B2112 behind Blackmores, Green Road
WNP 06 – 20WV Springfield Industrial Estate, west of B2112
WNP 07 – 02WV Land at Greenhill Way/Ridge Way, nr Wivelsfield

WNP 08 - Land on Green Road opposite War Memorial
WNP 09 - Land next to Rookhurst Cottages, Slugwash lane
WNP 10 - 2 separate plots adjacent to Site WNP 2
WNP 11 - 3WV and 28WV Land South of Green Road
WNP 12 -15WV and 29WV Land at Eastern Road

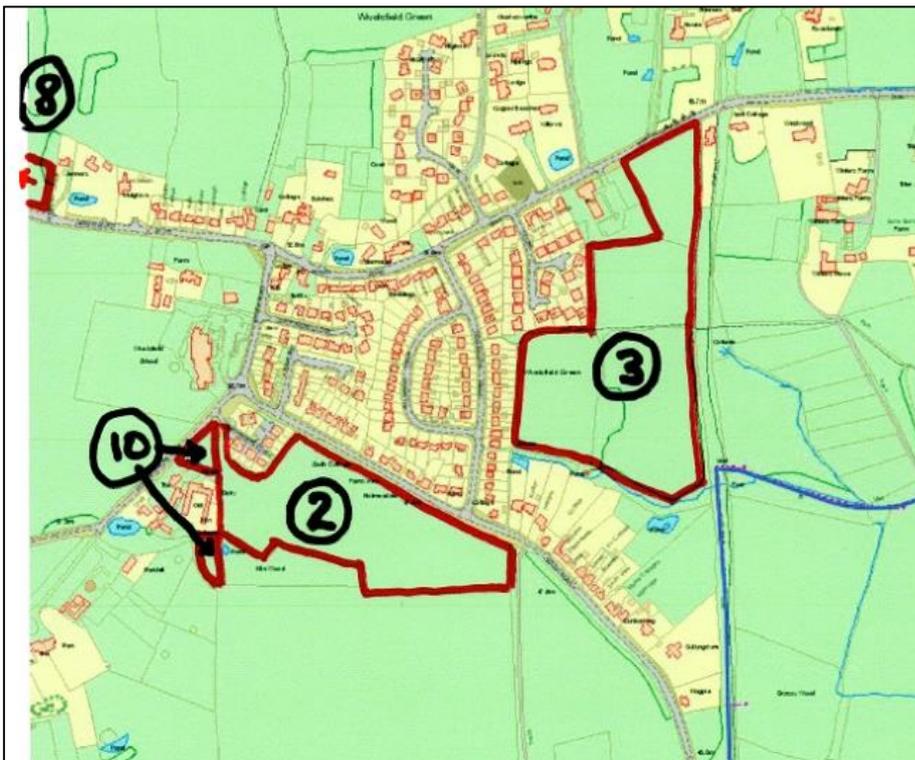
Appendix 2

Site Location Maps (2.1 to 2.5)

Appendix 2.1



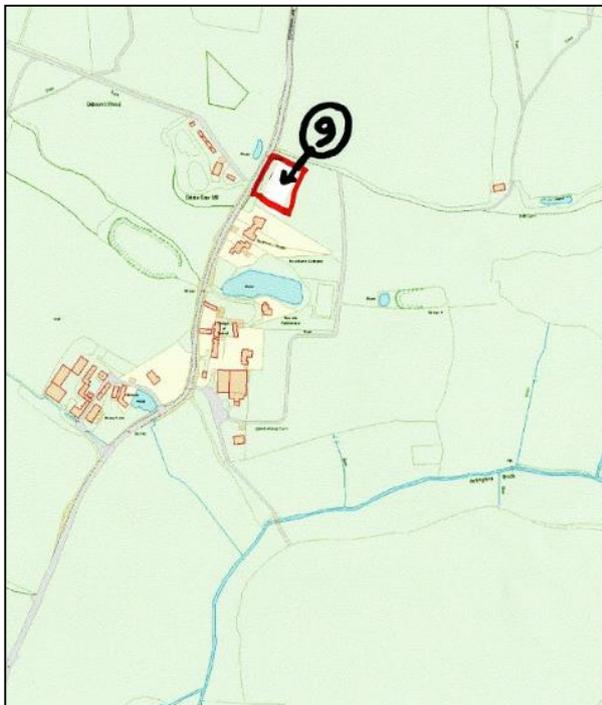
Appendix 2.2



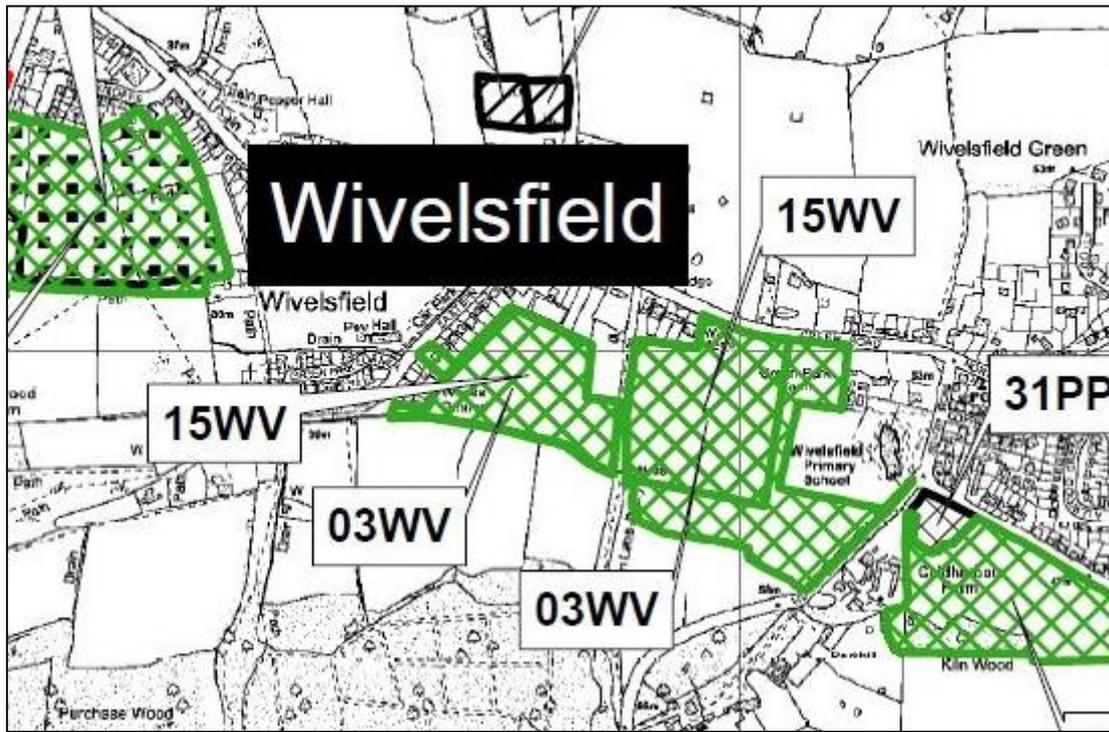
Appendix 2.3



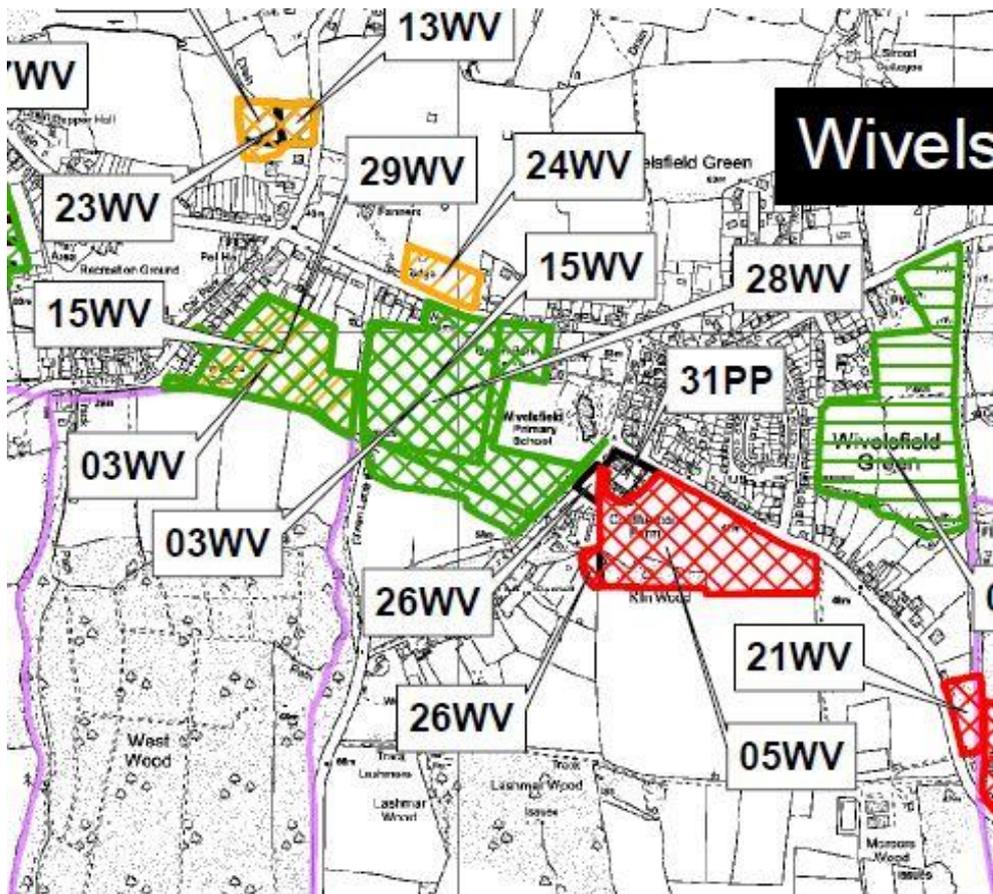
Appendix 2.4



Appendix 2.5



SHLAA 2014



SHELAA 2015

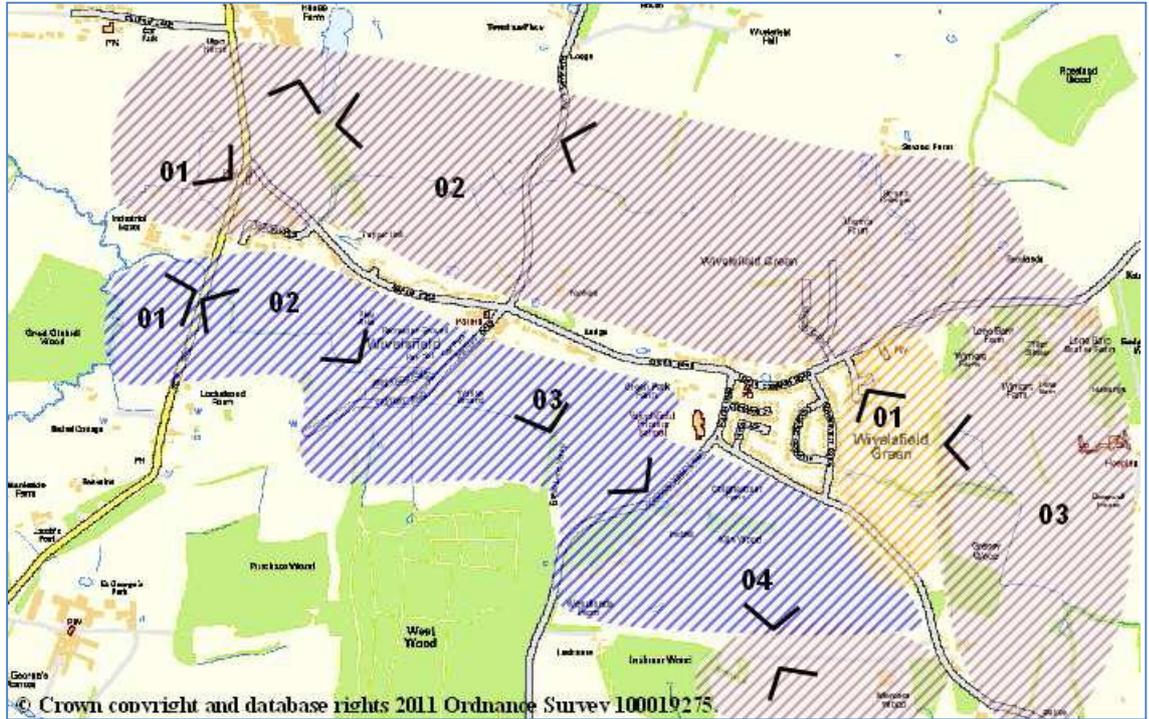
APPENDIX 3

DISTANCES FROM SITES TO LOCAL COMMUNITY FACILITIES AND SERVICES

Sites		KEY						Metres
		< 400	400-800	>800				
		Shop/Post Office	Public House	Village Hall	Primary School	Bus Stop (nearest)	Garage	
1	North of Slugwash Gardens, Slugwash Lane	>800	>800	400-800	>800	400-800	>800	
2	Coldharbour Farm Field, South Road	400-800	400-800	>800	< 400	< 400	>800	
3	Land Adjacent to North Common Road.	400-800	400-800	>800	>800	400-800	>800	
4	Slugwash Lane (Adjacent to site 1)	>800	>800	400-800	>800	400-800	>800	
5	East of B2112, behind Blackmores	>800	>800	400-800	>800	< 400	< 400	
6	Springfield Industrial Estate	>800	>800	>800	>800	< 400	< 400	
7	Land at Greenhill Way/Ridge Way, Nr Wivelsfield	>800	>800	>800	>800	>800	>800	
8	Green Road opposite War Memorial	< 400	< 400	400-800	400-800	< 400	>800	
9	Slugwash Lane, Rookhurst	>800	>800	>800	>800	>800	>800	
10	Coldharbour Farm, Hundred Acre Lane (2 plots)	< 400	< 400	>800	< 400	< 400	>800	
11	Land South of Green Road	400-800	400-800	400-800	400-800	< 400	>800	
12	Land at Eastern Road	400-800	400-800	< 400	400-800	< 400	>800	

APPENDIX 4 LDC LANDSCAPE CAPACITY STUDY - 2012

Appendix 4.1 Map



	Area A
	Area B
	Area C

Appendix 4.2 Character area capacities with mitigation potential and management opportunities

Wivelsfield	Landscape Quality	Landscape Value	Character Sensitivity to Change	Visual Sensitivity	Management Opportunities	Mitigation Potential	Landscape Capacity
A. 01. North of Springfields.	Good	Medium	Moderate/ High	Moderate/ High	Retain hedgerows. Character could be possibly strengthened with placing overhead lines underground.	Low. Retain hedges and trees. Improve screening to Industrial estate to south. Mitigation in northern part of landscape would potentially visible from surrounding area.	Low
A 02 South of More House	Good/High	Medium	Moderate / High	Moderate	Retain as open land. Retain tree belts and hedges. Potential strengthening on landscape if farm building faces softened by screening	Low elevated position	Low
A 03 South of Winters Farm	Good	Medium	Moderate / High	Moderate	Character of landscape could be improved through better	Low. Open landscape which slopes away. Development in this area, even with mitigation is likely to	Low

					equestrian management and associated buildings repaired and appropriately screen. Hedges appear to be well managed.	have visual impacts on character.	
B 01. West of B2112	Good	Low / Medium	High	Moderate / High		Low medium. Fairly open land well screened by woodland to the west and south	Low
B 02. East of B2112	Ordinary / Good	Medium	Moderate	Low / Moderate	Maintain hedges and tree lined stream as natural defensible barrier	Weighted to medium as landscape becomes more open to the west further south. Low density development to reflect existing development to north.	Medium
B 03. South of Green Road	Good	Low / Medium	Moderate	Moderate	Retain tree line and tree boundaries to the south to screen from more visually sensitive landscape	Medium. Any development should not extend further south than the school boundary. Retain hedges and trees. Medium density . Strong landscape boundary to the south.	Medium / High

						Development should be 2-3 storey,	
B 04. North of Old Barn	Good	Medium	Moderate/ High	Moderate	Retain agricultural land use as management on southern part of site.	Low/ medium. Fairly open land which would be difficult to mitigate without impacting on the openness of the landscape. Southern part of site slopes towards village and would be potentially able to accommodate screening or new landscape buffer	Low
C 01. Land east of Wivelsfield Green	Ordinary	Low / Medium	Low	Moderate / Low	Repair broken residential boundary fences. Clear overgrowth from public access.	High. Area already very well screened by mature tree belts to the east and south and existing residential development.	High / Very High

Appendix 4.3 LDC Landscape Capacity Study Glossary

Landscape Value The relative value or importance attached to a landscape. A landscape may be valued by different communities of interest for different reasons. These can include scenic beauty, tranquility, and special cultural / conservation interests. Some may be designated.

Landscape Sensitivity is the inherent sensitivity of the landscape resource, which includes the sensitivity of both its character as a whole and the individual elements contributing to the character. Sensitivity also includes the visual sensitivity of the landscape in terms of views, types of viewers and the scope to mitigate visual impact.

Mitigation Measures to avoid, reduce, remedy or compensate for adverse landscape and visual effects of a development project

Landscape capacity is the indicative ability of the landscape to accommodate different amounts of change or development of a specific type without adverse impacts. In the context of this study this will be a relative comparison for each settlement.

APPENDIX 5

Wivelsfield Neighbourhood Plan Open Day Consultation on Future Development – Comments Received

The Comments Box by the Housing boards contained 47 comments slips (some of which covered multiple sites totalling 100 site comments). The results are summarised below under the relevant site number (where given).

Please note, some residents used the reference number shown on the Parish Council's potential development sites map, whilst others used SHLAA map plot references. Each comment slip has been numbered for ease of reference. The number in brackets at the end of each comment refers to the relevant comment slip.

Site 1

- Rural area – not considered as first option. (4)
- Preferred site (alongside others - see comment against site 6) (26)
- Preferred site (alongside others – see comment against site 6) (27)
- Support low grade infill (28)

Site 2

- This is a unique green field site. It has never before been considered for development and adds greatly to the rural landscape. Surely this is worth preserving? (1)
- There would be real drainage issues here – water already pours off these fields. Definitely against this site.(2)
- Prime agricultural land. Do not consider acceptable – not in keeping with rural aspect of village (4)
- Reject proper greenfield development lack of short term need. Impact. Better sites available.(28)
- These [along with site 10] are greenfield (or garden sites no 10). Development should be resisted. (37)

Site 3

- 3 would destroy the village/rural views and increase traffic along the Downsview Drive 'rat run'. (3)
- Poor agricultural land. Acceptable providing big buffer zone with footpath – prone to flooding!!(4)
- One of the only greenfield open spaces still used so should not be built on. (12)
- Possibly support. Expansion of existing development much more sustainable than no 2.(28)

Site 4

- Rural area – not considered as first option. (4)
- Preferred site (alongside others - see comment against site 6) (26)
- Preferred site (alongside others – see comment against site 6) (27)
- Support. Low grade infill – minimum impact. (28)

Site 5

- Small infill sites would be better to maintain the village feel and provide sufficient housing (3)
- Small developments much more acceptable than huge building areas. (5)
- Rural area – not considered as first option. (4)
- Site 5 far too big. The need is for affordable housing with small clusters rather than large areas being built on. (6)
- This is the first I have known about this development on the B2112. I wish to be kept informed of the development. How do I do that? How can we object? I appreciate it is nimby – but I have to do something. I don't believe the infrastructure is in place to support such a large development.
- Too large a development site and would ruin the ambience and rural nature of the area. (8)
- Possibly support as long term development allocation due to low quality land sensible expansion of village. Better traffic provide B2116. (28)

Site 6

- Good option for brown site development (4).
- Need to be building on brown field sites. Leave the green areas green. (9)
- Building on a brown site more appropriate. (10)
- This is a 'brownfield site' – is a blot on the landscape, and has been for many years. It is well worth developing this site. It is near to much better transport links and a 'B' road.(11)
- Springfield – clearly this should be a favourable site given its location, being a brownfield site thus fitting in with the local development strategy.(12)
- This seems the obvious site to develop that will cause least offence to existing residents. It would also be convenient for bus routes and existing services etc.(13)
- Preferred site. Would like to keep Wivelsfield 'Green' – hence prefer small sites. Brownfield sites should have priority. Must minimise traffic through village. (26)
- Smaller sites would be better to safeguard 'village' and prevent its character being completely changed. No 6 is a brownfield site so should be a priority so no loss of agricultural land. It would also not increase traffic into village too much. 9 and 11 would also be suitable (27).
- Support brownfield development. Probably {can't read word} 30 plot need. (28)

Site 7

- Possible? (4)
- This is too large a site but ideally placed for access, perhaps ¼ of this could be used. (14)
- The Ridge Way site already has the infrastructure, being near to H Heath. I would be in support of a few more houses here. It would be good to develop some smaller sites by infilling here and there. (15)
- Any development on this site will add hugely to the existing (and comparatively modern) Greenhill Way site and will – in effect – expand Haywards Heath into the green countryside surrounding the town which at present keeps Wivelsfield as a village. Wivelsfield will in effect become part of Haywards Heath in an increasingly urban area and atmosphere. Our neighbourhood countryside is disappearing. (16)
- Support. Better infrastructure tie into new hospital development. (28)

Site 8

- Preferred site (alongside others - see comment against site 6) (26)
- Preferred site (alongside others – see comment against site 6) (27)
- Support. Low grade infill provided only linear. (28)

Site 9

- No thank you! Reasons against....
 - o 1. Lane is already too busy and dangerous.
 - o 2. No public transport runs through Slugwash Lane
 - o 3. Ruin look of the lane
 - o 4. Get rid of green belt between Haywards Heath and village.(17)
 - (next to Rookhurst Cottages) I strongly oppose development on this site. It would be undesirable ribbon development that would erode the green belt separating Wivelsfield Green from Haywards Heath. It would also increase the traffic on what is already a dangerously busy lane. It would spoil the rural environment.(18)
- Preferred site (alongside others - see comment against site 6) (26)
- Preferred site (alongside others – see comment against site 6) (27)
- Support low grade infill as 8 (28)

Site 10

- Both acceptable small development (4)
- Over development of this site. (19)
- Why offer these sites as well as site 2. Building in the garden would create a crowded environment. (20)
- Site at back and side. Issue of access to site at back. Over development of Coldharbour Farm. (21)
- Entrance between Coldharbour Farm and Coldharbour Croft. Access – private property? Where would alternative entrance be ? (22)
- Access onto roadway or private driveway would be an issue. (23)
- Support low grade infill (28)
- These [along with site 2] are greenfield (or garden sites no 10). Development should be resisted. (37)

Site 11

- Theobalds Road is an unadopted single track road – where would vehicular access be to this site? Theobalds Road entrance is almost on the brow of a hill on Valebridge Road and is already a very busy road with traffic to and from Haywards Heath. Any increase in volume of traffic could lead to accidents and exist from Theobalds would be almost impossible. (24)

- Theobalds Road is a single lane farm track with no capability to cope with increased numbers of cars. End of Theobalds Road has poor visibility with brow of hill and speed that cars come down Rocky Lane – into Valebridge Road. With H. Heath relief road being opened in July 2014 the traffic along Rocky Lane will only increase. (25)
- Preferred site (alongside others - see comment against site 6) (26)
- Preferred site (alongside others – see comment against site 6) (27)
- Support conversion of existing development (28).

03WV

- ? would make sense, if housing to be built, in SHLAA sites 15WV 03WV. (46)

05WV

- We were promised that the ‘special measures’ for ‘Shepherds Close’ would not commit it to further development.t (32)
- Outside the village planning boundary (36)

07WV

- Could you please explain whether or not this site is up for development? It is not clear on the map. (39)

08WV

- Please advise on any developments to this site. (35)

09WV

- I believe this area of wilderness and woodland is one of the richest in the village – beautiful hidden treasures and streams. Please help us keep it. (29)
- These plots are suitable (along with 15WV and 14wv) (31)

14Wv

- These plots are suitable (along with 09WV and 15WV) (31)
- Could you please explain whether or not this site is up for development? It is not clear on the map. (39)

15WV

- Most space available. Housing along part nearest Green Road so view from school not obstructed. Development along Slugwash/Hundred Acre Lane not suitable because of roads. Centre of village developed enough. (30)
- These plots are suitable (along with 9WV and 14WV) (31)
- A carefully designed layout for a proportion of the field may be favourable to me – however I love the view from the memorial and the school. And I love using the hill on ‘snow days’. Are we able to design a layout to enhance the village enjoyment of this private land – while allowing a ‘modest’ development.(34)
- ? would make sense, if housing to be built, in SHLAA sites 15WV 03WV. (46)

19WV

- Please advise on any developments to this site. (35)

20WD

- Is a 'brownfield' site. Why is it not suitable? (33)

General comments received

- No more houses on west of parish. There has been enough building there already.(38)

- As much as I am against ANY building in the village, I understand the need for new housing and Wivelsfield's part in that. However, I feel any new development should be carefully planned with specific attention to avoid destruction of wildlife and natural habitat – woodland especially; if possible the type of building should avoid any big change to the village ie facilities for housing recovering drug addicts/criminals, & to avoid low cost housing. The housing style should mimic the rest of the village. I would also like to especially oppose any development off Hundred Acre Lane – There has already been a recent significant development here. Finally, I think the village should take as much opportunity out of the situation as possible by building in the same place if this means the community will receive a larger grant for improving its infrastructure/schools medical etc. (40)

- Concerns about what/how development will affect schooling locally, therefore development should benefit this. Any development should be in-keeping with other homes in the area ie no mass flats/cheap housing.(41)

- Better bus services needed to Lewes and Burgess Hill. Improved footpath/cyclepaths to Haywards Heath. (42)

- Village housing for people from surrounding villages. (43)

- Small plots preferred. (44)

- Would converting the 2 brick built barns at Green Park Farm to Residential Use ie 2 dwellings count as part of the required allocation of 30 for the Parish (45)

- Housing – would be good to develop Wivelsfield with more of a 'centre'. (46)

- I enjoy cycling but find Green Road and B2112 very intimidating on a bike. Cycling to Burgess Hill would be a lot safer if the footpath through from Eastern Road, behind village hall to Ditchling Common to St Georges was all-weather. Then you can cross B2112 and link up to cycle path at bottom of Janes Lane into Burgess Hill. (47)

Additional comments received at Village Day (12 July 2014)

Sites for Consideration:

Sites 1 to 4 – Slugwash Lane is too narrow for further development. Site 9: A very bad place for new houses – small road, rural part of the lane. Little room for many houses. Submitted site on Green Road next to Fanners – (i) A green field site and (ii) I live near with a drive on same side of the road and it is extremely dangerous/tricky to pull out of my drive – will only be worse with more driveways.