Rother District Council

Strategic Housing Land Availability Assessment (SHLAA) 2013 Review
Part 2 - Settlement Maps and Tables








June 2013

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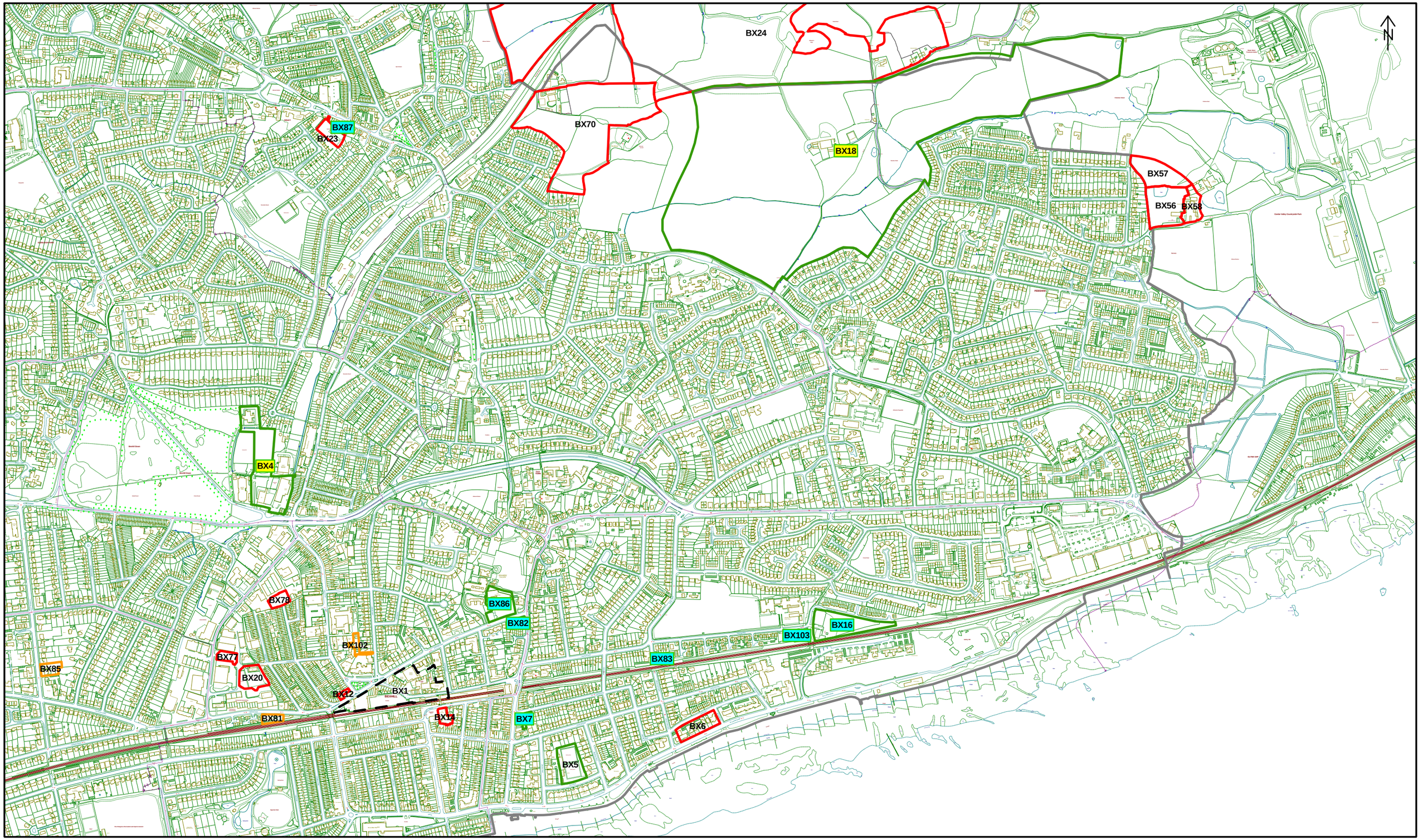
East Bexhill



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

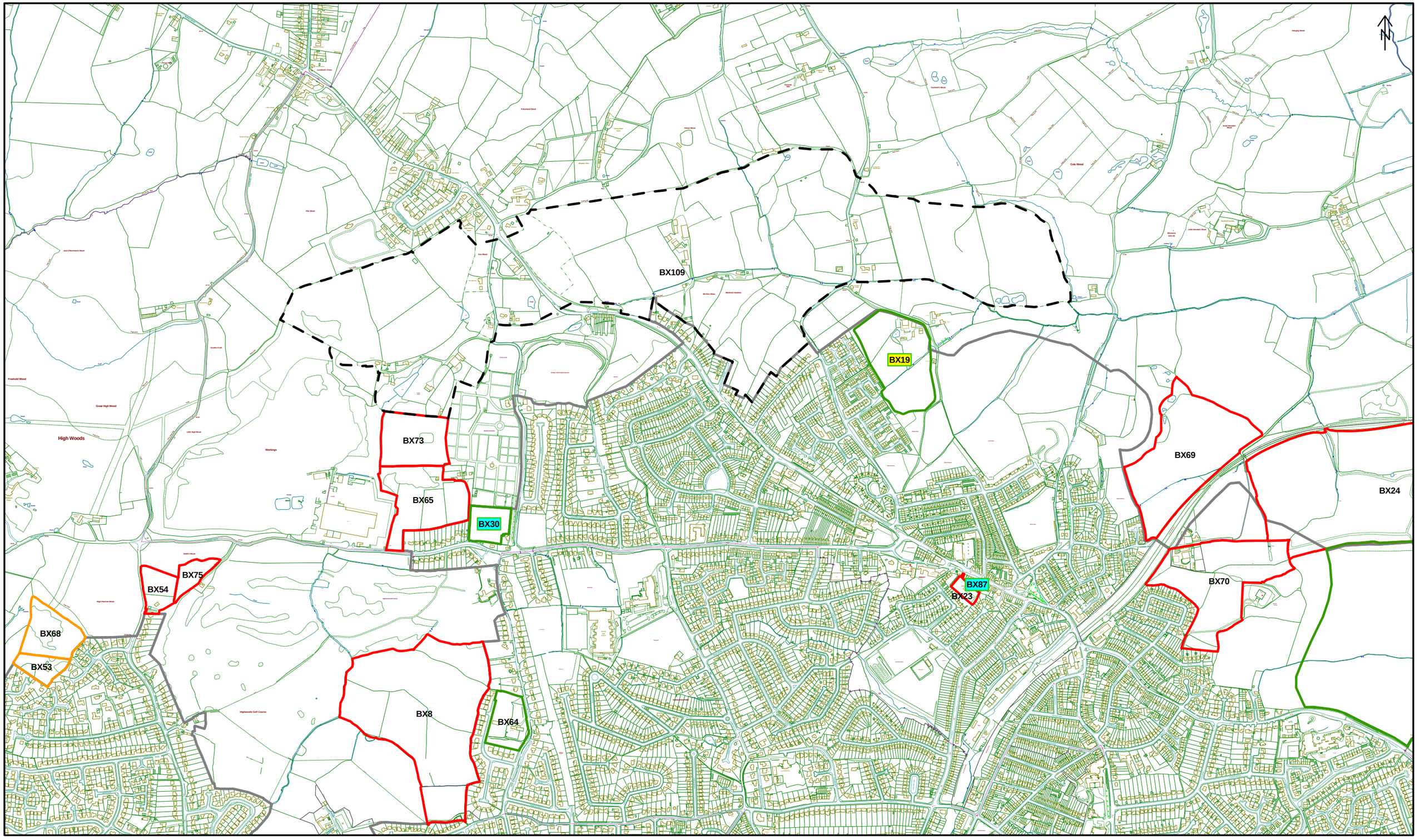
ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ7508

North Bexhill



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(*Sites are subject to more detailed investigations)

Broad Location

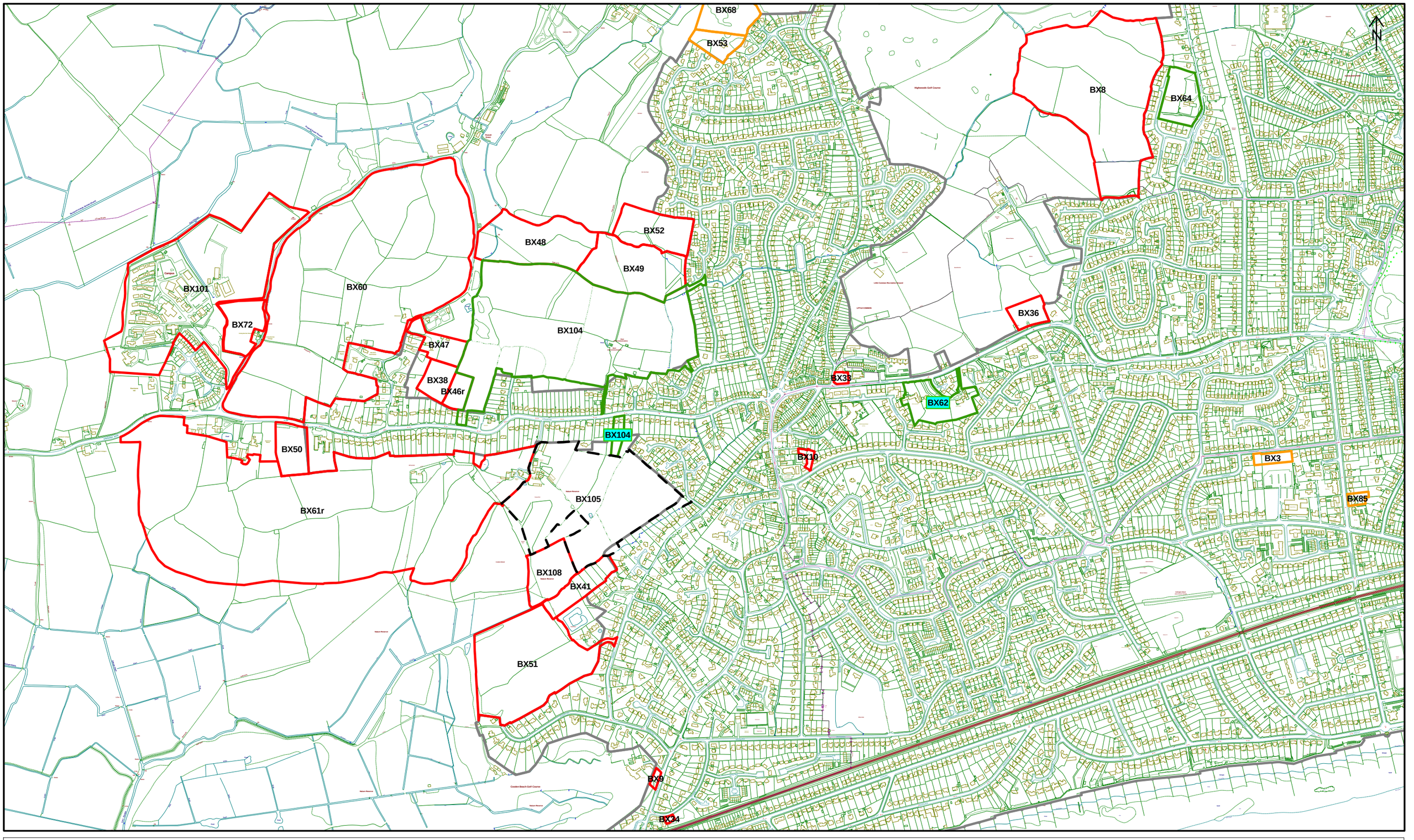
ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ7309

West Bexhill



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BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ7107

Bexhill

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX4	High School Site and Drills Hall, Down Road	This site is identified for mixed use in the Rother District Council Local Plan (2006) for offices, community buildings and high density housing. The site as identified within the Local Plan (2006) is no longer as large as previously identified, due to the recent construction of the Skills Centre on the east of the site, with land to the north for a possible extension in due course. The King Offa Primary School and playing field (and recently granted planning permission for a nursery) is situated on the western part of the site and no longer forms part of the development area. The existing leisure centre is situated to the south of the site along with the Drill Hall. The Bexhill Hastings Link Road (BHLR) is to be constructed east of the site, which boundary planting between the road and the site. It is envisaged that the site is likely to come forward for mixed use reflecting both its prominent position of the outskirts of Bexhill Town Centre, the BHLR/A259. The site is likely to incorporate leisure uses, possibly with some restaurant/cafe uses. It is likely there is some potential for a modest housing development on the site, in line with Policy BX1. There is a need for a comprehensive consideration of the site (notably to clarify Leisure Centre requirements), this work is on-going and should be resolved shortly. This work will provide a clear context for the uses on this site. Issues include land clearance, relocation of Drill Hall and the need for an improved access.	12 on northern part of the site only, remainder of the site for other uses	Suitable and Developable, subject to more detailed investigations (green site).
BX5	Knole Road	The site is located within the development boundary of Bexhill. The site is currently used as a bowling green. A recent planning appeal was dismissed on design grounds for 41 sheltered apartments on the frontage of the site, including new bowls facilities. However, the principle of development of the frontage was accepted by the appeal inspector (paragraph 21 of the appeal decision - APP/U1430/A/06/2030466). Therefore, the frontage of the site is considered suitable for development subject to an appropriate high quality design which respects the character and setting of the adjoining listed buildings, in line with Policies OSS5, EN2 and EN3. Any development should retain and improve existing bowling green facilities in line with Policies CO1 and CO3.	41	Suitable and Developable, subject to more detailed investigations (green site).
BX18	Land North of Pebsham Bexhill (Link Road East)	The site was identified within the Rother District Local Plan (2006) as part of a major urban extension covering some 100 hectares of land north-east of Bexhill. The area was identified for mixed-use development including housing and employment floorspace. The site is covered by the North East Bexhill SPD 2009 in which it builds on the existing policy for medium and high density housing. Development in this location is dependent on the construction of the Bexhill-Hastings Link Road (BHLR) which has planning permission and recently had central Government funding approval. The construction of the BHLR has commenced. The development at NE Bexhill is specifically supported by Policies within the extant Local Plan (2006) and Policy BX3 from the Proposed Submission Core Strategy. Central to the site coming forward is a new road which links the BHLR to Wrestwood Road, the planning application for this road has been submitted to the Council. Development of housing on this site should come forward in line with the principles set out within the North East Bexhill SPD. The SPD identifies potential for at least 1,165 dwellings across the entire site. Most of the site is in a single ownership, with a smaller part in separate ownerships. Developers promoting the sites have advised that the developments are likely to bring forward 1,200 and 118 dwellings respectively.	1,165 - 1,318	Suitable and Developable, subject to more detailed investigations (green site).
BX19	Land North of Sidley Bexhill (Link Road West)	The site was identified within the Rother District Local Plan (2006) as part of a major urban extension covering some 100 hectares of land north-east of Bexhill. The area was identified for mixed-use development including housing and employment floorspace. The site is covered by the North East Bexhill SPD 2009. Development in this location is dependent on the construction of the Bexhill-Hastings Link Road (BHLR) which has planning permission and recently had central Government funding approval. The construction of the BHLR has recently commenced. The development at NE Bexhill is specifically supported by Policies within the extant Local Plan (2006) and Policy BX3 from the Proposed Submission Core Strategy. The development of housing on this site should come forward in line with the principles set out within the North East Bexhill SPD. The SPD identified potential for at least 130 dwellings across the entire site. The housing developers who are promoting this site have specifically advised that the development is likely to bring forward 120 dwellings on land north of Sidley (Link Road West).	120	Suitable and Developable, subject to more detailed investigations (green site).
BX64	Land at Moleynes, Fryatts Way, Bexhill	The site is located within the development boundary (Policy OSS3) and is relatively well screened from the wider countryside by existing residential development on all four sides (although there are some gaps to the west). There is an existing access to Ellerslie Lane that would require re-location and/or improvements for a redevelopment of the site. There is also potential for an additional access from Fryatts Way. The site contains a number of mature trees and these contribute positively to the character of the area, so any potential development should seek to retain them. The site is reasonably located in terms of access to services in line with OSS4 and TR3. There is also a bus route within walking distance of the site.	40	Suitable and Developable, subject to more detailed investigations (green site).

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX104	West Bexhill (Barnhorn Green)	This site forms part of the previously identified broad location north of Barnhorn Road. This site is the subject of an existing (undetermined) outline planning application for a 'Mixed-use development comprising 275 dwellings, up to 3500 sq. m of employment floor space comprising up to 2750 sq. m of B1(a) office and up to 750 sq. m of B1(c) light industrial, a nursing home (use class C2) of up to 60 beds, a doctors surgery (use class D1) for up to 10 G.P's, and a one form entry primary school, together with associated landscaping, drainage and highway infrastructure works.' The site adjoins the urban area and although used for agricultural purposes, is used informally for occasional recreational use (e.g. dog walking) in the area. Generally the area is well enclosed and the strong tree structure affords opportunities for good mitigation of any potential development. These structures form a good basis for the development of defined neighbourhoods. The site is reasonably well located with regards to access to local services at Little Common District Centre in line with Policy OSS4. The Highway Agency have indicated that highway improvements will be required along the A259 as part of any potential development. Cross reference is also made to the following red (unsuitable) sites BX38, BX46r and BX49 which comprise of employment land, proposed new GP surgery and open space associated with mixed development at Barnhorn Green and are not considered suitable for residential development.	275 (as a mixed use site)	Suitable and Developable, subject to more detailed investigations (green site).
BX3	Land at Cranston Avenue	The site is an existing grassed area adjacent to a staff car park at the rear of Conquest House. The site is generally flat although it does slope down to Cranston Avenue. Any potential access is likely to be from Cranston Avenue, although it would need to be staggered with the existing estate road opposite. The site is likely to be best suited to a frontage development, and could yield up to 10 dwellings, depending on the mix. There is a dense existing hedgeline on Cranston Avenue which would need to be removed in order to enable development to take place. The site is relatively well located in terms of access to services, particularly Collington train station, is close to existing bus routes and is within walking distance of some local shops, in line with Policies OSS1, OSS4, and TR3.	up to 10	Suitable and Developable, subject to more detailed investigations, including key factors that affects its deliverability (amber site)
BX25	Woodsgate Place, Gunters Lane	This site is in existing private educational use, although the landowner advises that this use may cease in the short- medium term. Preference would be for the relocation of the existing private education provision to elsewhere within the Town. The site is located within the existing development boundary in line with Policy OSS3. There are a number of large trees on the boundaries of the site and these are covered by an area TPO. As such, this is likely to effect the developable area of the site by about half, leaving around 0.5ha. The site is surrounded by housing on all 4 sides. The site is reasonably located with regards to access to services in line with Policy OSS4 and TR3. There is an existing access from Gunters Lane. However, this may not be suitable for residential development due to its location on a partially obscured bend on the road. The site may also be able to be accessed by the turning head in Gatelands Drive which immediately abuts the site, however this will need to be subject of further investigation.	up to 15	Suitable and Developable, subject to more detailed investigations, including key factors that affects its deliverability (amber site)
BX53	Land at Westfield, Highwoods Avenue	The site is located on the edge of Little Common, west of Highwoods Avenue, adjacent to the development boundary. The site may be suitable for a small scale residential extension, but should be considered in parallel with the adjacent land at BX68. There is a potential access crossing private residential land. Although it is not clear whether this prospect is achievable, the owner has advised there is agreement in principle. Also given the likely scale of development (in isolation), viability may prove to be an issue given the existence of this third part 'ransom strip'. The site is reasonably located in terms of access to services, in line with OSS4 and TR3. There are a significant amount of trees on the site help to screen the site from wider views and are therefore important in mitigating any development impact in line with Policies OSS5 and EN1. However, this does significantly reduce the developable area of the site (by over half), particularly considering the landowners preference to retain the existing dwelling on the site. As such 10 units may not be achievable, and hence the revision of the figure to 6 units. It is key that the development potential of sites BX53 & BX68 are considered in tandem.	6	Suitable and Developable, subject to more detailed investigations, including key factors that affects its deliverability (amber site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX68	Land adj. To Holly Close, Bexhill	The site is located on the edge of Little Common, west of Highwoods Avenue, adjacent to the development boundary. The site may be suitable for a small scale residential extension, but should be considered in parallel with the adjacent land at BX53. There is a potential access crossing private residential land. Although it is not clear whether this prospect is achievable, the owner has advised there is agreement in principle. The site is reasonably located in terms of access to services, in line with OSS4 and TR3. There are a number of trees on the site boundaries which help to screen the site and are therefore important in mitigating any development impact, their retention would be an imperative in line with Policies OSS5 and EN1. It is likely that additional screening will be needed to mitigate the impact of development at this location, although wider views into the site are difficult to find, given the topography of the land. There are two electricity pylons running north on north/south axis through the site and as such are a physical constraint to development. Further work will need to be carried out to establish the likely developable area given the need for potential relocation of the pylons and/or the use of buffer zones. A conservative estimate of 40 dwellings is put forward at this time. Viability may prove to be an issue given the existence of this third part 'ransom strip'. As such further investigation is required. It is key that the development potential of sites BX53 & BX68 are considered in tandem.	40	Suitable and Developable, subject to more detailed investigations, including key factors that affects its deliverability (amber site)
BX81	Land South of Terminus Road, Bexhill	This is an site within the existing development boundary on an existing sui-generis use site within Bexhill. The site has received outline planning permission in 2010 to construct 6 dwellings on the (mixed use) site which expired in March 2013 without the submission of further details for reserved matters. Whilst no evidence has been presented which indicates that the scheme was not viable to implement, it is likely that a reserved matters application was not submitted as a result of general market conditions. The site is an edge of the town centre location and is extremely well located in terms of its access to services in line with Policies OSS4 & TR3. Given the existing business use on the site, a preference is for a mixed use scheme to come forward, allowing for the retention of employment floorspace within the site in line with Policy EM3.	6 (plus offices)	Suitable and Developable, subject to more detailed investigations, including key factors that affects its deliverability (amber site)
BX85	12-14 Sutherland Avenue, Bexhill	In 2008 outline planning permission was granted (expired in 2011) for the demolition of the existing houses on the site and redevelopment for 14 flats, however a reserved matters application was never submitted to the Council. Whilst no evidence has been presented which indicates that the scheme was not viable to implement, it is likely that a reserved matters application was not submitted as a result of general market conditions. The site is located within the development boundary in line with Policy OSS3. The site is reasonably well located in terms of access to services, particularly Collington train station and is in walking distance to local shops in line with Policy OSS4 and TR3.	14 (12 net)	Suitable and Developable, subject to more detailed investigations, including key factors that affects its deliverability (amber site)
BX102	Land to Rear of Town Hall	There could be potential for a mixed use regeneration scheme at this location, comprising of residential apartments (no.6) on this backland overflow car park. The site could be accessed via the main access to the existing private car park, with minor adjustments such as setting back walls at entrance and at mid-way point necessary to bring access up to required standard. Garage buildings would need to be re-located to south-west of the site to allow vehicle access to Council overflow car park where development could take place. The existing commercial premises adjacent to the site are also served by this existing access. Existing employment uses on the site should be retained in any potential redevelopment, in line with Policy EM3. Such a mixed use scheme incorporating B1 offices would be appropriate in line with Policy and the Town Centre Strategy. Highways view is that access would be acceptable subject to the measures above, and indicate that parking requirements may be flexible as this is a town centre location, near the station. Proximity of trees/loss of parking / neighbours would be issues for a detailed layout to resolve.	6	Suitable and Developable, subject to more detailed investigations, including key factors that affects its deliverability (amber site)
BX1	Sainsburys/Station Road/De La Warr Mews/Clifford Road/Buckhurst Road	This broad location lies within an area identified within the Core Strategy as an area of potential town centre expansion, given the level of retail growth potential identified for Bexhill through Policy BX2. However, this is unlikely to be in the short-medium term. This area was first identified through the Local Plan (2006) as an area for retail-led redevelopment. This broad location is still considered suitable for redevelopment as part of a mixed use (retail-led) scheme, with some potential office and housing development. There may also be some potential for railway station improvements (new entrance) as part of this scheme. Although unlikely to come forward in the short to medium-term, the broad location is still considered suitable for redevelopment, subject to further work relating to town centre through the forthcoming Development and Site Allocations Plan.	20	Broad location

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX105	Land south of Barnhorn Road	This broad location comprises of four parcels of land comprising of three agricultural fields, and the potential to consider an adjacent existing caravan park with a temporary planning permission. The broad location lies outside the current development boundary. Any housing development at this location will have to be considered against the loss of an existing tourist facility at this location (Policy EC6). However, the broad location is relatively well located in terms of access to services in relation to Policy OSS4 and TR3. The broad location is relatively well contained from wider views by the adjacent wood (Cooden Wood), and this is important in containing any potential development at this location. The site levels are higher towards the existing residential development along Barnhorn Road, and any development will have to consider wider views. The landscape assessment makes particular reference to the 'block of woodland and trees and hedges' that provide relative enclosure to this area and that this lends the area to some modest development. However, there is a gap with wider views to the Pevensey Levels from the adjacent (south-western) field (BX108). The adjacent woodland is important in containing any potential development at this location and any development would have to pay particular attention to the existing woodland in providing a framework for any change of use, in response to the requirements of OSS5, EN1 and EN5. A likely access point would need to be from Barnhorn Road, where there may be a number of options, including the existing access to Barnhorn Manor, subject to further discussions with Highways. This site is considered suitable for residential development subject to further work relating to the identifying a suitable access that satisfies Highways requirements, particularly since permission for 5 dwellings granted on BX76 which effectively blocks potential access from south. The development potential of this broad location is also subject to an acceptable outcome from a transport assessment as to the transport capacity of Bexhill as well as more detailed work on local highway impacts.	up to 275	Broad location
BX109	North Bexhill	This broad location at north Bexhill was identified within the 2010 SHLAA and was subsequently included in the Key Diagram within the Core Strategy. The site is currently outside the development boundary. Development within this broad location should come forward as part of a comprehensive package, in accordance with Policies OSS1 (i), OSS4 & BX3 (iii). The site is generally split into 2 areas, east of the A269 and west of the A269. East of A269 - This area provides a rural setting to the town, but is related more to the town than to the countryside to the north. In general, the site is considered to have a high capacity to accept change for housing, although the area immediately adjacent to the A269 has a medium capacity for change. There is a valley which runs through the centre of the eastern zone, development to the south of the valley is likely to result in a development of around 300 dwellings, with higher development capacity identified further north of the valley, subject to the outcome of further investigations. The area is generally well screened from wider views. There is an existing Tree Preservation Order (TPO) on a small section of the broad location. West of A269 - This area (as highlighted through the Landscape Assessment) are undulating south facing slopes, which are framed by a good ridge-top tree belt to the north. The area is generally well screened from wider views, although it would benefit from additional tree cover in order to enhance the landscape character. The lay of the land helps to contain the area in wider views, although the closer to the brickworks, the more visually exposed the site becomes. In general, this area is considered to have medium capacity to accept change for housing. Potential access - would be from Ninfield Road, although to avoid traffic congestion on unsuitable local roads (such as St Marys Lane) and through Sidley local centre, it is planned that development could be served off a new local distributor road from the A269 to join the Bexhill-Hastings Link Road. The level of development to be identified within this broad location is subject to the outcome of future transport capacity modelling in Bexhill, as well as more a local transport assessment. Both the areas to the east and the west of the A269 should be considered together. The broad location is in multiple ownership and requires further consideration within the Development and Site Allocations Plan.	300-575	Broad location
BX6	De La Warr Parade	This site was identified through the previous Urban Capacity Study but was not allocated or permitted. Whilst this area may have some potential for redevelopment and intensification, the site is in multiple ownership, and there has been no indication that it will come forward in the short-term. Parking may be an issue relative to the site, but is centrally located for access to services in line with Policies OSS4 and TR3. Given the lack of landowner interest, at present, it does not seem a likely prospect of coming forward.	n/a	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX8	Land to the West of Ellerslie Lane	The site is adjacent to the existing development boundary, adjacent to existing residential properties to the south and east. The site is rolling open countryside which in part abuts Highwoods Golf Course. The site is higher in the north and has views into the wider landscape. The southern and eastern ends of the site is lower. Any development at this location would constitute as a significant incursion into existing open countryside, contrary to OSS5 (iii). There is an existing access for the fields from Fryatts Way, however, a large development in this location is likely to have a significant impact on the existing road network, contrary to Policy TR3.	n/a	No (red site)
BX9	Cooden Beach Golf Course frontage on Cooden Sea Road	The site is located within the existing development boundary, but loss of recreational space and proximity to environmental constraints are possible limiting factors in bringing forward development. The site could be considered suitable for a small-scale residential scheme on the road frontage. Any development would require some realignment of golf course green/fairway, but should not have major impact on golf club. The site is relatively well located in respect of local services and particularly to Cooden train station, in line with Policy OSS4 and TR3. The site is adjacent to existing environmental constraints (RAMSAR and SSSI) and would require liaison with English Nature and Environment Agency. There is a notified highway scheme on road frontage and would need to be resolved. However, the owners have advised that they are not interested in development. As such there is no reasonable prospect of coming forward within the plan period.	n/a	No (red site)
BX10	Recycling Centre and Car Park Little Common	The site is an existing well used car park/recycling facility on the edge of the Little Common centre. The loss of car parking and recycling facilities would be a clear concern. The existing access is narrow where there are existing pinch points, in places there is only space for single lane traffic, which is likely to result in the inability to create a suitable access, contrary to Policy TR3. The site itself is limited in size, there is also potential noise pollution from the existing adjacent electricity sub-station. Any development could impact on the amenity of adjoining residential properties. The site is not considered to conform with Policies OSS1 (Overall Spatial Development Strategy), OSS5 (General Development Considerations), TR3 (Access & New Development) particularly in terms of its poor access and potential harm to the amenity of adjoining residential properties. The site is well used as a car park/recycling facility and as such this site is not considered suitable for consideration as a housing site.	n/a	No (red site)
BX12	Bar One Car Park, Bexhill	The site is an existing car park for the pub adj to the site. ESCC Highways advise that development on this site would result in the loss of parking/loading/unloading for the pub. Furthermore, infill would generate residential related parking which could not be provided satisfactorily, and as such ESCC highways would object to this site's inclusion for housing development. As such the proposal is contrary to Policies OSS1, OSS5 (ii), EN3 and TR3.	n/a	No (red site)
BX14	Bexhill Post Office	The site is still in current use by the Post Office and is a prime town centre site. This area is key to Bexhill Town Centre regeneration, but is considered most suitable for retail/A3 on the ground floor with offices above, but could only be achieved by the relocation of the Post Office counter to another town centre location. A hotel use may also be suitable in this location. The site is not considered suitable for residential and is contrary to Policies OSS4, BX1, and BX2.	n/a	No (red site)
BX20	Beeching Road	The area is in existing employment use and this is likely to continue in the future. The loss of employment floorspace to residential purposes would clearly be contrary to Policy EC3. The southern end of Beeching Road has been identified as a potential 'edge-of-centre' location for retail convenience floorspace in the future. Priority would be given to employment generating uses should any potential redevelopment of sites along Beeching Road come forward in the future as part of the forthcoming Development and Site Allocations Plan.	n/a	No (red site)
BX23	Sidley Car Park, Ninfield Road	The site is an existing car parking close to the Sidley local shopping area. Although the car park is underutilised, the acceptability of a loss of car parking will be a clear issue. The site is surrounded on all sides by existing housing, with some retail floorspace on the ground floor. It is likely that there will be some residential amenity issues in bringing forward residential development given the close proximity to the existing dwellings and likely potential for overlooking, therefore identifying a potential conflict with Policy OSS5 (ii). There are two trees on the south east boundary which are considered good specimens and may be worthy of preserving. Any potential development would need to bring access benefits with the junction/access to Ninfield Road in line with Policy TR3. The site cannot be defined as suitable or developable at this point in time.	n/a	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX24	Land at Worsham Farm	This area is located north of the area identified within the Rother Local Plan (2006) and the north-east Bexhill SPD for housing and employment development. The site is almost wholly located within the Combe Valley Countryside Park and is outside the Bexhill development boundary. The site forms part of undulating countryside which affords far-reaching views beyond. Any development this located would have a severe impact on the landscape and as such is considered contrary to Policy OSS5 and EN1.	n/a	No (red site)
BX33	St Marks Church Car Park	The site is an existing church car park and is currently in use. There appears to be little alternative in the way of on-street parking in the vicinity, as the are is relatively constrained in terms of car parking. Loss of car parking to this community facility would be concern and would potentially conflict with Policy OSS5 and TR3. There is no indication from the landowner that they wish to pursue a residential development at this location.	n/a	No (red site)
BX34	Gorses Car Park	The site is an existing well used car park, close to Cooden Train Station and as such the loss of car parking for the train station would be a concern (TR2). The site is relatively well located (Policy OSS4) in terms of access to public transport (bus route & train station) and there is a local shop close to the site. The site is adjacent to some existing high density development meaning any development would have to consider impacts on neighbouring amenity in line with OSS5(ii).	n/a	No (red site)
BX36	Land adj to Conifers, Little Common Road	The site is uneven, sloping down to north and west. Although the site is screened by trees to the north-east, the site is prominent on the ridge, with clear views to the north. The site is located outside the current development boundary. Development of this site would compromise an important urban greenspace in Bexhill. A viable access could not be achieved from the A259 on advice from ESCC Highways and therefore it would be difficult to achieve an appropriate access point (would also need third party land). Any development at this location would be contrary to Policy OSS3, OSS4 (vi), OSS5 (iii) and TR3.	n/a	No (red site)
BX38	West Bexhill (West Barnhorn Green)	This site forms part of the previously identified broad location north of Barnhorn Road. This site is the subject of an existing (undetermined) outline planning application for a 'Mixed-use development comprising 275 dwellings, up to 3500 sq. m of employment floor space comprising up to 2750 sq. m of B1(a) office and up to 750 sq. m of B1(c) light industrial, a nursing home (use class C2) of up to 60 beds, a doctors surgery (use class D1) for up to 10 G.P's, and a one form entry primary school, together with associated landscaping, drainage and highway infrastructure works.' The site adjoins the urban area and although used for agricultural purposes, is used informally for occasional recreational use (e.g. dog walking) in the area. Generally the area is well enclosed and the strong tree structure affords opportunities for good mitigation of any potential development. These structures form a good basis for the development of defined neighbourhoods. The site is reasonably well located with regards to access to local services at Little Common District Centre in line with Policy OSS4. The Highway Agency have indicated that highway improvements will be required along the A259 as part of any potential development. This field parcel has been identified for employment purposes (B1a - offices & B1c - light industrial) within the current planning application at the Barnhorn Green site. Employment provision as part of this application is a key element in bringing forward a sustainable development. As such, this area would not want to be given over to further housing, and should come forward for employment purposes in parallel with housing development in the locality.	n/a	No (red site)
BX41	Land west of Old Harrier Kennels, Maple Walk	The site comprises of good quality woodland and forms part of the gardens to an existing, recently completed housing development. The loss of such woodland would be contrary to Policy EN5 and therefore would be resisted. However, planning permission for 5 dwellings granted on BX76 effectively blocks any potential access from south. Therefore site is not considered to be suitable or developable.	n/a	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX46r	Land west of The Broadwalk (Barnhorn Green)	This site forms part of the previously identified broad location north of Barnhorn Road. This site is the subject of an existing (undetermined) outline planning application for a 'Mixed-use development comprising 275 dwellings, up to 3500 sq. m of employment floor space comprising up to 2750 sq. m of B1(a) office and up to 750 sq. m of B1(c) light industrial, a nursing home (use class C2) of up to 60 beds, a doctors surgery (use class D1) for up to 10 G.P's, and a one form entry primary school, together with associated landscaping, drainage and highway infrastructure works.' The site adjoins the urban area and although used for agricultural purposes, is used informally for occasional recreational use (e.g. dog walking) in the area. Generally the area is well enclosed and the strong tree structure affords opportunities for good mitigation of any potential development. These structures form a good basis for the development of defined neighbourhoods. The site is reasonably well located with regards to access to local services at Little Common District Centre in line with Policy OSS4. The Highway Agency have indicated that highway improvements will be required along the A259 as part of any potential development. This field parcel has been identified for employment/D1 purposes (B1a - offices & a GP surgery) in associated with the current planning application at the Barnhorn Green site. Employment provision as part of this application is a key element in bringing forward a sustainable development, as is the provision of a GP surgery on the site. As such, this area would not want to be given over to further housing, and should come forward for employment/D1 purposes.	n/a	No (red site)
BX47	Land at Fantails, Sandhurst Lane	This site was originally identified as part of the broad location at West Bexhill, and is an existing paddock to the east of Fantails in Sandhurst Lane. The site is to the west of the Barnhorn Green application site, and is specifically adjacent to the employment element of the proposed scheme. The site is not suitable for development in isolation. Given the proximity of the site to the proposed employment land, this site is considered most suitable as additional employment (B1) floorspace to meet the needs identified in Policies BX3 (iii) and EC2(iii). A safe access would not be possible from Sandhurst Lane, particularly as any potential access would be near the bend in this narrow country road. Access would need to be from the adjacent Barnhorn Green site. A strong landscape buffer to the north is likely to be needed to screen any development from the wider countryside in line with Policy EN1 & EN5.	n/a	No (red site)
BX48	Land at Gotham Farm, Sandhurst Lane	This area of countryside is formed of mainly exposed ground, and is far from the existing development boundary. The area is low-lying and there is little potential to mitigate the impact of development at this location, and as such is not considered suitable for development by virtue of character and low-lying ground, as it would be contrary to Policies OSS4, and EN1. The site is limited by its topography and access and is considered most suited as use as greenspace.	n/a	No (red site)
BX49	Land North of Third House, Howards Crescent (Barnhorn Green)	This site forms part of the previously identified broad location north of Barnhorn Road. This site is the subject of an existing (undetermined) outline planning application for a 'Mixed-use development comprising 275 dwellings, up to 3500 sq. m of employment floor space comprising up to 2750 sq. m of B1(a) office and up to 750 sq. m of B1(c) light industrial, a nursing home (use class C2) of up to 60 beds, a doctors surgery (use class D1) for up to 10 G.P's, and a one form entry primary school, together with associated landscaping, drainage and highway infrastructure works.' The site adjoins the urban area and although used for agricultural purposes, is used informally for occasional recreational use (e.g. dog walking) in the area. Generally the area is well enclosed and the strong tree structure affords opportunities for good mitigation of any potential development. These structures form a good basis for the development of defined neighbourhoods. The site is reasonably well located with regards to access to local services at Little Common District Centre in line with Policy OSS4. The Highway Agency have indicated that highway improvements will be required along the A259 as part of any potential development. This area forms part of the open space within the proposed development, including the provision of ponds for Sustainable Drainage Systems (SUDs) and for a Locally Equiped Area of Play (LEAP). Part of the site is affected by flooding. This areas retention as a open space/green infrastructure buffer/link to the wider countryside is imperative and should not be brought forward for housing.	n/a	No (red site)

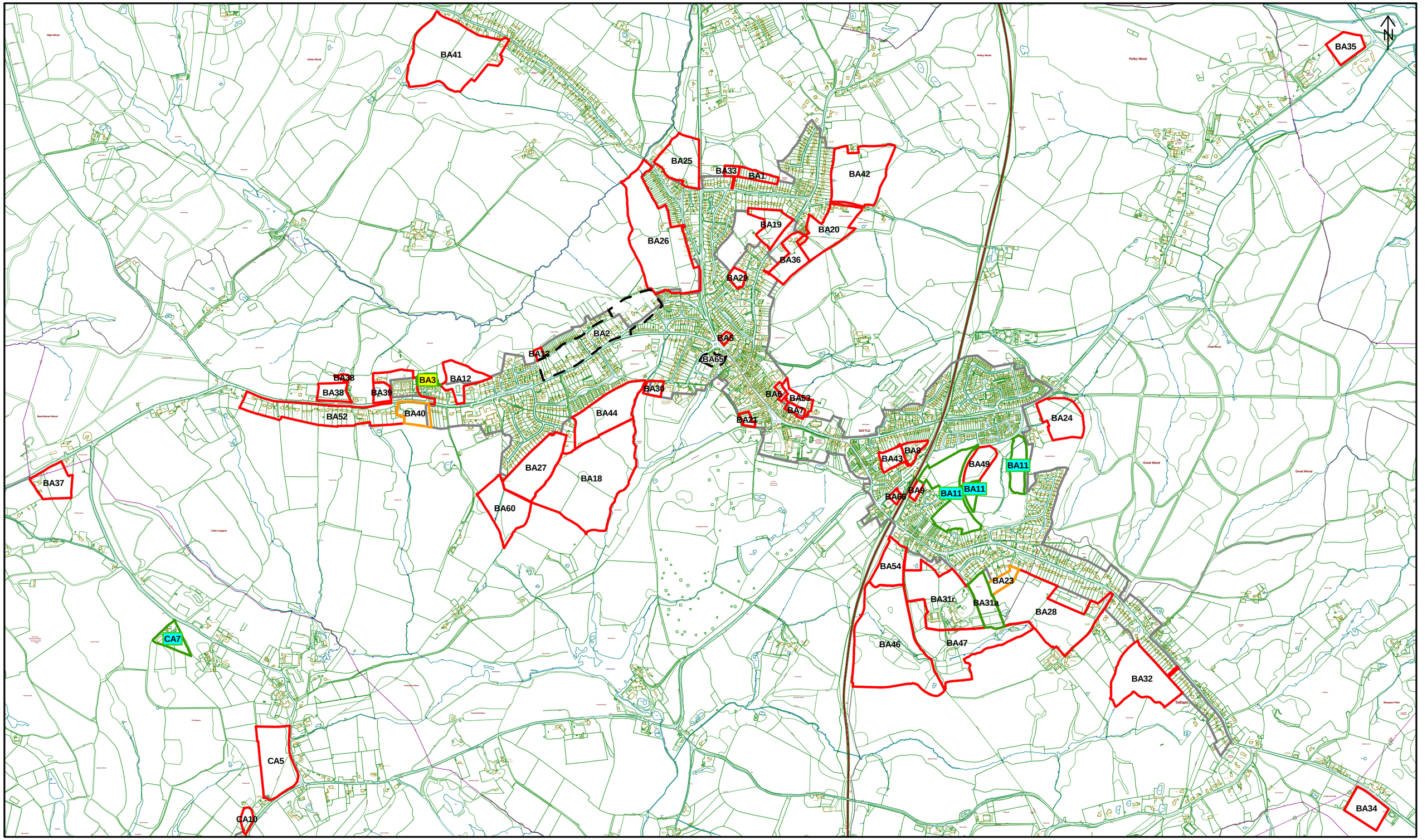
ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX50	Land adj to 163 Barnhorn Road	This site acts as an important gap between the ribbon development along Barnhorn Road and the wider countryside. There are long views over the Pevensey Levels. The site is, in relative terms, poorly located in terms of access to services contrary to Policies OSS4 and TRS3. This area is not considered suitable for development.	n/a	No (red site)
BX51	Land north of Clavering Walk	The site has multiple environmental and on-site constraints, including being adjacent to Ramsar and SSSI. A significant proportion of the site is subject to flood risk contrary to Policy EN7. The site is predominantly rural in character and development would be an unacceptable intrusion into the open countryside, out of character with the surrounding area, contrary to Policies OSS4 and EN1. Therefore, this site is not considered suitable for development.	n/a	No (red site)
BX52	Land West of Spring Lane	Previously identified as part of the broad location at West Bexhill. The site has marginal development potential and is significantly constrained. The site is densely wooded (subject to a TPO), with the exception of the north-west corner, as such development would be inconsistent with Policy EN5. A significant proportion of the site is located within Flood Zones 2 & 3 contrary to Policy EN7. The site is also adjacent to Ancient Woodland and Wet Woodland. The site considered most suitable for amenity provision.	n/a	No (red site)
BX54	Land at 168 Peartree Lane	The site would constitute an unacceptable extension of development boundary into a rural area, contrary to Policy OSS5 relating to character of area. Development of this site could result in an adverse impact on the adjacent Ancient Woodland. The existing highways access is inadequate and improvement to create an acceptable access would result in environmental damage. The site is located relatively far from local services, contrary to Policies OSS4 and TR3. The site is therefore not considered suitable for development.	n/a	No (red site)
BX56	Land at Pebsham Farm (South West), Pebsham Lane, Bexhill	The site is adjacent to the development boundary between existing residential properties on Filsham Drive (to the west) and Pebsham Business Park (to the east), and provides a buffer between the employment floorspace at the business park and the existing residential properties. The field acts as an important gap between the development at Pebsham and the business floorspace, and is located within the Combe Valley Countryside Park, as indicated in the Local Plan, as such development at this location would be contrary to HF1 (i). It forms part of a Strategic Open Space and is part of the countryside gap between Settlements, as indicated in the Core Strategy (Policy HF1). Therefore, it is not considered suitable for development.	n/a	No (red site)
BX57	Land at Pebsham Farm (North), Pebsham Lane, Bexhill	The site is adjacent to the development boundary between existing residential properties on Filsham Drive (to the west) and Pebsham Business Park (to the east), and provides a buffer between the employment floorspace at the business park and the existing residential properties. The field acts as an important gap between the development at Pebsham and the business floorspace, and is located within the Combe Valley Countryside Park, as indicated in the Local Plan, as such development at this location would be contrary to HF1 (i). It forms part of a Strategic Open Space and is part of the countryside gap between Settlements, as indicated in the Core Strategy (Policy HF1). Therefore, it is not considered suitable for development.	n/a	No (red site)
BX58	Land at Pebsham Farm (South East), Pebsham Lane, Bexhill	The site is removed from the development boundary of Bexhill. The site is the Pebsham Business Park and is an important employment area within the Town. The loss of such space, which is currently occupied, would be contrary to Policy EC3. The site is located within the Combe Valley Countryside Park, as indicated in the Local Plan and this existing use is not considered to conflict with this designation. Therefore, it is not considered suitable for development.	n/a	No (red site)
BX60	Land at Beeches Farm, Bexhill	This area of tranquil, remote countryside is formed of mainly exposed ground, with long, far-reaching views. There is low-lying ground to the north and west, with residential development to the south on Barnhorn Road. There is little potential to mitigate development at this location, and as such is not considered suitable for development by virtue of character and low-lying ground, as it would be contrary to Policies OSS4, and EN1. The landscape assessment considered that development would only be considered suitable on the southern part of the site and for low key uses such as open space/recreational provision. The site is limited by its topography. The site is well removed from the main built up area of the town and would therefore be contrary to Policy OSS4.	n/a	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX61r	Land at Old Town Field, Bexhill	The site is outside the development boundary and has far reaching views over the Pevensey Levels. The site rises from south to north. The southern part of the site is closely related to the Pevensey Levels. The site's level of remoteness becomes increasingly significant the further south into the site. There is no potential to mitigate development at this location and therefore development is considered unsuitable, contrary to Policy EN1. Whilst the northern part of the site backs on to existing ribbon, frontage residential development, there are still significant views towards the Pevensey Levels, with minimal potential to mitigate against impact of such in-depth development. As such the site is considered unsuitable for development.	n/a	No (red site)
BX65	Land r/o 290 Turkey Road, Bexhill	The site is located adjacent to an ESCC notified site, as identified in the Waste and Minerals Development Plan. The field forms an important gap between the existing development along Turkey Road and Ashdown Brickworks. The field is important with regards to the setting of the cemetery, along with that of the field to the north (site BX73). The site is located far from Sidley District Centre, although it is relatively well located with regards to access to the High School. Although a suitable access may be able to be achieved, further work would need to be carried out. The site is well outside the established development boundary identified for Bexhill and is not considered suitable or developable.	n/a	No (red site)
BX69	Land at Glovers farm (West of Link Road), Bexhill	This site abuts the development boundary within Sidley and is located within the area designated as part of the Combe Valley Countryside Park (CVCP). The Bexhill Hastings Link Road (once completed) will run to the east of this site. The site forms part of the designated green corridor which runs between the proposed developments at North East Bexhill and as such development at this location would be contrary to the adopted SPD. Development of land within the CVCP for housing development would be contrary to Policies HF1 and EN5. Therefore, this site is not considered suitable or developable.	n/a	No (red site)
BX70	Land at Glovers Farm (East of Link Road), Bexhill	This site abuts the development boundary within Sidley and is adjacent to the Combe Valley Countryside Park (CVCP). The Bexhill Hastings Link Road (once completed) will run to the west of this site. The site as designated within the North East Bexhill SPD indicates that this area will comprise of both employment land (primarily to the NE of the site), with the remainder being left over for open space/new planted landscape between the proposed new housing at NE Bexhill and the employment land. The development of this land for residential purposes would be contrary to the adopted SPD, and Policy BX1 which focuses on the economic growth of the town, with Policy BX3 identifying 60,000 sq.m. of business floorspace at strategic employment areas associated with the construction of the BHLR. The development of this site for housing would be contrary to Policy BX1 and BX3.	n/a	No (red site)
BX72	Land at Coneyburrow Lane, Bexhill	The site far removed from the existing Development Boundary, with part of the site being affected by surface water flooding (SFRA Flood Surface Water Less). The site is partially screened with some gaps and can be seen from the main A259 trunk road. This area is poorly located in respect to access to local services. Although there is a regular bus service from the main A259, it is likely that any development would be highly car dependent, contrary to Policy OSS4 and TR3. Coneyburrow Lane is a narrow country lane which would not be suited to large scale development, and unlikely to be able to achieve a satisfactory access from Coneyburrow Lane, therefore in conflict with Policy TR3.	n/a	No (red site)
BX73	Land at Ashdown Brickworks Site, Bexhill	The site is located adjacent to an ESCC notified site, as identified in the Waste and Minerals Development Plan. The field forms an important gap between the existing development along Turkey Road and Ashdown Brickworks. The site is allocated within the current Local Plan for an extension to the existing cemetery and is likely to be required in the future. The field is important with regards to the setting of the cemetery, along with that of the field to the south (site BX65). The site is located far from Sidley District Centre, although it is relatively well located with regards to access to the High School. Although a suitable access may be able to be achieved, further work would need to be carried out. The site is well outside the established development boundary identified within Bexhill and is not considered suitable or developable.	n/a	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BX75	Land adj. Peartree Lane, Bexhill	The site is an underused area of land north of residential development adjacent to Highwoods Golf Club. The site is surrounded by mature woodland and its adjacent to existing Ancient Woodland and a SNCI. There are no footpaths or road network immediately adjacent to the site, making any potential access difficult, contrary to TR3. The site is located far from services, contrary of OSS4. The area is rural in character and acts as a protective buffer between adjacent Ancient Woodland and residential development to the south. The site would constitute an unacceptable extension of development boundary into a rural area relating to the character of area, contrary to Policy OSS5 (iii) and OSS4. The existing highways access is inadequate and improvement to create an acceptable access would result in environmental damage. The site is located relatively far from local services, contrary to Policies OSS4 and TR3. The site is therefore not considered suitable for development.	n/a	No (red site)
BX77	Beeching Road	The area is an existing parking area/container storage area wihin the Beeching Road area, which is in existing employment use and this is likely to continue in the future. The net loss of employment floorspace/parking for existing employment uses to residential purposes would clearly be contrary to Policy EC3. Priority would be given to employment generating uses (including intensification of such uses) should any potential redevelopment of sites along Beeching Road come forward in the future as part of the forthcoming Development and Site Allocations Plan. ESCC Highways have advised that the only viable access point would be from Wainwright Road (through the existing industrial estate), as such this site is not considered suitable for residential purposes - TR3.	n/a	No (red site)
BX78	Beeching Road	The area is an existing car park wihin the Beeching Road area, which is in existing employment use and this is likely to continue in the future. The net loss of employment floorspace/parking for existing employment uses to residential purposes would clearly be contrary to Policy EC3. Priority would be given to employment generating uses (including intensification of such uses) should any potential redevelopment of sites along Beeching Road come forward in the future as part of the forthcoming Development and Site Allocations Plan. ESCC Highways have advised that the site should not be accessed from Windsor Road (existing residential properties adjacent) and the only viable access point would be through the Beeching Road estate, as such this site is not considered suitable for residential purposes - TR3.	n/a	No (red site)
BX91	Mill Wood, Ninfield Road	The majority of the site is subject to an Area Tree Preservation Order and is significant in the countryside setting of the area. The remaining land (around 0.45ha) has a number of large trees located within the site. A significant loss of trees at this location would be contrary to EN1 and EN5. There is no existing access to the site and would either require third party land (in the form of an existing house from Beacon Hill) or would require the removal of trees from the area subject to the Area TPO. As such the site is considered inappropriate for development.	n/a	No (red site)
BX101	United Arab Emirates, Technical Training Project - Northeye	The site is understood to be currently vacant and lies in an area of countryside, beyond the western fringes of Bexhill, to the north of the A259. The site is considered part greenfield and brownfield. About 9 hectares are occupied by a variety of buildings (brownfield) and the remainder is open area (greenfield). The site is generally flat or gently sloping with the field to the west of the site being lower than the Northeye site. There is a public footpath alongside the western and north western boundaries of the site. The site far removed from the existing Development Boundary. The northern portion of the site being affected by flood zones 2 and 3. The south-western boundary abuts an Archeologically Sensitive Area. The site is well screened in places along the boundary perimeter, although less so on southern, eastern and western parts of the site nearest to the road. The site itself cannot really be seen from the A259 but if clearly visible from the footpaths to the north. There is an established hedge/treebelt between the footpath and the perimeter fence. This provides quite considerable screening and the buildings benefit from their low profile can only be glimpsed through gaps in the vegetation at close range. The 2004 Landscape Assessment indicates that the ‘site is visible and a landscape detractor from the Hooe Ridge’. It also considers that that ‘the unfortunate colour of the existing buildings have increased the visual impact of the site in this sensitive location outside the built up envelope of the town’.	n/a	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
		Any future re-use/redevelopment of this site should be based upon the use of the area better respecting the sensitivity of the location. Given the sensitivity of the site in wider landscape views, any development would have to bring forward significant landscape improvements and have greater respect for its countryside location. It is considered the most suitable use for the site is the sensitive reuse/redevelopment for a light industrial/business use or residential institution. Any new operational development (new/replacement buildings etc) would however need to have due regard to the landscape in order to minimise impact on the countryside. Consideration could also be made to the reuse/redevelopment of the site for other residential institutions under C2 use. In this regard, however, it is considered that any built development should be confined to the existing built up part of the site. The presently undeveloped part of the site (north-eastern part) should be kept free from development and favourable consideration would be given to its use as a public recreation area, including outdoor sports facilities. This area is poorly located in respect to access to local services, although there is a regular bus service from the main A259, it is likely that any development would be highly car dependent, contrary to Policy OSS4 and TR3. The owners have not confirmed the sites availability for development.		
BX107	Land at Barnhorn Manor	There is a pubic footpath which runs along the western boundary of the site. The site is visually exposed in longer views to the Pevensey Levels which would not be able to be satisfactorily screened, and as such development of this field would be considered an unacceptable intrusion into the countryside, contrary to Policies OSS5 and EN1.	n/a	No (red site)
BX108	Land SE of Cooden Wood	The south-western part of the site is located in Flood Zone 2, SFRA Flood Surface Water Less and SFRA Flood Surface Water Intermediate. There is a pubic footpath which runs along the western boundary of the site. The site is visually exposed in longer views to the Pevensey Levels, particularly in the south west corner, and as such development of this field would be considered an unacceptable intrusion into the countryside, contrary to Policies OSS5 and EN1. This field may be considered suitable as amenity land in association with any adjacent housing development.	n/a	No (red site)
			Estimate from current allocations (following reassessment) = 1450	
			Estimated New Sites (Green and Amber) = 451	
			Broad Locations = 300-870	
			Estimated Total (new sites) = 1321	

Battle



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BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ7415

Battle

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA11 (note 3 separate areas)	Land at Blackfriars	Broadly compliant with Core Strategy policy. A suitable and developable site and also a live application site. RR/2007/1896/P - Outline application 'Delegated to Approve' in Dec 2007 (principally for a legal agreement). By way of explanation of SHLAA process, the vast majority of 'commitments' are 'permissions' and not subject to full review in the SHLAA. However since Blackfriars was only delegated to approve, it warrants a full review in this section of the SHLAA. BA11 comprises 3 discrete sections, two on the west and one on the east, approximately corresponding to the net developable area for housing. BA11 is part of wider allocation comprising areas of woodland/informal open space and a parallel allocation (SHLAA site BA49) that was previously for a primary school but is now appropriate to reserve for community/educational/religious purposes. Whilst the Education Authority now indicate there is no longer a requirement for a primary school, the preference remains to allocate the remainder of Site BA49 for an 'Early Years Education' facility instead. A further section of BA49 has had a permission for a Methodist church (RR/2012/1265/P). Therefore site BA49 is not considered suitable for housing and is discussed as a red site below. The delegation to approve in 2007 was for up to 245 dwellings, new spine road, public open space, provision of land for primary school, play area). Blackfriars was previously allocated in 2006 for housing, education and open space purposes in 2006 Local Plan (3 Distinct housing areas of allocation separated by open space, school and road). Re-assessment of site suitability confirms Local Plan 2006 allocation conclusions regarding net developable areas. Some broad layout/design principles for future development are as follows: The layout should incorporate a 'central hub', logically located in close proximity to educational/religious/community/children's play facilities – thus creating a community focus. The previous Local Plan allocation proposed a children's play area, although further evidence (as outlined in Battle Town Study) suggests facilities for older children's / teenagers is an equally strong need. Therefore it would be preferable of Blackfriars facility was not restricted to a LEAP (aimed at younger children), but catered for a wider range of ages to include older children and teenagers. Development should set out to embrace the very special landscape setting and topographical qualities of the site. The circulation network, prioritising pedestrian and cycle routes, needs to ensure successful integration and relationship with adjoining existing residential development, via retention of the existing footpath as well as creation of new routes. Highways and access measures will be necessary to ensure compliance with policies IM2, TR3. Direct access for pedestrians and cyclists should be provided through to the east side of Battle Station, emphasised by street layout (hence inclusion of the area abutting the station within the boundary of BA11). The route should be clearly legible, well defined and designed so as to promote the security of its users. The areas of natural green space /green infrastructure should be considered in parallel with the wider site as part of a comprehensive scheme to ensure sustainable access as well as amenity, community and ecological benefits. Parts of this may well be required for sustainable drainage solutions as well as mitigation for loss of protected species habitats. The area should be permeable to cyclists and pedestrians in all directions, but particularly ensuring connectivity of the eastern residential area to the central hub and on to the train station. NW wooded areas (beyond the boundary of BA11) all required by covenant to be retained. Existing trees, hedgerows and vegetation belts will be retained as features of the layout as far as possible. The south-western sections of BA11 afford views to Battle Abbey and Caldbec Hill which should be retained as far as possible, including by allowance for an area of amenity open space at the high point. The previous application was accompanied by a full Environmental Statement which is now seven years old. Any new application will also need to be subject to E.I.A.	245 (source: LAA N1154 Report based on most recent planning app). 2013 Assessment of net developable area confirms this is broadly correct.	Suitable and developable, subject to more detailed investigations (green site)
BA3	North Trade Road	Yes suitable and developable, in line with previous 2006 Local Plan allocation. South half already developed. Northern section still to be developed. Some viability concerns regarding access ransom strip (via existing development) to be resolved via discussion between owners.	14 (source: LAA N1154 Report)	Suitable and developable, subject to more detailed investigations (green site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA31a	Land at Glengorse Farm (North)	Broadly compliant with Core Strategy policy Although within AONB and strategic gap, site is also adjacent to development boundary, close to convenience shop, not far from train station. Although large sections of the land at Glengorse (BA31r) are not suitable, this particular section BA31a is well contained and screened from the wider landscape, as is neighbouring BA23 which could be developed concurrently, ideally providing pedestrian/cycle access north to the Hastings Road at the same time. Vehicle access via Glengorse. Glengorse, at present, suffers from commuter parking and therefore as part of this development a relevant traffic management scheme should be explored. Cycle provision/access should also be taken into consideration, particularly connecting to train station/town centre and in the wider context. Highways and access measures will be necessary to ensure compliance with policies IM2, TR3. A development of the scale described will require associated amenity open space, possibly a children's play area - although this offers a somewhat peripheral location for the latter.	Based on 2ha area - about 70 in combination with BA23 + allowing for amenity OS /play area. This figure corresponds with Highway Authority advice regarding likely capacity of Glengorse.	Suitable and developable, subject to more detailed investigations (green site).
BA23	Land r/o 26 Hastings Road	Broadly compliant with Core Strategy policy. BA23 comprises two residential gardens. Potentially suitable and developable for residential, possibly with associated amenity open space/ play area. Close to station and A2100. Access requires more detailed investigation. The Highways Authority have indicated a preference for access via Glengorse, which seems likely to limit scale of development to sites BA31 and BA23. Therefore BA23 would need to be developed in association with adjacent BA31a. The existing tree belt boundary with SHLAA site BA31a (which connects to Glengorse) is an obstacle - development should minimise and mitigate tree loss and access would need to be via the least valued immature trees. However, as a minimum, pedestrian/ cycle access should also be sought from BA23 to the north directly onto the A2100 Hastings Road to improve the sustainability of this site. A development of the scale described will require associated amenity open space, possibly a children's play area - although this offers a somewhat peripheral location for the latter. Glengorse, at present, suffers from commuter parking and therefore as part of this development a relevant traffic management scheme should be explored. Cycle provision/access should also be taken into consideration, particularly connecting to train station/town centre and in the wider context.	See BA31a above.	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
BA40	Land adj to 73 North Trade Road	Suitable and developable infill opportunity subject to further investigation, although not without constraints. Battle Town Study concluded that the case for prioritising different sectors of the town for development was limited and furthermore that North-West Battle had certain locational advantages in that it offered the most accessible locations to the schools and supermarket. However, opportunities in this sector are somewhat limited and environmental and practical constraints abound. This particular section of North Trade Road has seen much recent development, albeit on the north side of the road, and benefits from an adjacent bus stop. ESCC Landscape Assessment commented "Some potential infill but retaining some open views from the ridge is important" The topography is such that this site sits well below the level of the road and a well designed layout should ensure preservation of some gap/views. Trees at frontage should be retained as far as possible, subject to site access and Highways/footways requirements. Boundary planting would be necessary at southern boundary to limit landscape impact. The southern sections of the site are unlikely to be suitable for built development so as to avoid overly compromising the prevailing built form morphology on the southern side of North Trade Road. BAP Habitat standard pond on west of site should be retained in public amenity land. Detailed layout will to a large extent be dictated by point of access. Access point at NE (via adjacent property) is developer's indicated preference and may limit loss of mature deciduous trees and connect directly to standard width footway, although access directly opposite presents conflict of movement obstacles (possibly resolved by mini roundabout, that would act as traffic calming feature at town gateway and approaching school). Alternatively, a central access to site BA40 may limit vehicle conflict of movement with opposite development but would necessitate tree loss and a greater extent of footway widening works. However, a beneficial consequence of a central access may be to open up and enhance a vista to the wider landscape via a main access road opening onto a central amenity open space (thereby focussing development into east and west pocket sectors on site). Discussions are ongoing with Highways Authority. Further investigations required on this site.	estimated 20 - 25	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA65	Market Square Broad Location	Market Square has potential for retail led regeneration scheme, with potential to include some enabling residential apartments alongside development. This site offers the most sequentially preferable option to accommodate the town's retail need for 1000sq.m of convenience floorspace, as set out in Policy BA1 (vi), supported by Policy EC7. Area is indicative only - The actual area of 'broad location' for regeneration and rationalisation may actually be larger, incorporating a wider area in the vicinity of Battle Roundabout in practice.	Difficult to predict, based on a range of uncertainties. Any residential capacity likely to comprise apartments on mixed-use sites. Assumption of 30 - 35 by years 10-15 for SHLAA purposes as part of broad location.	Broad Location
BA2	North West Battle Broad Location	Broad location, comprising some areas of ad-hoc, low-density development accessed by poorly maintained private roads. Potential for redevelopment alongside highways improvements to adoptable standard. Two areas in particular warrant particular mention. (i) Land Off Chain Lane. Residential possibility. Site comprising very low density residential and backlands. Adjacent to development boundary and has advantage of good proximity to town centre, schools and shops. However it is constrained by groundwater source protection zone (north side only) and landscape and landscape constraints, particularly on west side (although neighbouring Isherwood has already set a precedent). The area specifically highlighted as having some capacity in ESCC Landscape Assessment, which stated "Some capacity close to the urban edge. Possibly in large gardens and plots south of Kelklands. Not in open fields beyond which are part of the Brede Valley" Estimated Net Developable Area of 1.9ha, although well treed site with 5 existing properties in large grounds. It would probably require comprehensive re-development of area to work. ESCC Highways have identified two feasible access points, via Old Orchard or Wellington Gardens (latter would require highways improvements on Wellington Gardens itself). Multiple ownership constraints are an obstacle. (ii) Land off Vale Road. Backlands site within development boundary. Potential at rear of residential properties but also with a frontage onto Vale Road. Multi-ownership will be greatest constraint to development. ESCC Highways have noted the potential for development of the area to facilitate highways improvements, such as widening to be a shared surface and brought up to adoptable standard (which appears feasible on most sections and all sections fronting the site). Improvements would be dependent on a developer overseeing a comprehensive scheme.	Estimated maximum capacity is very high (119). Although given the range of uncertainties and constraints it certainly cannot be assumed that this level would be achieved. Assumption of 40 by years 10-15 for SHLAA purposes as part of broad location.	Broad Location
BA1	Land to rear of Virgins Lane	Development behind frontage properties would be out of character with the grain of existing development resulting in an adverse effect upon the existing rural setting of this part of Battle within the High Weald Area of Outstanding Natural Beauty created by the existing long and mature rear gardens. The development would be contrary to Policies EN1, OSS3, OSS4 and OSS5 of the emerging Rother District Core Strategy, and fails to satisfy the statutory requirement to conserve and enhance the natural beauty of the Area of Outstanding Natural Beauty.	N/a	Not suitable (red site)
BA5	Adjacent to Battle fire station, A2100	Not suitable. Site in use for community use would be contrary to policy (CO1, CO4) to redevelop for residential use, unless alternative provision is available (CO1iii)	N/a	Not suitable (red site)
BA6	Car Park off Battle High Street	Development of this site would be an erosion of the notable settlement pattern in this Conservation Area setting (with remnant of burghage plots). Contrary to Core Strategy policies EN2, TR3, BA1(i) in particular.	N/a	Not suitable (red site)
BA7	Battle High Street	Inadequate visibility at entrance, particularly to east due to proximity of brow of hill. Visibility also questionable to west due to bend in the road. Development of this site would also be an erosion of the notable settlement pattern in this Conservation Area setting (with remnant of burghage plots). Contrary to Core Strategy policies EN2, TR3, BA1(i) in particular.	N/A	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA8	Station Approach, Battle	Existing employment site near station that should remain in business use, in line with Policy EC3. However, there is scope for a comprehensive redevelopment scheme for the entire vicinity comprising sites BA66, BA8, BA43, Station Approach, access to Marley Lane, the station car parks and possibly even land immediately east of the railway line at West Blackfriars. Such regeneration should be employment led in this location (as cross referred to in Policy BA1iv) , but may require a small amount of residential development as part of an overall intensification of the area (which would count as a large site windfall in the event of taking place). In the current economic climate, the prospects of a comprehensive scheme emerging appear limited for the foreseeable future, and therefore cannot be considered as a reasonable prospect. Piecemeal development and/or net loss of employment floorspace would not be acceptable in planning terms and this site (or part therein) is not suitable for residential in isolation. Station Approach access is problematic as narrow single carriageway due to presence of parking bays on both side of the road - it therefore has potential for widening if replacement parking area can be found elsewhere in the vicinity of the station. This may be necessary to enable development of any significant scale and would therefore inevitably add to the cost of development and raise questions regarding viability. Secondary access to Marley Lane via BA8 would require further investigation. Further investigations of the most effective use of land at Station Approach (particularly for employment floorspace) may also examine the potential to rationalise and improve car parking provision. There is a possible need for a Battle Parking Strategy covering a wider area. Similar conclusions regarding other sites in Station vicinity - BA43 and BA66.	N/a	Not suitable for ad-hoc or residential-led development. In event of comprehensive, employment-led regeneration, may offer some potential residential as enabling development (which would be a large site windfall in the event of taking place). Proviso that there should be net loss of employment. (red site)
BA9	Land North of Abbots Close	Probably not suitable. Wooded area (with protected species). Adjacent to railway line with no obvious potential for development, not essential to be incorporated into wider Blackfriars development and has no access in its own right. Owners unlikely to be willing to develop and anecdotal evidence that development would be prevented in any event by legal covenant relating to the railway station's requirements. Possible policy issues with EN5, TR3, OSS4(ix). However may be required (along with land to the north) for pedestrian/cycle access to the station form Blackfriars development (BA11).	N/a	Not suitable (red site)
BA12	Land to the rear of North Lodge	Not suitable. Multiple constraints. The majority of the site is rural in character, reads as part of the surrounding countryside, is identified as Lowland Meadow BAP habitat and adjacent to Ancient & Semi-Natural Woodland and adjacent Wet Woodland (NE recommend a 15m+buffer). Its development would be contrary to Core Strategy Policy EN5 in particular. However, southern area of land is within development boundary and in principle would comply with emerging Core Strategy Policy OSS3, as well as existing 2006 Local Plan policy. However there are also mature trees at frontage making access problematic, as well as limiting visibility splays (Issues with Core Strategy policy TR3). Finally, there are potential constraints in relation to the setting of adjacent listed building, so likely issues with Policy EN2. In addition, the owner has no interest in developing the land (Policy OSS4ix).	N/a	Not suitable (red site)
BA13	Land at Western end of Vale Road	Not suitable. Whilst the general vicinity of Vale Road appears to have potential for both highways improvements and development (as outlined above as Broad Location BA2), this particular corner is not suitable for development since it is a densely wooded area that is classed as Ancient woodland. This provides the adjoining residential development with an attractive landscaped rural setting and softens the transition between the northern edge of the development and the extensive open countryside beyond. Contrary to policy EN5 in particular, also EN1 and BA1(i).	N/a	Not suitable (red site)
BA18	Land at Almonry Farm (South), North Trade Road	No. A remote site, wholly rural AONB site, partly within and adjacent to Ancient & Semi-Natural Woodland and Wet Woodland. Multiple historic field boundaries across site. Does not abut current development boundary. Contrary to policies OSS1, OSS3, OSS4, OSS5, BA1, RA2(viii), EN1, EN2, EN5, TR3.	N/a	Not suitable (red site)
BA19	Land North of Caldbec Hill	No. Considerable AONB landscape exposure in several directions being a local high point. Important green space adjacent to Kingsmead open space, being a key rural element to Caldbec Hill. No direct access from the road as wide green verge lies between site and road. Contrary to advice of ESCC Landscape Character Assessment. Particular issue with Core Strategy Policy EN1, but also OSS1(iii), OSS3, OSS4(vi), OSS5(iii), BA1(i).	N/a	Not suitable (red site)
BA20	Land South of Caldbec Hill	No opportunities due to landscape impact, rural character of site and lack of suitable access. Contrary to policies, including OSS1, OSS3, OSS4, OSS5, BA1, RA2, EN1, TR3.	N/a	Not suitable (red site)
BA21	Land North of Car Park, Park Lane	No. Part of medieval Burgage plots within Conservation Area, development of this site would impact upon reasons for designation. Impact upon setting of Battlefield and Abbey. Contrary to Policy EN2, BA1(i), OSS1 (iii), OSS5(iii).	N/a	Not suitable (red site)

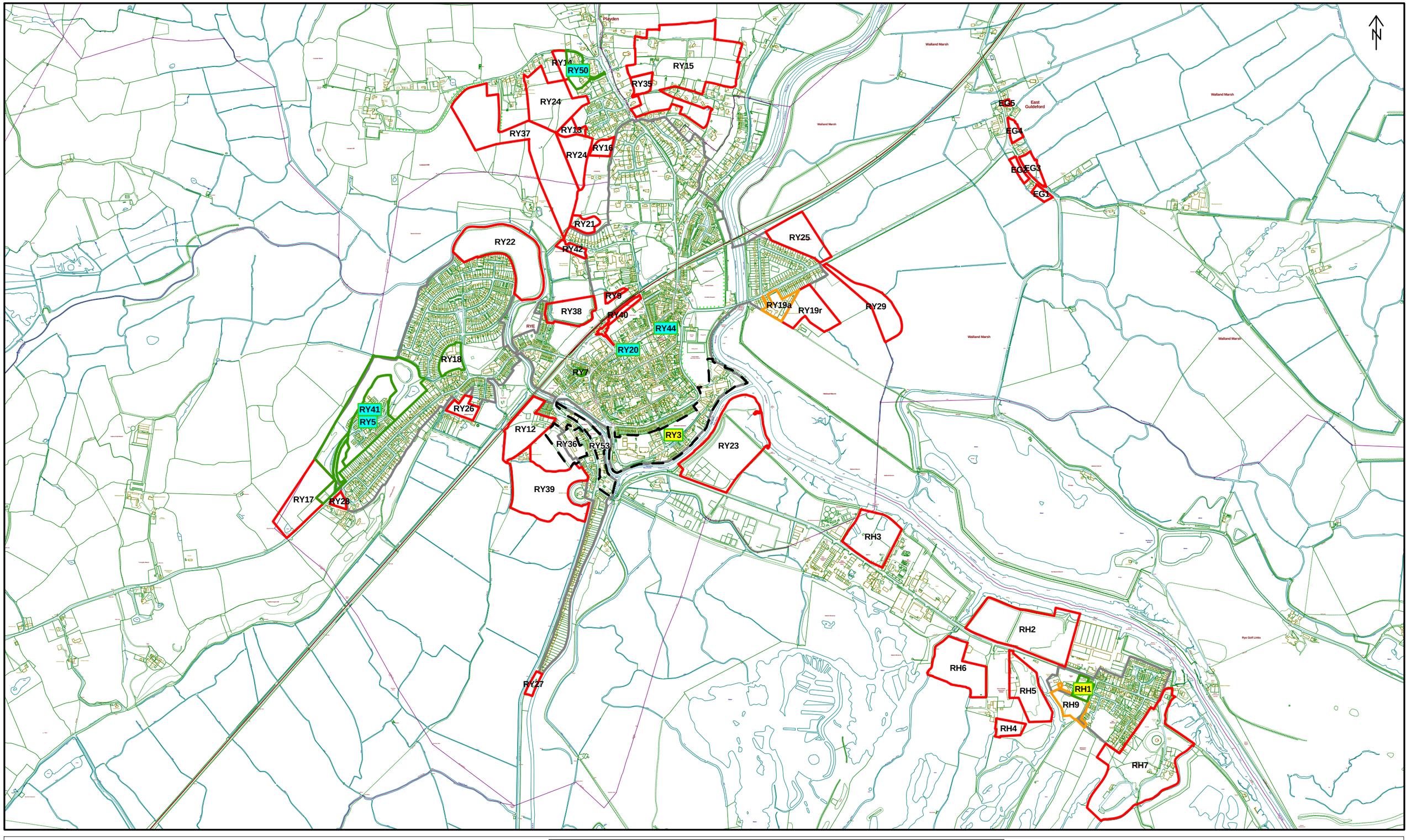
ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA24	Land South of Greatwood Cottage, Marley Lane	Not suitable. Site reads as wider AONB landscape and important green edge to town built form. Due to position of road and bowl effect of the topography of the site, this site is prominent in the landscape (Contrary to Policy EN1). Whilst on plan this looks like a 'rounding off' of development in Marley Lane, on site the field plays an important role in being a visible rural edge, with vernacular building in situ. Its development would cause issue with Policies OSS1, OSS3, OSS4, OSS5 and BA1. The site is partly within and adjacent to Ancient & Semi-Natural Woodland and Wet Woodland, so Policy EN5 would also need to be addressed. Setting of Listed Buildings issues on both east and west sides (Policy EN2 issues). SFRA identified surface water flooding issues centrally across east/west access (Policy EN7 relevant.)	N/a	Not suitable (red site)
BA25	Land at Lillybank Farm, London Road	Not suitable. Rural in context and character, on northern edge of urban fringe. Policy issues BA1, EN1, RA2.	N/a	Not suitable (red site)
BA26	Land at Stream Farm	No. Ruled out primarily by lack of suitable access, as advised by ESCC Highways. Therefore site cannot conform to Policy TR3. All access options have issues • Land to SE: Too high gradient, landscape impact. • Chain Lain: Gradient and not an adopted highway. • Netherfield gardens – no footways and dangerous junction with A2100 • New access on A2100 south of Netherfield Road junction – theoretically possible but would need new right turn lane on A2100 for safety reasons and insufficient room at present. Cost would be enormous to create room in addition to access itself through the ridge flanking the A2100. Other obstacles include landscape impact in AONB countryside, topographical constraints, current usage of allotment in SE Corner, Flood Zones 2 & 3 to the North of site. Groundwater Protection Zone (SPZ) in South West corner. Adj listed building. Cumulatively, the obstacles presented by these factors were not so overwhelming as to rule out further consideration, particularly since it was the conclusions of the Battle Town Study, as well as the preference of Battle Town Council, that Northern and Western sectors of Battle are not overlooked at the expense of overly focussing development on South-East Battle.	N/a	Not suitable (red site)
BA27	Land adj Tollgates and Claverham Way	Not suitable. Although site abuts development boundary, its prominence in the countryside would have an adverse impact on the AONB. Whilst greenfield sites will need to be considered, there are other sites on the edge of the built form which will have less of an impact if developed. ESCC Landscape Assessment supports this conclusion. Excluded primarily on grounds of Policy EN1, OSS1(iii-b), OSS3, OSS4 and OSS5, BA1(i).	N/a	Not suitable (red site)
BA28	Land North of Loose Farm	Largely not suitable. Site is within attractive AONB countryside characteristic of the High Weald and enjoys long distance views. It predominantly comprises visually exposed landscape in southerly direction as far as Telham Lane and beyond (See ESCC landscape comments). However, discrete smaller sections of far western fringes may prove suitable (if required) to serve the anticipated level of development via Glengorse, although this development is not expected to extend beyond the confines of sites BA31a and Ba23. Large scale development beyond BA31a and BA23 would be contrary to strategy as set out in Policy BA1iii (as supported by Battle Town Study) which limits growth to modest peripheral expansions beyond the development boundary without overly focussing on any particular sector, including the South-East. Majority of site is not currently accessible. ESCC Highways advise eastern access is not suitable due to substandard visibility in both directions. BA28 is also a fair distance (more then 1km) from services, the town centre and schools relative to other locations in Battle. No pavement or pedestrian access on south side of Hastings Road at present. Issues at present with policies, including BA1, RA2, EN1, TR3, OSS1iii, OSS3, OSS4 and OSS5.	N/a	Not suitable (red site)
BA29	Land at Whitehayes	Not suitable. Low density site occupied by attractive thatched property. Although site lies within current development boundary, constraints are - deliverability, viability and access (lack of sufficient width on access road). Consider that it would be unrealistic to depend upon this site as an allocation due to the above. Issues with TR3 in particular.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA30	Land at Coultershaw	Not suitable. Majority of site is designated as 1066 Historic Battlefield, therefore contrary to Policies EN2. Remaining sections to west are classed as BAP Habitat - wet, deciduous and ghyll woodland (issues with EN5), with the latter having the additional constraint of being considered a key feature of the High Weald AONB (contrary to EN2). The Highways Authority have expressed further concerns (issues with policy TR3). Landscape impact contrary to Policy EN1.	N/a	Not suitable (red site)
BA31r	Land at Glengorse Farm (North), Glengorse	Much of the site is on a ridge and comparatively visually exposed from south as far as Telham Lane and beyond. Within AONB and strategic gap, issues with Policy EN1. More discrete and less visually exposed sites within the general vicinity are considered suitable (BA31a, BA23). However there is a limit to the quantum of development that Glengorse would be appropriate to serve in Highways terms and also a concern that excess development her would be contrary to the preferred stratgey set out in Policy BA1 which promotes 'modest' peripheral expansion outside the development boundary with no overwhelming focus on a particular sector of Battle. In addition a 2ha area to the west of this site is classed as 'wildflower meadow' by the High Weald AONB unit and its development would be contrary to Policies EN5 and EN2.	N/a	Not suitable (red site)
BA32	Land r/o 116 Hastings Road	Site 'reads' as a wholly rural area, relatively unrelated to urban area of Battle. Environmental constraints include AONB. Strategic Gap. Adjacent Ancient Woodland and Wet Woodland crosses Southern boundary. Policy issues include OSS1, OSS3, OSS4, OSS5, BA1, RA2(viii), EN1, EN5.	N/a	Not suitable (red site)
BA33	Land r/o 19 and 21 Virgins Lane	Not suitable, although already within development boundary. Recent rejection by PINS at appeal, primarily on AONB grounds, weighs against this site on grounds of Policy EN1 in particular. May be appropriate to reduce extent of development boundary in this location.	N/a	Not suitable (red site)
BA34	Field by Water Tower, Hastings Road	Open to view within the wider AONB. Strategic Gap. Far from existing development boundary. Contrary to OSS1, OSS3, OSS4, OSS5, BA1, RA2(viii), EN1.	N/a	Not suitable (red site)
BA35	Land at eastern end of Marley Lane Business Park, Battle	Not suitable. Multiple environmental constraints: AONB, Ancient Woodland, TPO, Groundwater Source Protection Zones 1, 2 & 3. Contrary to Policies EN1, EN5, SRM2 in particular.	N/a	Not suitable (red site)
BA36	Land at Caldbec House, Caldbec Hill	Undeveloped valley side which forms important rural setting to northernmost part of town. This land reads as part of the surrounding countryside allied with BA20 and BA42, which are contiguous with one another. Past development on Caldbec Hill has been entirely linear and development of this site would represent a departure from the historic morphology. High Weald AONB historic field boundary bisects site, closely reflecting the rear of existing properties. Issues with policies OSS1iii, OSS3, , OSS4, OSS5, BA1, RA2(viii), EN1, EN2.	N/a	Not suitable (red site)
BA37	Land at The Warren, Stevens Crouch, Battle	Not suitable. Site very remote from settlements. Contrary to OSS1, OSS3, OSS4, OSS5iii, BA1, EN1, RA2(viii).	N/a	Not suitable (red site)
BA38	Land at Whitelands Cottage, North Trade Road	Not suitable. Fringe, semi-rural location, detached from development boundary. Forms part of the wooded and rural setting of the town. Contrary to Core Strategy policies OSS1, OSS2, OSS4, OSS5, BA1, EN1, RA2(viii).	N/a	Not suitable (red site)
BA39	Land adj. To Frederick Thatcher Place, North Trade Road	Not suitable, further ribbon development on a wooded area that forms a natural edge to the development boundary. BAP Habitat pond on site. Contrary to Core Strategy policies OSS1, OSS2, OSS4, OSS5, BA1, EN1, RA2(viii). Setting of listed building issues (adjacent Almshouses) - further issues with Policy EN2.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA41	Land at Netherfield Hill Farm, Netherfield Hill	Not suitable. No opportunities based on remoteness from town centre, its services and facilities and distance from settlement boundary. Contrary to Core Strategy policies OSS1, OSS2, OSS4, OSS5, BA1, EN1, RA2(viii).	N/a	Not suitable (red site)
BA42	Land at Fuller's Farm, Mount Street	Not suitable. Wholly rural, undulating landscape, that 'reads' as part of the open countryside. Remote from town centre and services. Heritage constraints, ASA and criss-crossed by historic field boundaries. Contrary to Core Strategy policies OSS1, OSS2, OSS4, OSS5, BA1, EN1, EN2, RA2(viii).	N/a	Not suitable (red site)
BA43	Senlac Storage, Station Approach	Existing employment site near station that should remain in business use, in line with Policy EC3. However, there is scope for a comprehensive redevelopment scheme for the entire vicinity comprising sites BA66, BA8, BA43, Station Approach, access to Marley Lane, the station car parks and possibly even land immediately east of the railway line at West Blackfriars. Such regeneration should be employment led in this location (as cross referred to in Policy BA1iv) , but may require a small amount of residential development as part of an overall intensification of the area (which would count as a large site windfall in the event of taking place). In the current economic climate, the prospects of a comprehensive scheme emerging appear limited for the foreseeable future, and therefore cannot be considered as a reasonable prospect. Piecemeal development and/or net loss of employment floorspace would not be acceptable in planning terms and this site (or part therein) is not suitable for residential in isolation. The area immediately south of BA43 has already seen some Regeration. BA43 specifically is also in use as surface car park serving the station and remains a possible redevelopment opportunity. Station Approach access is problematic as narrow single carriageway due to presence of parking bays on both side of the road - it therefore has potential for widening if replacement parking area can be found elsewhere in the vicinity of the station. This may be necessary to enable development of any significant scale and would therefore inevitably add to the cost of development and raise questions regarding viability. Further investigations of the most effective use of land at Station Approach (particularly for employment floorspace) will also examine the potential to rationalise and improve car parking provision. There is a possible need for a Battle Parking Strategy covering a wider area. Similar conclusions regarding other sites in Station vicinity - BA66 and BA8.	N/a	Not suitable for ad-hoc or residential-led development. In event of comprehensive, employment-led regeneration, may offer some potential residential as enabling development (which would be a large site windfall in the event of taking place). Proviso that there should be net loss of employment. (red site)
BA44	Land at Almonry Farm (North), North Trade Road	Not suitable. Although site abuts development boundary and is within close walking distance from Battle town centre and recreational facilities., its prominence in the countryside would have an adverse impact on the AONB. Whilst greenfield sites will need to be considered, there are other sites on the edge of the built form which will have less of an impact if developed. ESCC landscape study does not suggest any potential for development of any significant scale. Access is also a constraint. Further AONB heritage issues related to historic field boundaries crossing site and relationship to setting of listed building. Excluded primarily on grounds of Policy EN1, EN2, OSS1(iii-b), OSS3, OSS4 and OSS5, BA1(i), RA2(viii), TR3.	N/a	Not suitable (red site)
BA46	Land at Glengorse Farm (South West), Glengorse	Not suitable. Distance from development boundary and remoteness from built form a key issue. Undulating countryside use for pasture, interspersed with woodland. Has the sense of remoteness and parts of site elevated and exposed in landscape. Stream valley bisecting site with SFRA identified flood issues. No access. Contrary to Core Strategy policies OSS1, OSS2, OSS4, OSS5, BA1, RA2(viii), EN1, EN5, EN7, TR3.	N/a	Not suitable (red site)
BA47	Land at Glengorse Farm (South East), Glengorse	Not suitable. Distance from development boundary and remoteness from built form a key issue. Undulating countryside and sloping site interspersed by hedgerows and bands of trees (BAP Habitat Wet Woodland). Has the sense of remoteness and parts of site elevated and exposed in landscape. Stream valley bisecting site with SFRA identified flood issues. No access. Contrary to Core Strategy policies OSS1, OSS2, OSS4, OSS5, BA1, RA2(viii), EN1, EN5, EN7, TR3.	N/a	Not suitable (red site)
BA49	Blackfriars Community /Education allocation	Essentially part of the wider Blackfriars site (see BA11 above). Whilst reserved as a 'central hub' for educational and community uses, this area (BA49) is unlikely to contain housing. SHLAA site BA49 was previously for a primary school but is now appropriate to reserve for community/educational uses. Whilst the Education Authority now indicate there is no longer a requirement for a primary school, the preference remains to allocate the remainder of Site BA49 for an ‘Early Years Education’ facility instead. A further section of BA49 has had an intervening permission for a Methodist church (RR/2012/1265/P).	N/a	Not suitable for residential (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BA52	Land at North Trade Road, Battle	Not suitable. Area of linear, ribbon development along North Trade Road. Progressively further removed from town core and services in westerly direction. Large domestic curtilages, largely hidden by mature deciduous trees. Site also includes former Battle Hospital, a grade 2 listed building already converted to residential. Further constraints include AONB, Listed building setting, Adjacent BAP habitats (Ancient Woodland and Wet Woodland). Contrary to Core Strategy policies OSS1, OSS2, OSS4, OSS5, BA1, EN1 in particular.	N/a	Not suitable (red site)
BA53	Land North of Upper Lake	Not suitable. Wooded rural parcel land that forms countryside edge to the historic core of Battle. Heritage constraints - Archaeological Notification Area, part conservation area and part crossed by HW AONB historic Field Boundaries. Access constraints: access required over private drive to church and scout hut. Inadequate visibility at entrance, particularly to east due to proximity of brow of hill. Visibility also questionable to west due to bend in the road. Development of this site would also be an erosion of the notable settlement pattern in this Conservation Area setting (with remnant of burghage plots). Contrary to Core Strategy policies EN1, EN2, EN5, TR3, BA1(i) in particular.	N/a	Not suitable (red site)
BA54	Land r/o Tesco Express, Battle Hill	Not suitable. The Highways Authority have advised they would not accept direct access onto Hastings Road at this point (i.e via Tesco and Petrol Station) due to conflicts of movement. Therefore contrary to Policy TR3 in particular. ESCC advise that Glengorse would be only acceptable access point, but not possible since intervening land ruled out and includes HW AON identified wild flower meadow.	N/a	Not suitable (red site)
BA60	Land south of Battle Pumping Station	Not suitable. Site's prominence in the countryside would have an adverse impact on the AONB. Whilst greenfield sites will need to be considered, there are other sites on the edge of the built form which will have less of an impact if developed. ESCC Landscape Assessment supports this conclusion. Marked by historic field boundaries. Inaccessible unless other sites included. Excluded primarily on grounds of Policy EN1, OSS1(iii-b), OSS3, OSS4 and OSS5, BA1(i), TR3, EN2.	N/a	Not suitable (red site)
BA66	Land south of Station Approach	Existing employment site near station that should remain in business use, in line with Policy EC3. However, there is scope for a comprehensive redevelopment scheme for the entire vicinity comprising sites BA66, BA8, BA43, Station Approach, access to Marley Lane, the station car parks and possibly even land immediately east of the railway line at West Blackfriars. Such regeneration should be employment led in this location (as cross referred to in Policy BA1iv) , but may require a small amount of residential development as part of an overall intensification of the area (which would count as a large site windfall in the event of taking place). In the current economic climate, the prospects of a comprehensive scheme emerging appear limited for the foreseeable future, and therefore cannot be considered as a reasonable prospect. Piecemeal development and/or net loss of employment floorspace would not be acceptable in planning terms and this site (or part therein) is not suitable for residential in isolation. Station Approach access is problematic as narrow single carriageway due to presence of parking bays on both side of the road - it therefore has potential for widening if replacement parking area can be found elsewhere in the vicinity of the station. This may be necessary to enable development of any significant scale and would therefore inevitably add to the cost of development and raise questions regarding viability. Further investigations of the most effective use of land at Station Approach (particularly for employment floorspace) will also examine the potential to rationalise and improve car parking provision. There is a possible need for a Battle Parking Strategy covering a wider area. Similar conclusions regarding other sites in Station vicinity - BA43 and BA8.	N/a	Not suitable for ad-hoc or residential-led development. In event of comprehensive, employment-led regeneration, may offer some potential residential as enabling development (which would be a large site windfall in the event of taking place). Proviso that there should be net loss of employment. (red site)
			Estimate from Current allocation (following re-assessment) = 259	
			Estimated New Sites (green and Amber) = 90 - 95	
			Broad Locations potential (based on proportion of capacity) = 70 - 75	
			Estimated Total (new sites) =165	

Rye



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BX1 Site Numbers (eg.BX1)	Broad Location
Green Site (see sites table for detail)*	ID Local Plan Allocations 2006
Amber Site (see sites table for detail)*	ID Large Site Commitments (as at base date 01/04/2013)
Red Site (Rejected – see sites table for detail)	Development Boundary

(*Sites are subject to more detailed investigations)

Map Reference: TQ9220

Rye

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RY18	Tilling Green	Yes suitable for mixed use function. RY18 is a sustainable site close to existing shops and services and has no landscape constraints. Access can be delivered off a number of points along the frontage. The former school site is well used by the local community and local stakeholders have indicated there should be some retention of community use onsite as part of any proposal. Relatively flat and suitable for 10 units. RY18 will be subject to both the sequential and exception test given its location in the flood zone and there is a requirement for further investigation of surface water flooding and drainage issues. Relevant policies: OSS1, OSS4, OSS5, RY1, EN5, EN7, , TR3, IM2 and CO3.	est 10	Suitable and developable, subject to more detailed investigations (green site).
RY7	Former Council Depot, Cyprus Place	Yes, RY7 is a small site with potential for redevelopment. Opportunity to tie with existing character and feel of area. On 10 year lease which expires in 2014. RY7 is within flood zone and therefore development would be subject to sequential and exception test. There is an opportunity to improve character of site to fit better with character of surrounding residential properties in a area which is predominantly residential. RY7 is a small site and could accommodate 7 dwellings with some small retail/commercial opportunity more in keeping with the locality.	est 7	Suitable and developable, subject to more detailed investigations (green site).
RH1	Land adjacent to Stonework Cottages, Rye Harbour Village	RH1 is an allocated site in the adopted Local Plan for 18 dwellings. The allocation is situated on Harbour Road within the existing development boundary for Rye Harbour village and adjacent to existing residential development. It is currently in low-key employment use and some of the land is unused or used for the storage of old motor vehicles. It would be more appropriate to relocate some of the commercial activities to the main employment areas on Harbour Road. The landowner has submitted a further 0.99ha to the rear of RH1 for consideration (and is outside the settlement boundary - RH9) and as such both sites should be considered as an opportunity for a comprehensive development within Rye Harbour Village. Both these sites lie within FZ3. The EA has advised RH1 is: 'defended to the '200 year' standard by the Rother Tidal Walls West together with the Winchelsea flood protection scheme. Although well protected, the area remains at risk and as such will need to be sequentially tested' Both RH1 and RH9 parcels of land lies within Storm Beach Deposits which are classed as Secondary A Aquifer in terms of the water it can yield for supply and provide baseflow to local surface water features to support aquatic ecology. The groundwater is particularly shallow beneath the surface of the site (within 1-2 metres). Information supplied in ESCC Waste Regulation Authority files (Ref: WR/2-130 Gould Spun and WR/2-155 Simpsons Yard) the land of interest indicates it has been used for disposal of waste and therefore may be affected by contamination. The aquifer may be vulnerable to pollution from any existing on-site contamination. The EA advises a proposal would have to undertake a land contamination assessment with the planning application that demonstrated any unacceptable risks could be managed appropriately through the re-development process. In addition there should be consideration to the disposal of foul water to ground in the area due to the shallow groundwater and very limited attenuation that would occur in the very permeable unsaturated zone above the water table. The development would have to connect the foul water with the main sewer running along Harbour Road. RH1 borders the pSPA and pRamsar an EIA would be required to conclusively demonstrate that there would not be an impact. Relevant policies: OSS1, OSS3, OSS4, OSS5, RY1, EN5, EN7, TR3 and IM2.	est 18	Suitable and developable, subject to more detailed investigations (green site).
RH9	Land r/o RH1	RH9 is sited to the rear of the allocated RH1 but is outside the existing settlement boundary. RH9 is currently being used for employment yard and there is scope to develop RH9 in conjunction with RH1 as it also located next to the village fringe and close to services. However RH9 would not be developed in isolation. Like RH1, RH9 is within the Flood Risk Zone 2 and 3 and would have to undergo both the sequential and exception test. To the south there are areas of rough grassland and scrub that is part of the SSSI. The site would have to mitigate for any loss of foraging habitat for European protected species and therefore part of the site may need to be an undeveloped buffer. As with RH1 there will be a requirement to undertake assessment of possible contamination resulting from employment use of the site and the appropriate measures are implemented. RH9 also borders the pSPA and pRamsar an EIA would be required to conclusively demonstrate that there would not be an impact along with the development of RH1.	est 22	Suitable and developable, subject to more detailed investigations, including of some key factors (amber site).

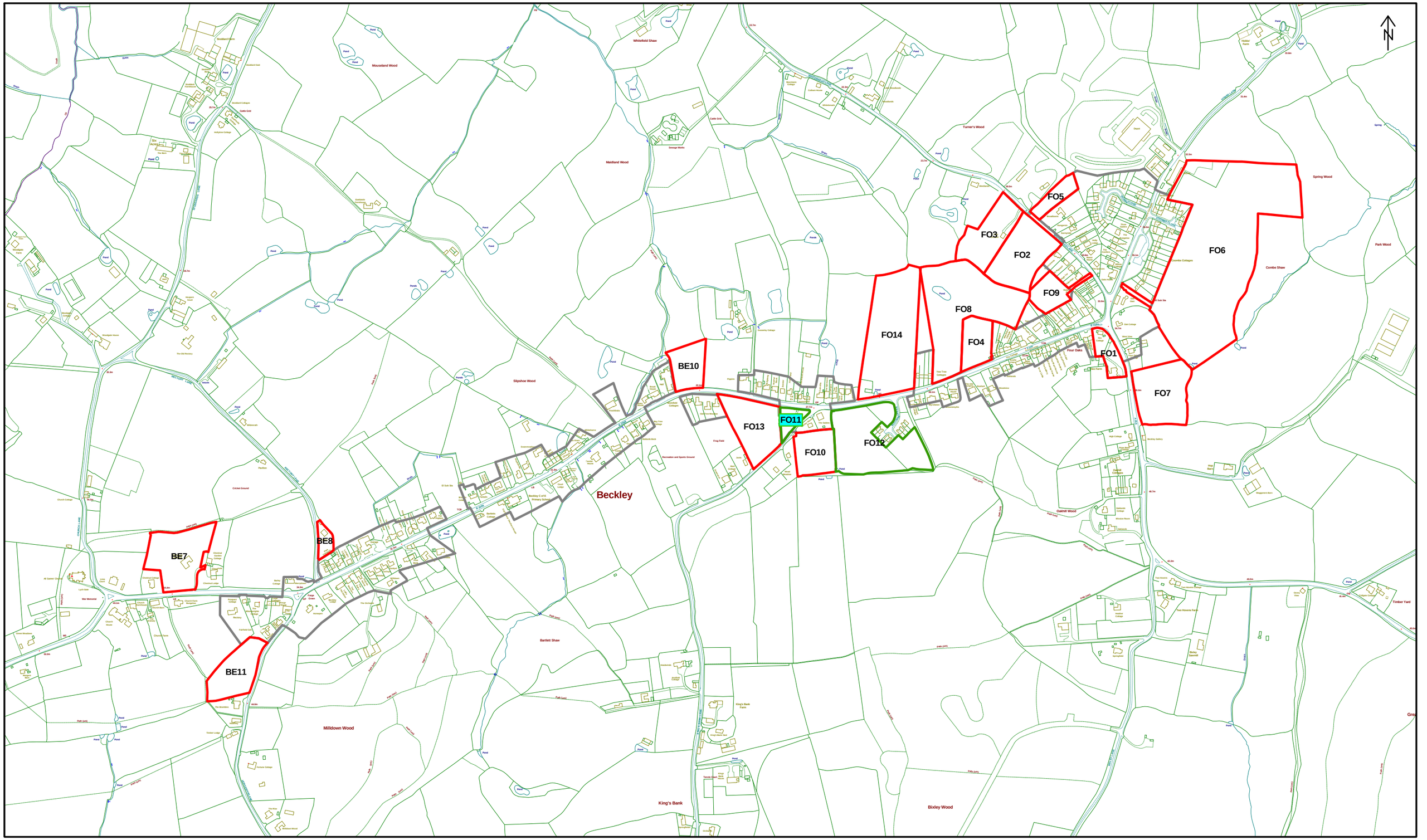
ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RY19	Frieda Gardham School site	RY19 is outside the settlement boundary but relates with urban fringe. RY19 can be broadly split into two distinct sections, a flat brownfield site (RY19a) which comprises a former school and the agricultural backland which extends into the open countryside (RY19r). The site is relatively well connected with pedestrian footpaths and public transport links all close by. The site is at high risk and is poorly defended from tidal flooding and would be subject to Sequential Test and Exception Test. The EA has also indicated the site will also be dependent on Eastern Wall flood defence coming forward (programmed 2016/17). Northern brownfield section (RY19a) is suitable for development, possibly as part of a mixed use scheme. Community uses and residential would both be suitable. Southern sections (RY19r) has potential for other uses such as open space, recreation and green infrastructure provision including the introduction of sustainable drainage to address localised flooding and drainage issues. RY19r would not be suitable for housing as it would encroach into the open countryside and would be unacceptable in terms of landscape impact. ESCC Highways advise "Site has advantage of having former traffic movements associated with it, good quality vehicular access point is available. Close to bus stops, good quality footways." RY19 would not be delivered until the flood defence scheme has been implemented post 2016/17. The site lies on Tidal Flat Deposits underlying Hastings Beds. Tidal Flats Deposits are classed as unproductive strata and the Hasting Beds are classed as a Secondary A Aquifer. The EA advises a proposal would have to undertake a land contamination assessment with the planning application that demonstrated any unacceptable risks could be managed appropriately through the re-development process. The EA has also advised how foul water is disposed to ground in the area is important due to the shallow groundwater and very limited attenuation that would occur in the unsaturated zone above the water table. The development would have to connect nearest foul water sewer. Relevant policies: OSS1, OSS3, OSS4, OSS5, RY1, EN5, EN7, , TR3, IM2 and CO3.	est 20	Suitable and developable, subject to more detailed investigations, including of some key factors (amber site).
RY3	Land at Rock Channel	Land between South Undercliff and Rock Channel Rye as defined in the adopted Local Plan, is currently allocated for housing, , open space and appropriate commercial uses. The site is made up of several commercial businesses and a wharf. A comprehensive approach to development in this area is required in order to ensure the most effective and efficient use of land and that individual elements contribute to a holistic vision, which also looks to strengthen links with adjacent areas, notably the town centre. The area is allocated for housing, open space, appropriate commercial uses and offices, falling within the A2 and B1 use classes, which should be at a scale appropriate to this mixed-use site close to the town centre. A draft SPG was produced by the Council but was never formally adopted. Multi-ownership is significant constraint on the site coming forward but there remains scope for further investigation if relocation of existing businesses can be accommodated elsewhere.	est 35	Broad Location
RY36	Land East of Gateborough Farm, Winchelsea Road	RY36 is currently an employment site with several tenants onsite but one landowner. The opportunity may exist to provide housing as part of mixed use redevelopment of at least part of the site. Some employment would be retained on site and development would be restricted to the brownfield element of the RY36. There is indication of surface water flood risk onsite and the whole of the site falls within Flood Risk Zone 2 & 3 with the sequential and exception test applicable. Development of housing would be restricted to areas where no risk of surface water flooding occurs. The relocation of existing tenants and issues of flood risk have yet to be resolved it is appropriate to identify RY53 as a broad location.	est 10	Broad Location
RY53	Land at along Winchelsea Road	RY53 consists of several parcels of land on one of the main arteries into Rye. Within the settlement boundary but a mix of commercial and residential uses some of which are vacant plots but some units are still in commercial operation. Issues with contamination on parts of the site would require assessment as part of any application. The site is located in Flood Zone 2 & 3 and would have to undertake both the sequential and exception test as part of the process. There is an opportunity to undertake a comprehensive design led redevelopment of this particular location with a mixed use development which is sensitive to one of the gateways into the town as well as views of the nearby historic core of Rye. There are opportunities for residential dwellings as well as improved local linkages between this area and the town, commercial and some appropriate community facilities on the site. As landownership issues are still to be resolved before the site can be taken forward holistically it is appropriate to identify RY53 as a broad location. Relevant policies: OSS4, OSS5, RY1, EN2, EN3, EN7,CO1, EC3, TR3,	est 45	Broad Location
RY12	Land North of Gateborough Farm	RY12 is outside the settlement boundary and within the AONB. The site is also with Flood Risk Zone 2 & 3 and the area is identified Coastal and Floodplain grazing marsh (BAP Habitat). The impact on the wider landscape as well as important views would be unacceptable given the character and setting of the town especially the citadel. Issues with Policies OSS3, OSS4, OSS5, EN1, RY1, EN2, EN5, EN7.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RY13	Land West of Hillcrest	FY13 is located outside the settlement boundary and abuts but is not within the AONB and it is relatively exposed in the wider landscape. FY13 is also located within Archaeological Sensitive Area and is relatively far from the centre of Rye and its services. The County Landscape Assessment stipulates open fields in this location are an important buffer between the urban fringe and the wider exposed slopes of the AONB. Development of FY13 would have a visual impact on the AONB that would be unacceptable. Not suitable for housing. Policies applicable: OSS3, OSS4, OSS5, RY1, RA2, EN1	N/a	Not suitable (red site)
RY14	Land West of Kiln Drive	RY14 is outside development boundary and also abuts the AONB and part of the Archaeological Sensitive Area. In this locality open fields are an important visual buffer between the urban fringe and the wider countryside. Encroachment into these important visual buffers should be avoided. Highways objections regarding access and poor accessibility to services and amenities mean RY14 is not suitable for housing. Policies applicable: OSS3, OSS4, OSS5, RY1, EN1, TR3	N/a	Not suitable (red site)
RY15	Land east of St Michael's Church	RY15 and the smaller RY35 are located in an area where there are relatively few environmental constraints, falling outside the AONB and outside flood zones. Both RY15 and RY35 are sited outside the settlement boundary and relatively distant from the centre of Rye. However there are significant access constraints attached to both parcels of land with Highways indicating there are very limited options to overcome them. Not suitable for housing. Policies applicable: OSS3, OSS4, OSS5, RY1 and TR3	N/a	Not suitable (red site)
RY16	Land West of Fair Meadow	RY16 is outside the settlement boundary and abuts the AONB. Exposed landscape location and the possible cemetery expansion mean RY16 is not suitable for housing development. Access is also a issue. Contrary to policy: OSS3, OSS4, OSS5, RY1, TR3, RA2, EN1	N/a	Not suitable (red site)
RY17	Land West of Oast House Drive	RY17 is located outside the settlement boundary. Part of the site extends into the AONB and development of RY17 would extend ribbon development into the wider countryside. RY17 is also relatively distant from local services. Not suitable for housing. Contrary to Policies OSS3, OSS4, OSS5, EN1, RY1	N/a	Not suitable (red site)
RY21	Land r/o Love Lane	RY21 is a greenfield site is located outside the settlement boundary and within Flood Zone 2&3. Not suitable for housing. Contrary to policies OSS3, OSS4, OSS5, RY1, EN7	N/a	Not suitable (red site)
RY22	Land East of Tilling Green Estate	RY22 is located outside the existing settlement boundary and within the AONB. RY22 is also sited within Flood Risk Zones 2 & 3 and there are issues with drainage and surface water flooding. Not suitable. Contrary to Policies OSS3, OSS4, OSS5, EN1, RY1, EN7	N/a	Not suitable (red site)
RY23	Land South of Rock Channel	RY23 is outside the settlement boundary and within the AONB. It is set within flood plain and therefore contrary to Policy EN7. RY23 is also an important visual strategic gap between Rye and Rye Harbour Village. The Inspector at the Local Plan Inquiry stipulated development at RY23 should be resisted given the negative impact on the setting of the Citadel. Not suitable for housing. Issues with Policies OSS3, OSS4, OSS5, RY1, EN2, EN7	N/a	Not suitable (red site)
RY24	Land at Roldendene Farm, Love Lane	RY24 is sited outside the existing settlement boundary and is relatively distant from Rye's services and amenities. RY24 does not relate particularly well with the urban fringe and is partially within the Archaeological Sensitive Area. The site is visually exposed with a sloping topography. Development here would be to the detriment to the character of the AONB. Not suitable. Contrary to Policies OSS3, OSS4, OSS5, RY1, EN1	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RY25	Land North of Guileford Road, Rye	RY25 is set on the eastern fringe of Rye but is within a SSSI, Flood Risk Zones 2 & 3 and the area has been identified by UK Biodiversity Action Plan as a Coastal and Floodplain Grazing Marsh. Outside the settlement boundary and in the AONB countryside with significant views across the landscape. Not suitable for development. Issues with Policies OSS3, OSS4, OSS5, RY1, EN1, EN5 and EN7	N/a	Not suitable (red site)
RY26	Land at Glenclose Farm, West Undercliff	RY26 is outside the settlement boundary but well screened visually from the wider locality. There are access constraints attached to the site making delivery very difficult. The greenfield site is sited within Flood Risk Zone 2 & 3 and would have strong objections from the EA. Not suitable for development. Contrary to Policies OSS3, OSS4, OSS5, EN7, RY1 and TR3.	N/a	Not suitable (red site)
RY27	Land adj. to 136 New Winchelsea Road	RY27 abut existing residential development but is sited outside the settlement boundary contrary to Policy OSS3. The site is far from existing services making it unsustainable in comparison with sites available closer to the centre of the town. The greenfield site is located within Flood Risk Zones 2 & 3. RY27 would extend ribbon development and is relatively remote from the main built up area of the town. Not suitable for housing.	N/a	Not suitable (red site)
RY28	Land adjacent to Oast House Drive	RY28 is a small greenfield site and possibly not suitable to accommodate 6 dwellings given the amenity of neighbouring properties may impact on the net developable area. It is distant from existing services and from the centre of Rye, Presently outside the settlement boundary . Not suitable for Site Allocations. Issues with Policies OSS3, OSS4, OSS5, RY1	N/a	Not suitable (red site)
RY29	Land south of Guldeford Road	RY29 is outside the settlement boundary and extends out into the wider AONB countryside. RY29 is adjacent to a SSSI, Flood Risk Zones 2 & 3 and the area has been identified by UK Biodiversity Action Plan as a Coastal and Floodplain Grazing Marsh. Development of RY29 would have a negative impact on the wider landscape and therefore not suitable for development. Issues with Polices OSS3, OSS4, OSS5, RY1, EN5 and EN7	N/a	Not suitable (red site)
RY35	Land between Saltcote and The Steps	Together with neighbouring site RY15 this site is not within AONB nor is it within Flood Risk Zones 2 & 3. However the centre of Rye and its services are distant, it is located within ASA and significant issues with access make RY35 unsuitable for development. Contrary to OSS3, OSS4, RY1, TR3	N/a	Not suitable (red site)
RY37	Land at Rolvedene Farm, Love Lane	RY37 is adjacent to RY24 and has similar constraints it is sited outside the existing settlement boundary and is relatively distant from Rye's services and amenities. Vehicular access into the site would be from the north but overall the site does not relate well with the existing urban fringe and is partially within the Archaeological Sensitive Area and the site is visually exposed and on a prominent sloping topography. Development here would be to the detriment to the character of the AONB. Not suitable. Contrary to Policies OSS3, OSS4, OSS5, RY1, TR3, EN1	N/a	Not suitable (red site)
RY38	Land adj to Thomas Peacock School	Greenfield site on Flood Risk Zone 3 and issues with drainage. Not suitable for housing. Contrary to OSS4, OSS5, RY1, EN7	N/a	Not suitable (red site)
RY39	Land South West of Rye	Significant greenfield parcel located outside the settlement boundary and set within the AONB. Other significant constraints attached to RY39 include its location within Flood Risk Zone 2 & 3, its close proximity to an ancient monument and the whole area has been identified as Coastal Floodplain and Grazing Marsh under the UK BAP habitat schedule. The site extends out into the wider landscape and provides important visual setting as you enter Rye from the southwest. Not suitable for development. Contrary to OSS3, OSS4, OSS5, RY1, TR3, EN1, EN5 and EN7	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RY42	Land Adj Thomas Peacocke School	RY9 is a greenfield site within Flood Risk Zone 3. Development at RY9 would be contrary to EN7 and RY1. There are further constraints attached to issues of appropriate and safe access and the impact on the local road network. Not suitable for development.	N/a	Not suitable (red site)
RH2	The Salting, Harbour Road	RH2 is more suited for employment purposes given the surrounding employment uses. Vacant part used for aggregate storage and port related activities. Relatively distant from Rye Town centre and Rye Harbour Village. RH2 is within flood risk zones 2&3 and the area is designated SSSI. There are negotiations between the landowners, RDC officers and NE to create a Salt Marsh on part of the site while some of the site could come forward for commercial activity. Contrary to Policy OSS3, OSS4, OSS4, RY1	N/a	Not suitable (red site)
RH3	Land adj to Rye Waste Water Treatment Works	RH3 is surrounded by heavy industry within an established employment area. Site suitable for employment/industrial uses and not for housing. Within Flood Risk Zones 2 & 3. Contrary to OSS3, OSS4, OSS5, RY1, EN7	N/a	Not suitable (red site)
RH4	Land south Churchfields, Harbour Road	RH4 is outside the settlement boundary, not well related to Rye Harbour Village residential area, is a SPA and SSSI and is at risk of flooding (Flood zone 2 & 3). Not suitable for housing. Contrary to Policy OSS3, OSS4, OSS5, RY1, EN5, EN7.	N/a	Not suitable (red site)
RH5	Land East of Churchfield, Harbour Road	RY5 does not relate well to Rye Harbour Village and is located within an established designated employment area. RY5 also abuts the SSSI and is within Flood Risk Zone 2 & 3. Not suitable for housing. Contrary to Policy OSS3, OSS4, OSS5, RY1, EN5, EN7.	N/a	Not suitable (red site)
RH6	Land South of Former ARC spun concrete site	RY6 is located outside the existing settlement boundary and poorly related to Rye Harbour Village. The site is located within SSSI and within Flood Risk Zone 2 & 3. There is indication of surface water flooding in the locality as well. Not suitable for housing but employment would be more appropriate. Contrary to Policy: OSS3, OSS4, OSS5, RY1, EN5, EN7	N/a	Not suitable (red site)
			New Sites Estimate: 77	
			Broad Location Estimate: 90	
			Total: 167	

Beckley / Four Oaks



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ8524

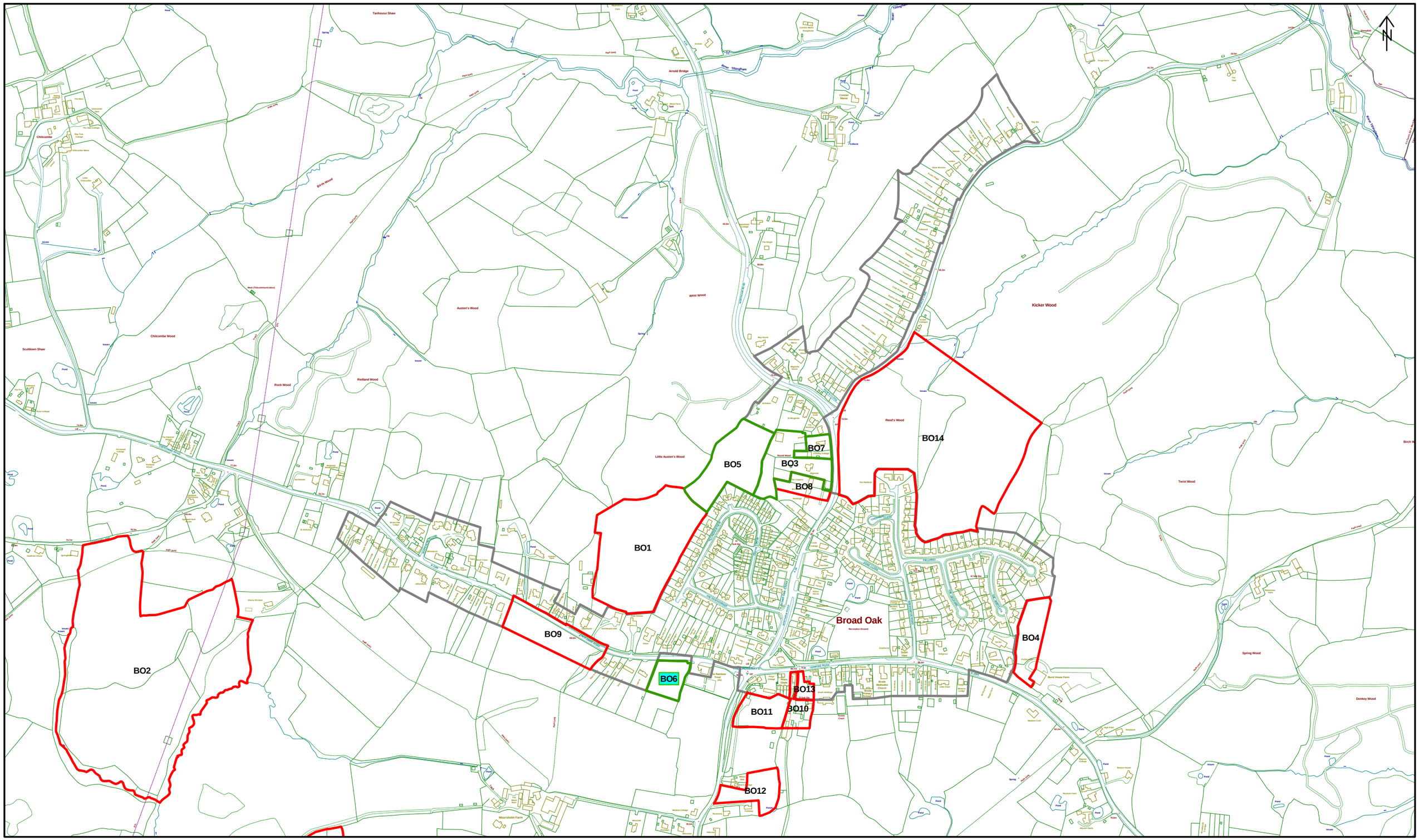
Beckley/Four Oaks

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
FO12	Land to the rear of Buddens Close	Relatively central to the village, close to existing services and in a sustainable location but located outside the settlement boundary and within the AONB. Views here do not extend into the open countryside as the southern boundary is confined by a thick tree belt, minimising the impact on the wider AONB. There are several access points that can be achieved. There is scope to consolidate the existing Buddens Close estate with a sympathetic development which would provide better integration into the landscape within a robust landscape framework. Any proposal should be design led and respect the character and setting of the village. There is also scope to provide some community infrastructure to meet the needs of the village. Policies applicable: OSS3, OSS4, OSS5, RA1, EN1, IM2 and TR3.	20	Suitable and developable, subject to more detailed investigations (green site).
FO1	Land at Ilex Cottage, Four Oaks	FO1 is sited within the settlement boundary. However it is within the High Weald Area of Outstanding Natural Beauty and a grade II listed dwelling house lies at the southern end of the site. Grade II listed stables abuts the west of the site. Any development could potentially have an adverse impact upon the amenity of adjoining residential properties. (Policy OSS5, EN2 would be applicable) and the site is prominent from a number of public vantage points in the village. Access would be delivered off the main road and would be subject to further investigation given the close proximity of the roundabout (Policy TR3) There is a group of trees in the middle of the site and around the boundary – no status of TPO. The existing pattern and form of Beckley/Four Oakes is one of ribbon development interspersed with gaps between clusters of development. Accessibility to local facilities and services is relatively poor at this end of the settlement compared to other available sites which are more centrally located and closer to local services. Policies OSS3, RA1, EN1 apply. Not suitable for development.	N/a	Not suitable (red site)
FO2	Former Vineyard site, Whitebread Lane, Four Oaks	The site is situated outside of the Beckley development boundary (Contrary to OSS3, OSS4) and is within the High Weald Area of Outstanding Natural Beauty. Any development could potentially have an adverse impact upon the amenities of the adjoining residential property (Policy OSS5). The existing pattern and form of Beckley/Four Oakes is one of ribbon development interspersed with gaps between clusters of development. Accessibility to local facilities and services is relatively poor at this end of the settlement compared to other available sites which are more centrally located and closer to local services. Policy OSS3 (vi), Policy RA1 are applicable. Not suitable for housing.	N/a	Not suitable (red site)
FO3	Land at Pear Orchard, Four Oaks	Landowner does not want to put FO3 forward for consideration. Not suitable for housing.	N/a	Not suitable (red site)
FO4	Land west of Oakley Cottages, Main Street, Four Oaks	F04 is located outside the settlement boundary and in the AONB. FO4 along with parcels FO8 and FO2 traverse a network of historic field boundaries which are integral to the character of the AONB. The existing pattern and form of Beckley/Four Oakes is one of ribbon development interspersed with gaps between clusters of development. Accessibility to local facilities and services is relatively poorly at this end of the settlement compared to other available sites which are more centrally located and closer to local services. Policy OSS3 (vi), Policy RA1 are applicable. Development along the frontage of FO4 would impact on the views into the wider countryside. Unacceptable impact on the landscape character of the AONB. Not suitable for housing.	N/a	Not suitable (red site)
FO5	Land at the Retreat, Whitebread Lane	Deciduous woodland and is identified as a BAP habitat (Policy EN5). There is a pond located in the southwest corner of the site. FO5 is outside the settlement boundary and within the AONB. Relatively remote from the village. Access to local facilities and services scores relatively poorly at this end of the settlement compared to other available sites which are more centrally located in the village close to existing services. Policy OSS3 (vi) Policy RA1 applies. Not suitable for housing.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
FO6	Land to east of Coombs Cottages, Peasmarsh Road	FO6 is outside the settlement boundary (contrary to policy OSS3, OSS5) and within the AONB (Policy EN1, RA1, RA2). Deciduous Woodland to the east of FO6 – identified by Biodiversity Action Plan (BAP) A couple of ponds located on the southern boundary. Public footpath bisects the southern half of the site (north west to south east). Policy EN5 applicable. The existing pattern and form of Beckley/Four Oakes is one of ribbon development interspersed with gaps between clusters of development. Accessibility to local facilities and services is relatively poor at this end of the settlement compared to other available sites which are more centrally located and closer to local services. Policy OSS3 (vi), Policy RA1 are applicable. Unacceptable impact on the landscape character of the AONB. Not suitable for housing.	N/a	Not suitable (red site)
FO7	Land north of Beckley Gallery	FO7 is located outside the settlement boundary (contrary to policy OSS3) and within the AONB (Policy EN1 applies). Detached from the village fringe. The curtilage of the site extends well into the open countryside. Mature trees sparsely populate the boundaries of the site. The curtilage of FO7 is identified as a historic field boundary and integral to the AONB character. The existing pattern and form of Beckley/Four Oakes is one of ribbon development along an historic route interspersed with gaps between clusters of development. The accessibility to local facilities and services is relatively distant at this end of the settlement compared to other available sites which are more centrally located. Policy RA1, OSS4, OSS5 applies. Impact on the AONB would be unacceptable. Not suitable for housing.	N/a	Not suitable (red site)
FO8	Land at Westlands	F08 is outside the settlement boundary (contrary to policy OSS3, OSS4) and within the AONB. Relatively detached from the main settlement. The curtilage of the site extends well into the countryside with medium Flood maps indicate possible surface water flooding in the northern half of the site and a right of way runs along the eastern boundary of the site. A pond is located in the northern half of the site. Parcels FO8 along with FO4 and FO2 form part of network of historic field boundaries which are integral to the character of the AONB. Development along the frontage of FO8 would impact on the views into the wider countryside and would be contrary to the historic pattern of development in Beckley/Four Oaks with inappropriate infilling of gaps. Development of FO8 would be to the detriment of the historic field pattern. Unacceptable impact on the wider countryside and on the AONB. Not suitable for housing. Policies applicable: OSS3, OSS4, OSS5, RA1, RA2, EN1	N/a	Not suitable (red site)
FO9	Land adj. Roberts Row Whitebread Lane	FO9 is outside the settlement boundary and within the AONB. In isolation, access to F09 would be delivered off Whitebread Lane, however the proposed access is adjacent to a listed building and any requirement to upgrade access to accommodate safe vehicular access could potentially have an adverse impact upon the impact of the adjoining residential properties including the setting of the Listed Building. The accessibility of local facilities and services is relatively distant at this end of the settlement compared to other available sites which are more centrally located. Policy OSS3, OSS4, OSS5, RA1, EN2 and TR3 are applicable. Not suitable.	N/a	Not suitable (red site)
FO10	Land at King Bank Lane, Beckley	FO10 is sited outside the settlement boundary (contrary to Policy OSS3, OSS4, OSS5) and within the AONB. The curtilage of FO10 is a historic field boundary and integral to the character of the AONB. FO10 can be access from Kings Bank Lane. Negative landscape impact. RA1, RA2, EN1 are applicable. Not suitable for housing.	N/a	Not suitable (red site)
FO13	Land adj to Frog Field, Main Street, Four Oaks	BO13 is sited outside the development boundary and within the AONB. The curtilage of the FO13 is identified as a historic field boundary and considered integral to the character of the AONB. Not suitable for housing. Policies applicable are: OSS3, OSS4, OSS4, OSS5, RA1	N/a	Not suitable (red site)
BE7	Chestnuts Paddock	Outside the settlement boundary and within the AONB. Relatively detached from the village fringe with accessibility to local facilities and services is relatively distant at this end of the settlement compared to other available sites which are more centrally located. Contrary to OSS4, OSS4, OSS5, RA1. Not suitable for housing.	N/a	Not suitable (red site)
BE8	Dilden	Outside the settlement boundary and within the AONB. BE8 is currently a dwelling with associated grounds. Accessibility to local facilities and services is relatively distant at this end of the settlement compared to other available sites which are more centrally located. Policies applicable are: OSS3, OSS4, OSS4, OSS5, RA1	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BE10	Horseshoe Lane, Beckley, Rye, East Sussex	BE10 is outside the settlement boundary within the AONB. The curtilage of BE10 is also identified as a historic field boundary and integral to the character of the AONB. Accessibility to local facilities and services is relatively poor at this end of the settlement compared to other available sites which are more centrally located and closer to local services. Policies OSS3, RA1, EN1 apply. Not suitable for development.	N/a	Not suitable (red site)
BE11	Land at Horseshoe Lane	BE11 is outside the settlement boundary and within the AONB. The curtilage of the BE11 is identified as a historic field boundary and considered integral to the character of the AONB. Possible surface water flooding on the southwest boundary. Accessibility to local facilities and services is relatively poor at this end of the settlement compared to other available sites which are more centrally located and closer to local services. Policies OSS3, RA1, EN1 EN7 apply. Not suitable for housing.	N/a	Not suitable (red site)
			New Sites Estimated 20	

Broad Oak



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

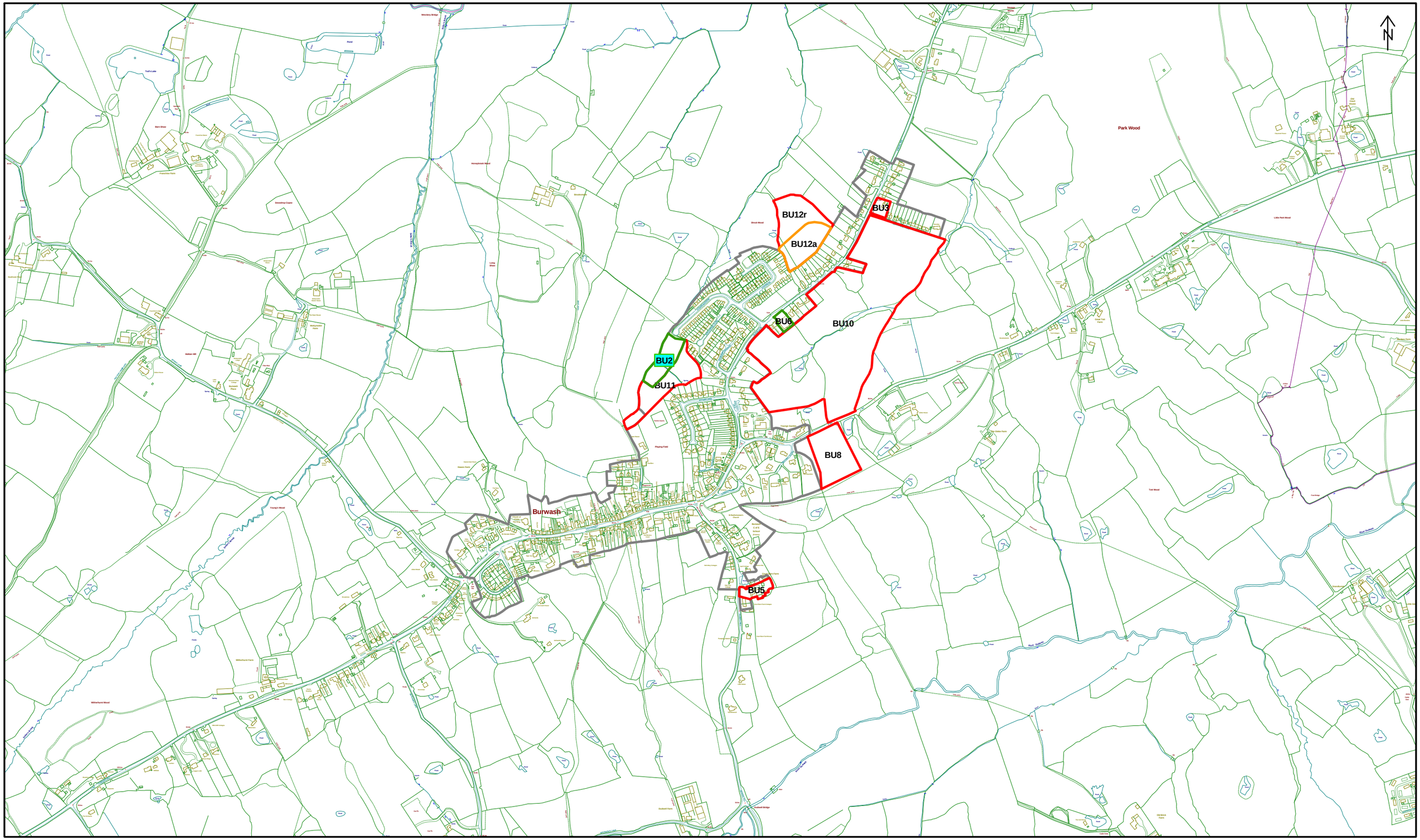
Map Reference: TQ8220

Broad Oak

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BO3 BO7 and BO5	Land at Roundwood, Broad Oak/ Land to the rear of Round Wood	Both BO3 and BO7 are within the settlement boundary while BO5 is outside the settlement boundary. B05 has residential properties located to the east and south east and is currently used as paddock. A sufficient buffer is required between development and the ancient woodland on the western boundary (Compliance with Policy EN5, OSS5) as well as the amenity of the existing residential properties (Policy OSS5). A public right way also abuts the western boundary and should be retained and possibly upgraded (Policy TR2). Whilst the previous SHLAA analysis examined BO5 in isolation and concluded access would be a possible constraint given the lack of suitable access from the north but can be brought forward in conjunction with BO7 and BO3. Hence consideration must be given to bringing B05 forward alongside BO3 and BO7 as part of a comprehensive development. All three are well enclosed from the wider landscape. There is potential for residential, possibly alongside other uses (open space, employment). There is scope to bring into some community amenities and employment as part any development proposal following discussions with the Parish Council. There is a single large dwelling (not listed) on BO3 set within woodland although no TPOs are present. There is Ghyll woodland and wet woodland at eastern boundary across road (Policy EN5). Initial assessment indicate there is near capacity in local sewer infrastructure, although redevelopment may offer scope for reduction in water/sewerage flows and developer would be required to investigate further. If existing sewerage capacity is not currently available, development will need to be phased with the provision of the necessary infrastructure (Policy IM2). In terms of access, visibility can be achieved from southern end of BO3, although there would be a need to remove trees/vegetation overhanging highway to ensure the visibility to the south/north. Mitigation measures could include improved footways along Northiam Road (Policy TR2 and Policy TR3). Policies applicable are: OSS3, OSS4, OSS5, RA1, TR3, IM2, EN5	50	Suitable and developable, subject to more detailed investigations (green site).
BO1	Land west of Tillingham View, Broad Oak	BO1 sits outside the settlement boundary and contrary to Policy OSS3. Access into site would be from either B05 or Tillingham View but would require further assessment given the access constraints attached to BO5 (policy TR3) The site sits within the AONB and there are BAP habitats (Ghyll woodland and wet woodland) located to the north (Policy OSS5 and EN5 would be applicable). Consideration of the amenity of properties along Tillingham View should also be factored in (Policy OSS5). Landownership constraints. Not suitable for housing.	N/a	Not suitable (red site)
BO2	Land to South of Goatham Lane, Broad Oak	Detached from main village and within the AONB. Poorly related to services and the built form. Comprises of several historic field boundaries integral to the AONB character. Development here would be to the detriment to the countryside and AONB. Contrary to Policies OSS3,OSS4, OSS5, RA1 and Policy EN1. Not suitable for housing.	N/a	Not suitable (red site)
BO4	Land at Burnt House Farm, Broad Oak	Located outside the settlement boundary on the eastern fringe of the village (contrary to Policy OSS3) and poorly related to local services relative other sites under consideration. A right of way abuts the western boundary. Access can be delivered from to the south from the main road but would involve significant mitigation to breach a ditch and the removal of trees/vegetation to achieve adequate access (Policy TR3) The County's Landscape Assessment stipulates 'the land to the north and east of the village is typically open rolling countryside with open pastures interrupted by woodland' and goes onto to state 'The open exposed nature of this countryside would make it vulnerable to change'. Development of BO4 in this locality would impact negatively on the AONB and should be resisted. In addition the curtilage of BO4 also forms part of historic field pattern which is integral to the character of the AONB. Not suitable for housing.	N/a	Not suitable (red site)
BO6	Land West of the Rainbow Trout	Not available for market housing and identified for an Exception Site and dealt separately from village housing numbers.	N/a	Not suitable (red site)
BO8	Land at Roundwood, Broad Oak	The landowner does not want to bring the site forward. Excluded from the process.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BO9	Land opposite Bell Hurst Cottage, Chitcombe Road	Currently in agricultural usage (Policy RA2) and outside the settlement boundary (Contrary to Policy OSS3) and within the AONB. The gradient of BO9 falls away from north to south with extensive views of the valley the impact on the landscape and the integrity of the AONB would be negative and contrary to Policy EN1, RA2. Not suitable for housing.	N/a	Not suitable (red site)
BO10	Sunbeam Farm Yard, Udimore Road, Broad Oak	The northern part of B010 is partially with the settlement boundary with the southern half extending beyond the southern boundary. Considered too small for site allocation process and would come forward along with BO13. However encroachment south of the north ridge of the Brede Valley would have a significant landscape impact – the settlement pattern is of ribbon development along the ridge which should be retained. Development on the open slopes would be to the detriment of the character of the area (policy EN1). Not suitable for housing.	N/a	Not suitable (red site)
BO11	Land South of the Old Manor House	BO11 is located outside the settlement boundary (Policy OSS3) and sits within the AONB (Policy EN1). Access into the site is a significant constraint with Highways commenting on inappropriate sightlines (Policy TR3). BO11 also abuts a listed building which will require the appropriate consideration of Policy EN2. The County's Landscape Assessment stipulates encroachment south of the north ridge of the Brede Valley would have a significant landscape impact – the settlement pattern is of ribbon development along the ridge which should be retained. Development on the open slopes would be to the detriment of the character of the area (policy EN1). There are more suitable sites to accommodate the housing requirement identified for Broad Oak up to 2028 therefore BO11 should not be considered suitable for housing. Not suitable for housing.	N/a	Not suitable (red site)
BO12	Land to the Rear of Malvern Cottage	BO12 can be found to the south of the village but well outside the existing settlement boundary and fairly detached from the main services (Contrary to Policy RA1/Policy OSS3). Further assessment of access is required but given there are more appropriate sites available for consideration (policy TR3). BO12 is considered not suitable for housing.	N/a	Not suitable (red site)
BO13	Highlands	Partially within the settlement boundary. Residential curtilage with remains of demolished dwelling (former Grade 2 listed building). Suitable residential opportunity given its close proximity to the village centre (Policy RA1), however the landowner is not bring the site forward for consideration.	N/a	Not suitable (red site)
BO14	Reeds Wood, Land at top of Furnace Lane	BO14 sits outside the settlement boundary (contrary to OSS3) with significant coverage given over to woodland. Development of BO14 would require significant clearance of vegetation and trees. The landowner has confirmed access would be delivered off the existing estate road (policy TR3) to the south. The HW AONB Unit has identify this woodland as Gill Woodland and integral to the AONB character (Policy EN1 and Policy EN5 are applicable). BO14 is not suitable as a housing site.	N/a	Not suitable (red site)
			New Sites Estimated: 50	

Burwash



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

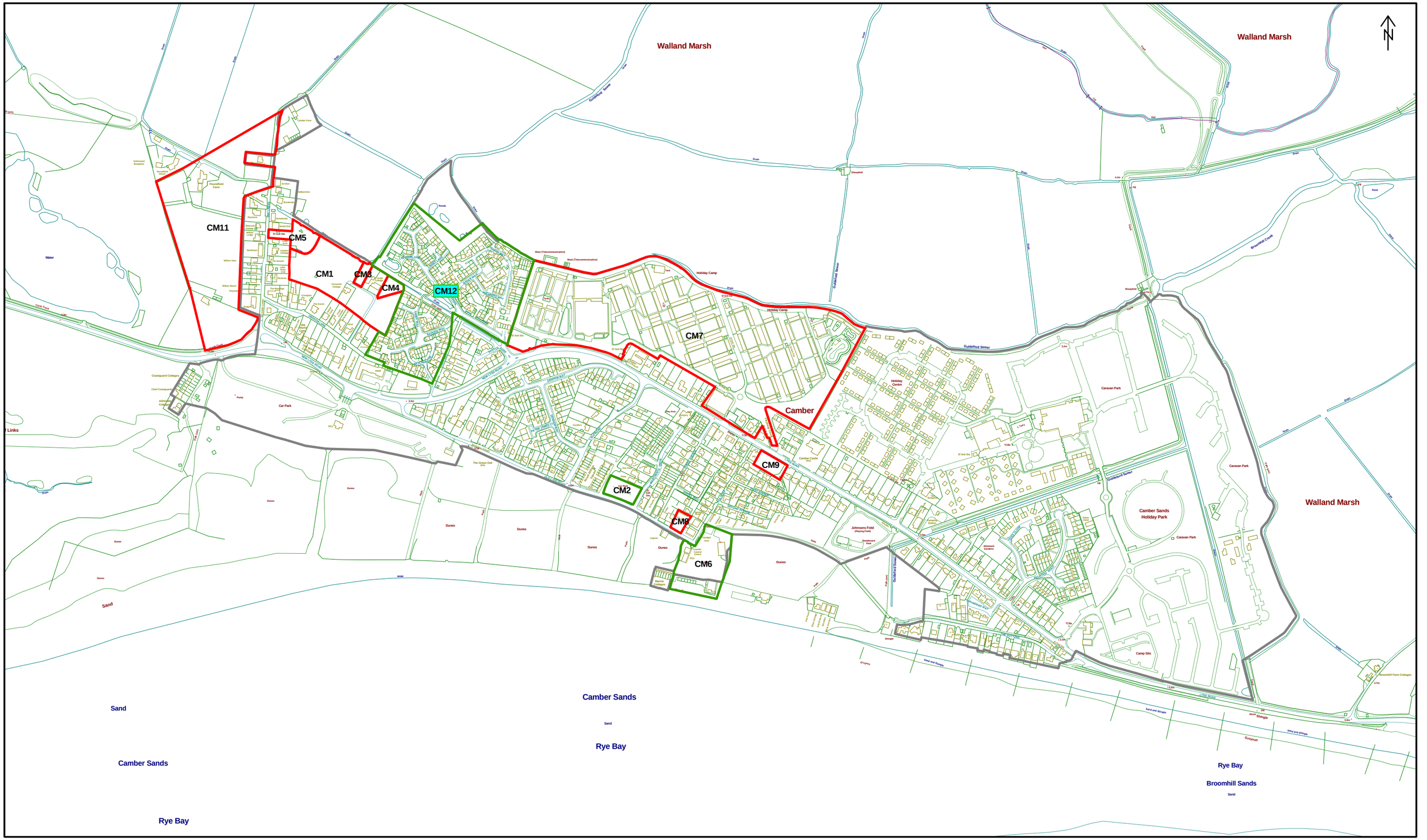
Map Reference: TQ6724

Burwash

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BU6	Laundry, Shrub Lane, Burwash	Currently vacant and being marketed for B8 use. Proximity to residential curtilages would suggest harm to local amenities (contrary to Policy EC3i). Therefore whilst Policy EC3 generally seeks to secure existing premises in employment use, there is a case to be made to allow this site to change to residential use. Potentially suitable for 6 dwellings in Mews/Courtyard layout. Potential contamination issues to be resolved, EHO advise "additional risk assessment would probably be needed by the developer, possibly requiring further ground exploration and sampling especially if the ground needs to be disturbed – new foundations/floors/service pipes etc. With any remediation found to be necessary approval could be given provided conditions were attached." S106/CIL contributions required for improved footway provision up Shrub Lane to Village Centre, for enhanced bus service; and for allotments and sports pitches in Burwash (in accordance with policies TR3 and IM2).	6 possibly achievable (smaller units in mews/courtyard layout)	Suitable and developable, subject to more detailed investigations (green site).
BU12a	Shamrock Field, Land north west 40-49 Shrub Lane, Burwash	South side of field (BU12a) could be potentially suitable (just under one hectare), subject to following conditions/mitigation measures 1) extensive new broad-leaved woodland (mix native species) planting across northern and eastern one hectare of the site (BU12r). This will have the following purposes: 1.1 A Community resource, linked to woodland management agreement/commitments and access agreements/through route to Glengorse via neighbouring Shrub Wood (supporting policies CO3 and EN5). 1.2 A new defined strongly landscaped 'village edge' screening the site permanently in AONB landscape (to promote compliance with EN1). 1.3 An ecological value as an extension of Shrub Lane ancient (and BAP habitat) woodland. This should also include pond/woodland glade (which may have a multiple purpose as sustainable drainage) with seating (supporting policies CO3, EN5, EN7). Upon the woodland reaching maturity, conditions should ensure the removal of existing boundary conifers. Development suitability is also subject to demonstration of suitable access, which should preferably be via far SW corner of site onto Shrub Lane. Developers contributions will also be required for enhance footway provision SW on Shrub Lane towards the bus service and village centre (To comply with TR2 and TR3) and allotments and sports pitches to meet need in Burwash (in accordance with Policy IM2). Development suitability will be considered subject to the above conditions. In the event of the development not being able to deliver the above community, landscape and biodiversity benefits, the planning authority will work with the local Parish to look at alternative sites within the village.	Estimated up to 30 on southern area (BU12a) of just under 0.8 hectare	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
BU12r	Shamrock Field, Land north west 40-49 Shrub Lane, Burwash	See text accompanying BU12a above	See text accompanying BU12a above	Not suitable for residential (red site)
BU3	Land at 101 Shrub Lane, Burwash	Suitable in many ways as an opportunity to make better use of a large plot for larger number of properties and increase residential density on site that is already within the development boundary. Broadly compliant with Core Strategy policy. Site is within the development boundary (Policy OSS3), makes effective use of land within the main built up confines (OSS4). However lack of footways and rural character is a concern. In any event, owners agreement has not been forthcoming, so not a 'reasonable prospect' of coming forward and therefore not developable. Therefore in accordance with national planning guidance (NPPF para 47) it cannot form a component of the District housing supply. However it is worth noting this site as an example of the sort of 'large site windfall' that may in reality come forward over the 15 year plan period. Despite above constraints it seems likely that at least 6 would be achievable in the event of the site coming forward.	N/a	Suitable but not developable (red site). Possible large site windfall.
BU5	Land at Court Barn Farm, Burwash	No - rural character and setting, landscape visual impact to south. School Hill is narrow country lane which lacks footways. Conflicts with policies, including OSS4, OSS5, RA1, RA2, EN1 and EN3.	N/a	Not suitable (red site)
BU8	Land adj to The Brambles, Burwash	No, landscape exposed to long views from multiple directions within AONB (contrary to EN1). Ribbon development in area of rural character (contrary to policies, including RA1, RA2, OSS1, OSS3, OSS4, OSS5). Fast busy section of A265 with lack of footways, effectively limits pedestrian/cycle access (contrary to TR2 and TR3).	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BU10	Land at the east side of Burwash	Not suitable. Rural setting, character of area, landscape setting and lack of footways all weigh against development. Southern sections generally have most landscape constraints, although relate better to village centre. Issues with policies, including EN1, TR3, RA1, RA2, OSS1, OSS3, OSS4, OSS5. Exception site possibility currently being investigated for which potential is limited to frontage sections.	N/a	Not suitable (red site)
BU11	Land South West of Strand Meadow	2006 Local Plan Allocation (VL1) for Proposed Landscaping, proposed amenity land & proposed footpath Link. Linked residential area of allocation now has outline permission (hence not in this table). Steep gradient restricts development potential. Maybe suitable for allotments. Retain previous allocation principles. Supports Core Strategy Policy CO3.	N/a	Not suitable (red site)
			Estimated Total (New Sites): 35	

Camber



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BX1	Site Numbers (eg.BX1)		Broad Location
	Green Site (see sites table for detail)*	ID	Local Plan Allocations 2006
	Amber Site (see sites table for detail)*	ID	Large Site Commitments (as at base date 01/04/2013)
	Red Site (Rejected – see sites table for detail)		Development Boundary

(*Sites are subject to more detailed investigations)

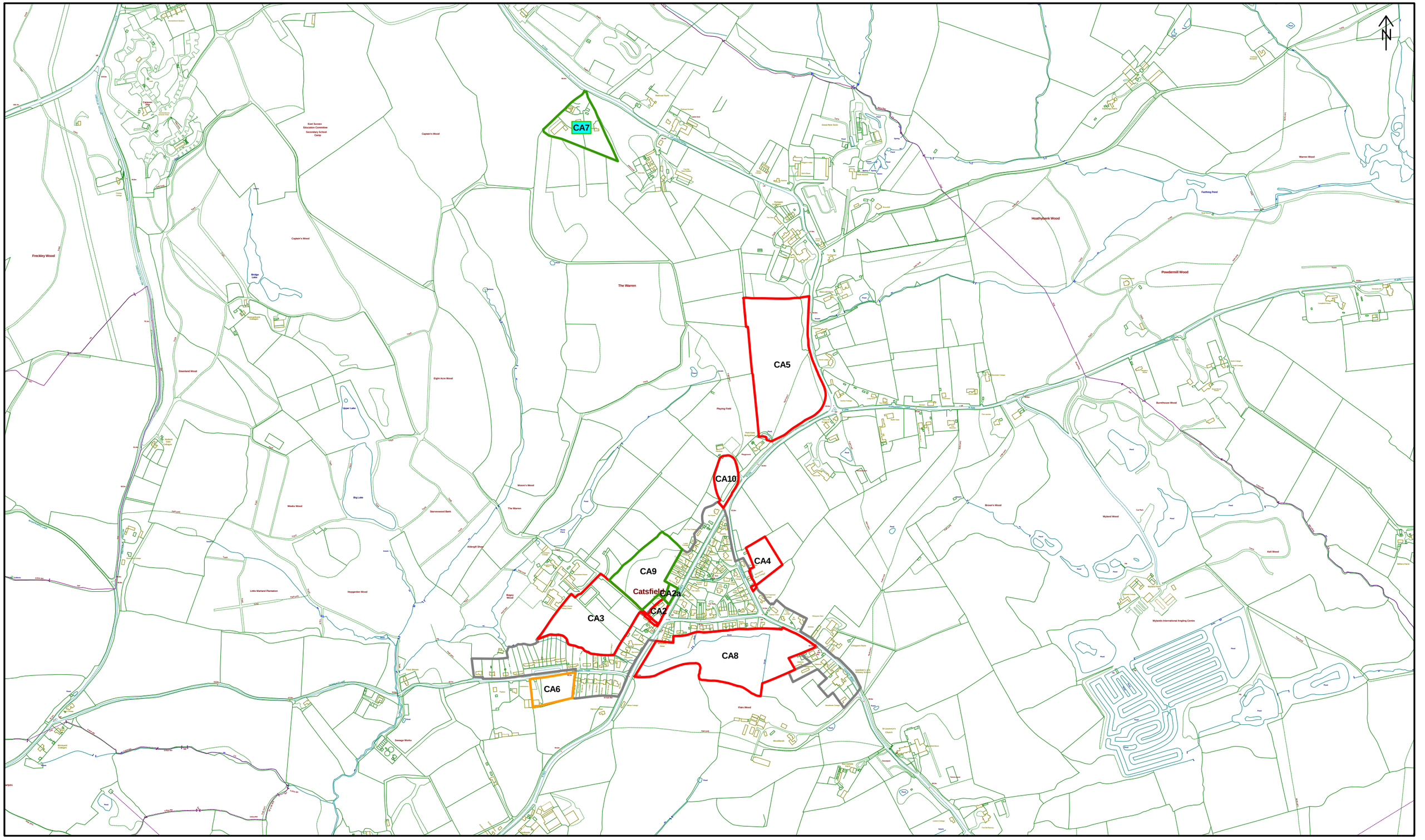
Map Reference: TQ9618

Camber

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CM2	Former Putting Green Site - Old Lydd Road, Camber	CM2 is bound by residential and tourism/retail related units on three sides. The Former Putting Green site is currently a vacant site located on Old Lydd Road, a prime route for visitors and residents in the village. It sits between the recent Royal William Square development with the Rye Bay Café and Dunes bar and restaurant. Currently a car park which accommodates overspill from Central car park there is scope to deliver a mixed use scheme which will enhance the tourism offer at Camber. Care should be taken to protect the amenity of the adjacent residential properties (Policy OSS5) through appropriate buffers . Access would be taken from the Old Lydd Road (Policy TR3). CM2 lies within Flood Risk Zone 2 & 3 and would have to undertake both the sequential and exception test. (Policy EN7 applicable). CM2 is also adjacent to the sand dunes which are important to the local environment and have been given SSSI status, care should be taken to limit any negative impact on the sand dunes through the development of CM2. Relevant policies: OSS4, OSS5, RA1, EN2, EN5, CO1, EC6	est 9	Suitable and developable, subject to more detailed investigations (green site).
CM6	Camber Car Park	Camber central car park sits at a key point within the dune and grassland environment. Centrally located within the village with amenities close by and is in a sustainable location, the Central Car Park is an integral part of the local tourism economy with several local businesses and community amenities found in this location. There is scope for high quality, design led mixed use development consolidating the role of Camber as a significant tourism centre in the region. CM6 is within the settlement boundary but must accord with Policy EN5 given its close proximity to the sand dunes (SSSI), SNCI and the whole site falls within Flood Risk Zone 2&3. The amenity value of nearby residential properties (Marine Cottages) must be considered as part of any proposal coming forward. Relevant policies: OSS4, OSS5, RA1, EN2, EN5, CO1, EC6	est 11	Suitable and developable, subject to more detailed investigations (green site).
CM1	Chapel Field, Camber	No not suitable for housing. The site is outside of the Camber development boundary and contrary to Policy OSS3. It is within Flood Zones 2 & 3 so development will be subject to a FRA (Policy EN6 and EN7 would be applicable) The north east corner of the site falls within a SSSI (policy EN5). Part of the south west boundary of the site abuts the SSSI. Two footpaths bisect the site. The south west part of the site falls within a coastal and floodplain grazing marsh. For these reasons the site is considered unsuitable for development.	N/a	Not suitable (red site)
CM3	Land Adjoining Cedar Cottage, Draffin Lane, Camber (west side)	No potential for housing. CM3 falls within Flood Risk 2 & 3. The north east boundary of the site abuts a SSSI and it is far from local services. Issues with policy EN7, EN6, EN5 and contrary to OSS3, OSS4 and RA1	N/a	Not suitable (red site)
CM4	Land Adjoining Cedar Cottage, Draffin Lane, Camber (west side)	No potential for housing. CM3 falls within Flood Risk 2 & 3. The north east boundary of the site abuts a SSSI and it is far from local services. Issues with policy EN7, EN6, EN5 and contrary to OSS3, OSS4 and RA1	N/a	Not suitable (red site)
CM5	Land adjoining Sands End, Farm Lane, Camber	The site is within the settlement boundary but falls within Flood Risk Zone 2 & 3 and would be subject to both the Sequential & Exception test in accordance with Policy EN7. The north east boundary of the site abuts a SSSI (Policy EN5 would be applicable to safeguard protection of the SSSI) and the western edge of the site abuts a public footpath. Any development could potentially have an adverse impact upon the amenities of adjoining residential properties so Policy OSS5 would be applicable. Flood risk, far from services and a number of environmental constraints make CM5 unsuitable for housing.	N/a	Not suitable (red site)
CM7	Pontins Holiday Centre, New Lydd Road, Camber	Not suitable for housing. Within the existing settlement boundary, the current occupiers are on a long lease and provide significant employment to the village. The change of use from a tourism function would be contrary to Policy EC3 and EC6 which seeks the retention of employment sites. It is a long term aspiration of the draft Camber SPD to increase the quality of attraction at the Pontins Holiday Centre in accordance with Policy EC6. Further analysis highlights the site sits within Flood Risk Zone 2 & 3 and abuts SSSI sites to the north. Policy EN7 and Policy EN5 would be applicable. The comprehensive redevelopment of CM7 for housing would be of an inappropriate scale for the village given the amenities and services available in the Camber. Contrary to OSS1, OSS4, OSS5, RA1 and RA2.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CM8	Land adj to Glendorie, Old Lydd Road, Camber	The site is too small to accommodate a minimum of 6 dwellings and therefore not appropriate to come forward for Site Allocations. However, there appears to be potential for some form of employment, retail or open space/leisure use (Policy EC1/RA1/RA2), subject to impact upon the amenities of neighbouring properties (Policy OSS5) and taking into account flood risk (Policy EN7). The sand dunes (SSSI) can be found to the south and regard should be paid to prevent any negative impact on the dunes (Policy EN5). Further work is require to determine site ownership (TBC)	N/a	Not suitable (red site)
CM9	Garage, Lydd Road, Camber	The site is too small to accommodate a minimum of 6 dwellings therefore not considered for site allocations. Currently has permission for 4 dwellings. Consideration of amenities of neighbouring properties and taking into account flood risk and contaminated land. Not suitable for the housing.	N/a	Not suitable (red site)
CM11	Land west of Farm Lane, Camber	Not suitable for housing. CM11 is located wholly outside the settlement boundary contrary to OSS3, OSS4, OSS5. Part agricultural, part residential and part equestrian development of the site. Consideration of Policy RA2 would apply as retention of key land based economic activities relating to agriculture and supporting recreational facilities are important components of the vision for the Countryside. CM11 is also detached from the centre of the village (contrary to Policy RA1). The site falls within the flood risk zones 2 & 3 and part of the south west part of the site abuts the SSSI and adjacent to a SAC. Contrary to Policy OSS4 (vi/vii), Issues with Policy EN5 and EN7. Camber Farmhouse (grade II listed) lies some 11.5 metres away from the north east corner of the site. Consideration of impact would also apply through the application of Policy EN2.	N/a	Not suitable (red site)
			New Sites Estimate: 20	

Catsfield



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BX1	Site Numbers (eg.BX1)		Broad Location
	Green Site (see sites table for detail)*	ID	Local Plan Allocations 2006
	Amber Site (see sites table for detail)*	ID	Large Site Commitments (as at base date 01/04/2013)
	Red Site (Rejected – see sites table for detail)		Development Boundary

(*Sites are subject to more detailed investigations)

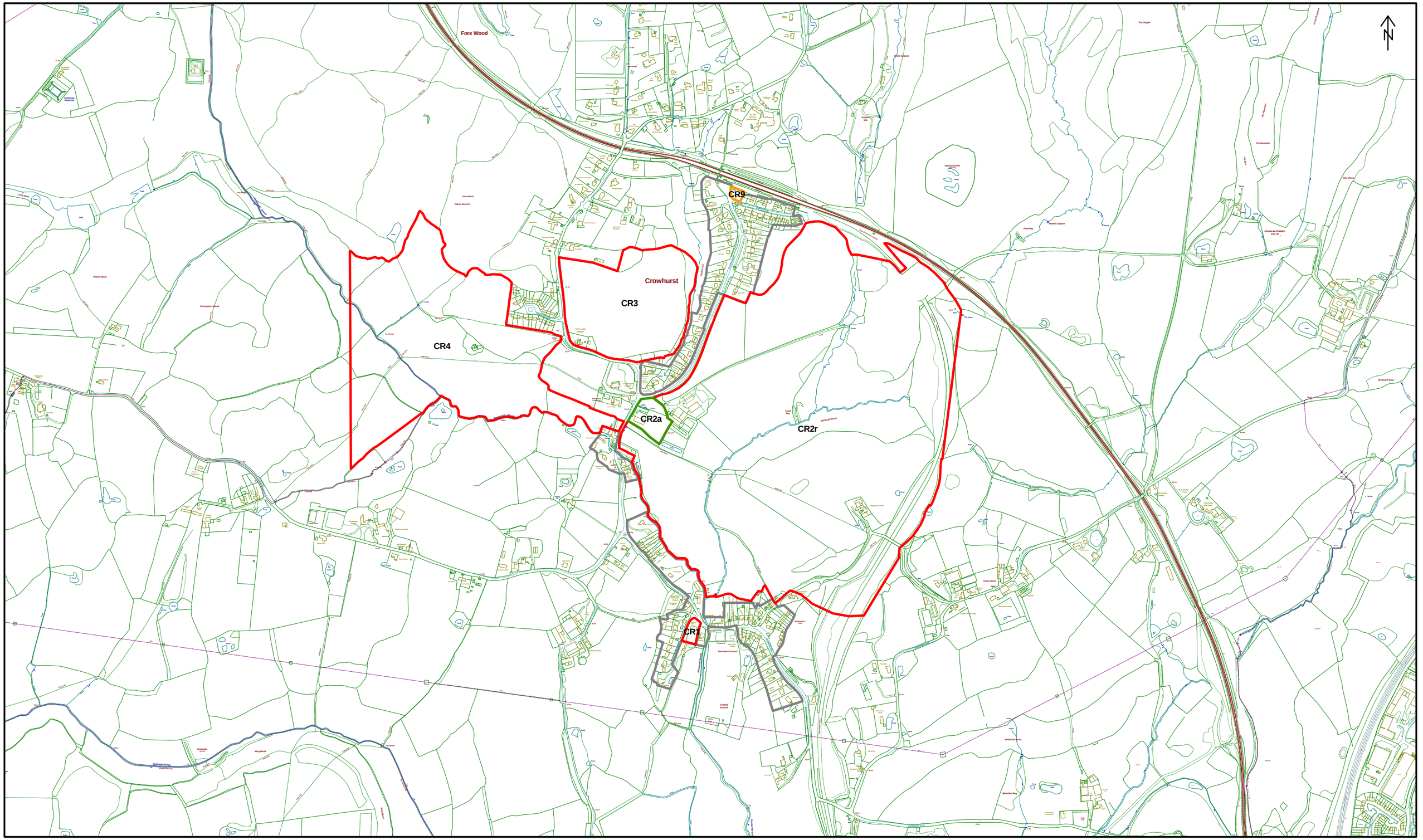
Map Reference: TQ7214

Catsfield

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CA9 and CA2a	Land r/o The White Hart, Catsfield	Yes, general conformity with Core Strategy policies. Offers a relatively sustainable location well placed for village services. SFRA flood issues need to be checked and gas issues require confirmation. In addition to providing an access point for development of wider site CA9, site CA2a would make a logical location for a frontage retail/commercial/ employment or community use, since this area is effectively the village core alongside the Post Office/shop and pub. Although within the AONB, the site is well contained and screened from the wider landscape, although reinforced buffer planting would be required. Amenity open space and additional employment also required alongside development. Rother District Council's 'Open Space, Sport and Recreation Audit and Assessment 2007' recommended a new facility for older children/teenagers - so developers contributions should be sought to providing a facility on Catsfield Recreation Ground (Parish Council preference), and also for highways improvements/bus services (in accordance with Policies TR3 and IM2).	Estimated 35, in addition to retail/commercial/employment use at frontage.	Suitable and developable, subject to more detailed investigations (green site).
CA6	Land South of Skinners Lane, Catsfield	Yes, complies on balance given overwhelming housing needs identified. Possible option for residential frontage scheme in line with prevailing character of immediate vicinity. However some concerns remain regarding conformity with Policy TR3(i) relating to sustainable access and lack of footways in particular. Also possible issues with EN5(viii) relating to loss of hedgerow. Lack of mains sewerage and gas issue need to be addressed. Contributions would be required to facilitate footways improvements. Design should seek to retain integrity of hedge as much as possible (i.e via shared access point(s)). Frontage scheme with longer back gardens maximises potential for passive solar gain. Parking required on-site to limit on-street parking problems. New hedgerow planting would be required at rear (south) of scheme to mitigate any partial loss of frontage hedgerow. Sustainable drainage solutions likely to be required on site and at low-lying frontage. Rother District Council's 'Open Space, Sport and Recreation Audit and Assessment 2007' recommended a new facility for older children/teenagers - so developers contributions should be sought to providing a facility on Catsfield Recreation Ground (Parish Council preference), and also for highways improvements/bus services (in accordance with Policies TR3 and IM2).	Estimated up to 12 from frontage development.	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
CA2	The White Hart, Catsfield	No. The site is not suitable for development, since there need to retain viable uses that support community and village cohesiveness; as well as avoid the loss of listed buildings. Contrary to Core Strategy Policies CO1 (Community Facilities & Services); RA1 (Villages) particularly parts (iii) and (iv); EN2 (Stewardship of the Historic Built Environment), EN3 (Design Quality).	N/a	Not suitable (red site)
CA3	Land at Wilton House, Catsfield	No, ESCC Highways Authority raise concerns about access effectively ruling the site out (unless accessed via sites CA2a and CA9). Contrary to Core Strategy Policy TR3. Loss of equestrian use would be contrary to Policies EC6, RA2, EC5. Developing this site (which would necessarily be in addition to the preferred sites CA2a and CA9) for housing would result in an unsustainable level of growth for Catsfield (i.e a near doubling of the village population in 15 years), which although a Local Service Village currently only has a population of approximately 340. This would be contrary to policies, including OSS1, OSS3, OSS4, OSS5 and RA1.	N/a	Not suitable (red site)
CA4	Land off Church Lane	No. Development would be out of keeping with rural character and have an unacceptable AONB impact, contrary to Core Strategy policies including RA1, RA2(viii), EN1, OSS1, OSS3, OSS4 and OSS5. Lack of footways along Church lane would inhibit pedestrian access contrary to Policy TR3. Viability issues - securing access across third party residential land becomes difficult to finance for small scale development. Lack of gas mains is another possible constraint. Not a suitable development opportunity.	N/a	Not suitable (red site)
CA5	Land adj to Park Gate Bungalows, Catsfield	No. Development would effectively be a new settlement at this location which is very poorly related to existing development boundaries. It would be out of keeping with rural character, contrary to Core Strategy policies, including RA1, RA2(viii) EN1, OSS1, OSS3, OSS4 and OSS5. Unacceptable impact on AONB and rural landscape, conflict with Policy EN1. Lack of footways would inhibit pedestrian access, contrary to Policy TR3.	N/a	Not suitable (red site)
CA8	The Brooks, Church Road	No. Development would have a detrimental visual impact and cause harm to rural setting and character of the village, contrary to policies, including OSS1, OSS3, OSS4, OSS5, RA1, RA2viii, EN1. SFRA identified significant issues of surface water drainage, reference would need to be made to Policy EN7.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CA10	Land between Park Gate Bungalows and Ivy House, Catsfield	No. Loss of TPO trees and further ribbon development extending from village centre. Poorly related to development boundary. Suitable for protection/enhancement as publicly accessible natural greenspace. Conflict with EN5 (Biodiversity and Greenspace), OSS3 (Use of Development Boundaries), OSS4 (Location of Development), OSS5 (General Development Considerations)	N/a	Not suitable (red site)
			Estimated Total (New Sites) 47	

Crowhurst



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

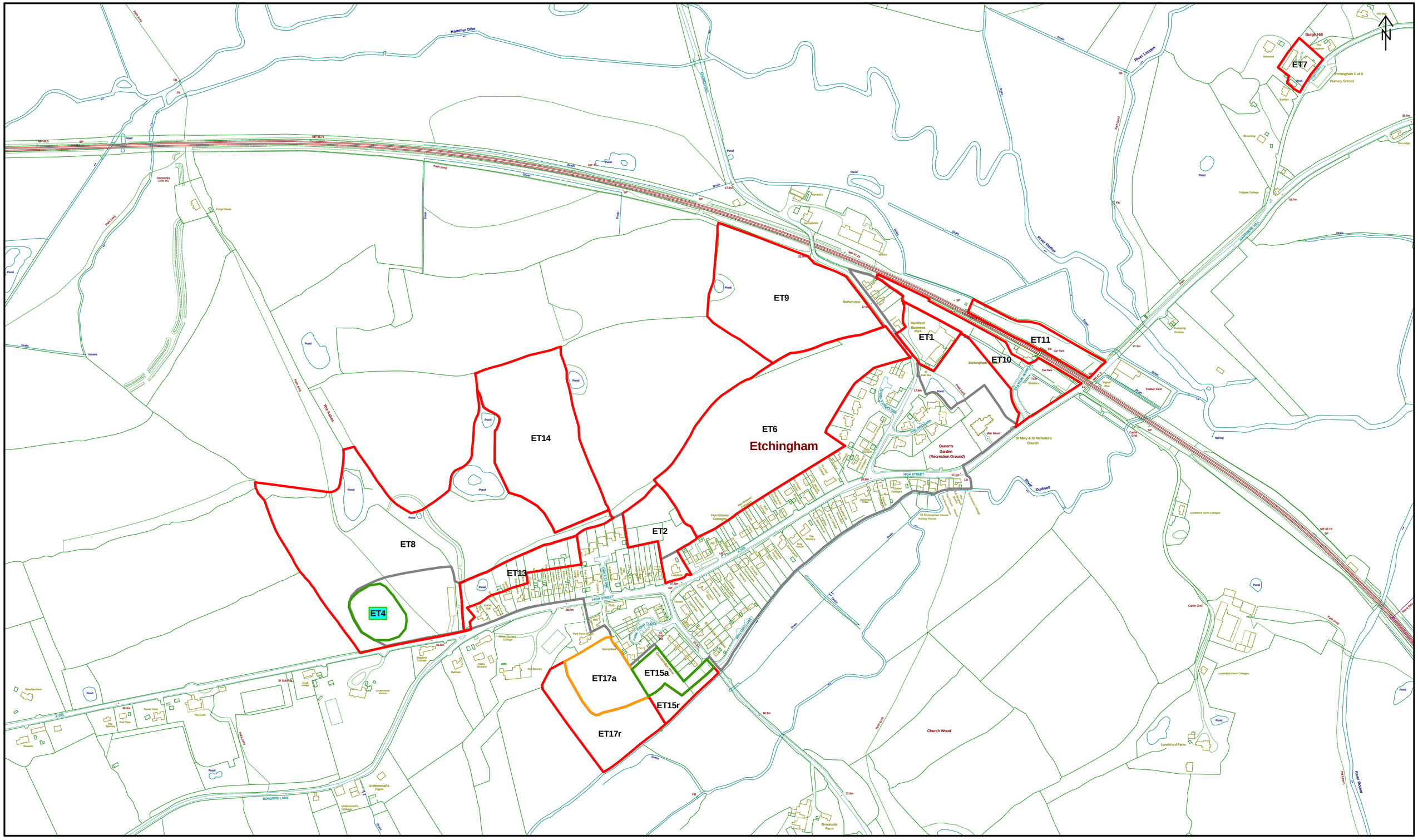
Map Reference: TQ7512

Crowhurst

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CR2a	Land East of Station Road, Crowhurst	AONB defined historic farmstead. ESCC Landscape Officer commented "This is an area of degraded landscape surrounding rather unsympathetic farm buildings. Development here could provide an enhancement in this AONB setting. It would need to respect the setting of the historic ruins of the Manor House." Several components considered suitable for this site (in liaison with Parish Council and ESCC): •New Village Hall/Community Hub with car park (on western frontage) – providing focal point for village (, (Ideally including shop, medical and youth facilities (compliant with policy CO1) •Residential (up to 15 dwellings) •Flood amelioration for Station Road – Detention Basin, possibly doubling as open space feature, derived from conclusions of ESCC Commissioned Study 2011 (In order to be compliant with EN6, EN7, IM2) Environment Agency defined flood zones 2 and 3 mark the southern boundary of the site, with SFRA defined surface water issues on western sided of site. However, development of the site may offer potential to address the latter issue as well as issues of surface water flooding in surrounding area. Capacity of the surface water sewer network to cope with high flows is possible issue, awaiting Southern Water feedback. To be completed alongside the development of this site (in event of allocation), further investigative work is required (to be financed by developers and requiring permission of Network Rail). It will need to establish: (i) Size of retention basin pond (Aecom study illustrations suggest a scale that could be comfortably accommodated on northern section of the site). (ii) Feasibility of controlling height of Detention basin and making an attractive water feature (initial advice suggests that unless the outflow of the Detention basin pond could be controlled at a certain height, it would not make for an attractive feature as part of the public open space). It would be the role of the developer, with Network Rail's permission, to implement off-site works and flood amelioration schemes. There are also heritage issues. Development will need to be mindful of the setting of listed buildings and ancient monuments on opposite side of Chapel Hill. Other Issues: Topography. Ground uneven, particularly at northern end. Culvert on site. Site is immediately adjacent bus stop and within walking distance of train station and school (Good compliance with policies OSS1, OSS4 and OSS5 in relation to the Crowhurst site options).	Estimated 14	Suitable and developable, subject to more detailed investigations (green site).
CR9	Crowhurst Station / Craig Close	Broadly compliant with Core Strategy policies, small site (just 0.1 hectare) that is already in the development boundary. Suitable for apartments given location adjacent to station – if studio and 2 beds for commuters then 6 to 9 possible. Feasibility of allocated parking within station (which is in same ownership), to be investigated which would increase potential of site. Possible obstacles on site relating to electricity sub station and/or former uses require further investigation. Appears to be small drainage stream on north side parallel with railway line. Trees on site. Tree officer advises "There are some large ash trees around the perimeter of the site and small scrubby trees in the centre. Although the ash trees are large and visually prominent in the area I do not consider that they are good enough specimens to merit protecting with a TPO. If the land were to be developed there should be some compensation for the loss of these large trees. This may include tree planting around the perimeter and boundary hedging. The trees could be several smaller species such as hawthorn or birch which would be more suitable for planting near a property or one larger specimen." Both Station Road and Craig Close are privately maintained. Station Road is a public footway and Craig Close is a private road. Unauthorised parking is problematic locally underlining importance of allocated parking for this development. The site is too far from the junction where it meets the public highway to have any concerns from a highway perspective. ESCC Highways recommend provide a suitable access 10-15m into Craig Close so that traffic properly enters Craig Close. Since access would be required across 3rd party land (Craig Close - not adopted highway) it remains unconfirmed that this is achievable. Suitable and with a reasonable prospect of coming forward. May be considered developable at a later stage pending resolution of above matters. Developers contributions should be sought towards village hall/hub, highways improvements (Policies IM2, TR3); and sites development should consider measures to address surface water flooding issues in vicinity of Station Road (access route to this site), since development of this site will be a contributory factor and increase run-off (Policies EN6, EN7). More detail in relation to site CR2r. Ideally development would take place in parallel with CR2r in order to maximise scope to address identified problems.	estimate 6 apartments	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CR1	Land at Florida, Woodlands Way, Crowhurst	No, not suitable for allocation, although within the development boundary already so possibly may come forward in any event as windfall. ESCC Highways concerns, so compliance issues with Policy TR3. The northern section of Crowhurst provides more of a village centre and, this site is relatively far from services causing possible conflict with policy OSS4. Surface water flooding issues. No indication of owner commitment.	N/a	Not suitable (red site)
CR2r	Land East of Station Road, Crowhurst	Majority of this large site has significant AONB landscape character issues, contrary to Policy EN1. Environmental constraints across the wider site include flood zones, Ancient Woodland, SNCI, ASA, Footpaths, BAP habitats (Ghyll woodland, wet woodland and sandstone outcrops). Multiple Historic AONB field boundaries. Issues with policies, including OSS1, OSS4, OSS5, RA1, RA2, EN2, EN5 and EN7.	N/a	Not suitable (red site)
CR3	Land East of Forewood Rise, Crowhurst	No, several policy issues identified. Raised ground with AONB landscape visually exposed (Policy EN1). Imposing over setting of area of historic character immediately to south comprising ASA, listed buildings (Policy EN2). Rural character, accessed via country lane (Policy TR3). Issues with policies RA1, RA2, OSS1, OSS3, OSS4 and OSS5.	N/a	Not suitable (red site)
CR4	Land west of Forewood Rise, Crowhurst	No. Environmental factors and relationship to development boundary rule out development. Very rural character, accessed via country lane. AONB, Flood plain, GPZ Zone 3, SNCI, SSSI, setting of listed buildings. Adjacent BAP habitats (Ghyll woodland and wet woodland). AONB Historic field boundaries across site. Issues with policies, including OSS1, OSS3, OSS4, OSS5, RA1, RA2, EN1, EN2, EN5, EN7, TR3.	N/a	Not suitable (red site)
			Estimated Total (New Sites): 20	

Etchingham



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

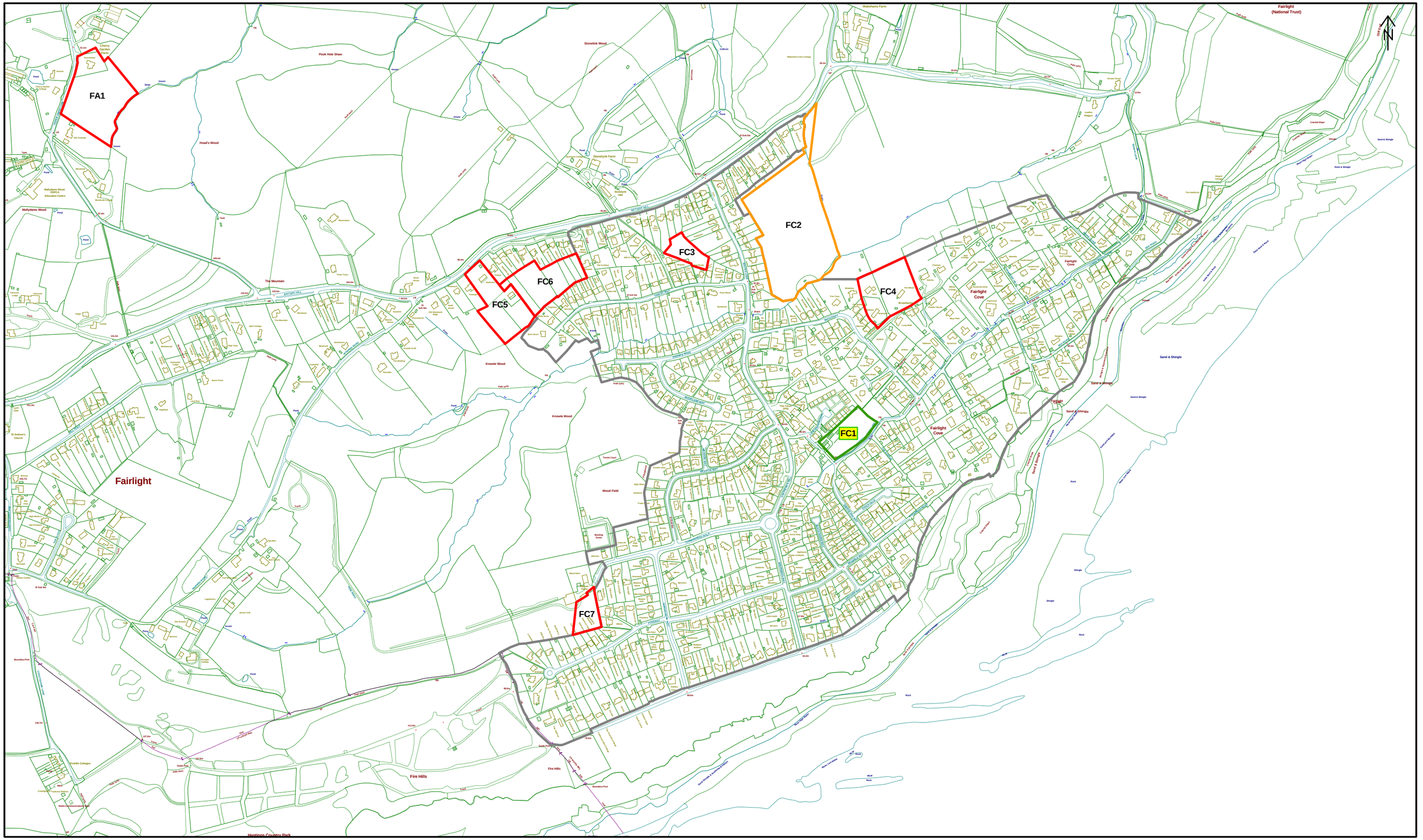
Map Reference: TQ7026

Etchingham

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
ET15a	Land r/o Oxenbridge Row, Etchingham	Broad compliance with Core Strategy Policy, subject to detail regarding EN6, EN7, EN5,TR3 and IM2. Northern sections of ET15a and ET17a suitable and developable, subject to further investigation and appropriate mitigation in order to comply with policies EN5, EN1, SRM2, EN6 and EN7 in particular. Site will be subject to sequential and exception test and clarification of capacity of waste water treatment works. Environment Agency advise (regarding ET15 only) "no objection to the principle of development on this site. A site specific FRA will need to include a detailed drainage strategy to inform the layout of the development; attenuation will be required in the form of infiltration SuDS or open storage". This is likely to require the southern sections of both sites which are excluded from net developable area, such measures could be combined with the creation of wetland habitat green infrastructure. EA further advise "As part of the site is at risk and the access route lies in FZ2, any planning application would also need to be accompanied by a flood warning and emergency plan. Consider the need for tightening the water quality discharge standards". Awaiting further EA advice regarding ET17a. Regarding ecology, site relates to 'Rother, Brede and Tillingham Woods Biodiversity Opportunity Area' which identifies a number of relevant opportunities including 'wetland habitat management, restoration and creation', 'meadow management, restoration and creation', 'access improvements, 'woodland management and restoration'. EA have advised "This site is adjacent to the River Dudwell and could potentially impact on an important green corridor along the river. Any development proposals here will need to protect and enhance the river corridor, floodplain and surrounding area. Water voles are in the area. Ditches will need to be surveyed for protected species before development takes place. Depending on the results of these surveys, mitigation and enhancement opportunities must be identified. Water Quality: The site proposal lies next to River Dudwell. This watercourse is classified as having 'moderate' ecological status with failings on dissolved oxygen with recorded algae blooms. It is important that there is no deterioration in water quality in accordance with the South East River Basin Management Plan. All waste water must be mains connected to prevent further deterioration. An increase in waste water discharge to this watercourse would have an impact on these failings." Access via Oxenbridge Lane, with at minimum an emergency and pedestrian/cycle access north to the High St (northern access strip is in same ownership and pedestrian/cycle access agreed in principle). Landscape: relatively contained although mid-distance views to west. Woodland buffer planting necessary on western edge - multi-function as landscape buffer, amenity open space and ecological value. Opportunity for meadow and wetland habitat creation alongside. Field boundary hedgerows to be retained as far as practical, notwithstanding the need to access ET17a.	Approx 30 (across developable areas of ET15a and ET15b)	Suitable and developable, subject to more detailed investigations (green site).
ET17a	Land South of Park Farm House	As above (ET15a). Note ET15a and ET17a are in same ownership.	Approx 30 (across developable areas of ET15 and ET17)	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
ET1	Church Lane, Etchingham	Not suitable. Primarily since it's use is valued rural employment area. Notwithstanding that there are further issues, namely the site is wholly within the flood zone (and SFRA identified surface water flooding area), accessed via a narrow country lane with limited footway provision. Contrary to Core Strategy policies, including EC3, RA1, TR3, EN6, EN7.	N/a	Not suitable (red site)
ET2	High Street, Etchingham	ESCC Highways advice effectively rules out development. Oaks Close is a ransom strip as it is not adopted highway so only landowners will be able to access. Visibility issue at southern access. Therefore does not comply with Policy TR3.	N/a	Not suitable (red site)
ET6	Land r/o Rivendell, High Street	Not suitable for built development given landscape constraints. East end of site (within flood zone) may have allotment potential. Access and setting of listed buildings issue. Core Strategy issues with Policy EN2, OSS1, OSS3, OSS4, OSS5, TR3, EN2.	N/a	Not suitable (red site)
ET7	Land at Primary School, Burgh Hill	Not suitable for residential allocation. Brownfield site, but far removed from existing development boundary. Immediately abutting ancient woodland and SNCI so NE standing advice (15m min buffer) would apply. Countryside policies (prioritising employment and tourism) should apply, in accordance with Policies RA2 and RA3.	N/a	Not suitable (red site)
ET8	Land north of A265, Etchingham	Not suitable for further residential allocation. Part of 2006 Local Plan allocation VL2, with this section allocated for structural landscape, woodland and open spaces. Now gained permission. Further residential development would be contrary to Policies OSS1, OSS3, OSS4, OSS5, RA1, RA2, EN2, CO1, CO3 and CO4.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
ET9	Land at Church House Farm, Etchingham	Not suited to residential. AONB landscape, Flood risk, Topography. Rural character and rural lane access. North east side of site may be suitable for allotment - subject to investigation. Issues with policies, includingOSS1, OSS3, OSS4, OSS5, RA1, RA2, EN1, EN7, TR3.	N/a	Not suitable (red site)
ET10	Land at Etchingham Station, Etchingham	Not suitable. Site is well within the flood zone and SFRA identified surface water flooding area. Small portions of site function as public open space and larger areas as car parking (which would have to be replaced elsewhere). Archaeological Notification Area. Contrary to Core Strategy policies, including EN6, EN7, TR3, TR4, CO1, CO2 and CO3.	N/a	Not suitable (red site)
ET11	Land at Etchingham Station, Etchingham	No. Not suitable location for development given impact upon adjacent pristine AONB from visually exposed site. Loss of station parking may lead to development pressure for replacement parking. Site outside development boundary and well within the flood zone. Contrary to Core Strategy policies, including EN6, EN7, TR2, TR4, OSS3, OSS4 and OSS5.	N/a	Not suitable (red site)
ET13	Land north of High Street	Not suitable. Several obstacles - heavily treed site of rural character with a pond (at least 15 m wide + with possibility of Great Crested Newts) blocking potential access into main section of site. Access is via very narrow country lane, widening would result in loss of vegetation and alteration of character, notwithstanding potentially problematic junction in relation to two access points off/on to Borders Lane opposite. Potential setting of listed building issues. Multiple ownerships and planning history of development being dismissed on appeal due to overlooking and loss of property. Conservation and design concerns relating to impact on setting of listed building. Issues with policies includingOSS4, OSS5, RA1, EN1, TR3.	N/a	Not suitable (red site)
ET14	Land north of Oaks Close	Not suitable. AONB landscape and access issues. Rural character relating poorly to existing development boundary and built form. Issues with policies, including OSS1, OSS3, OSS4, OSS5, RA1, RA2, EN1, TR3.	N/a	Not suitable (red site)
			Estimated Total (New Sites) 30	

Fairlight



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BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

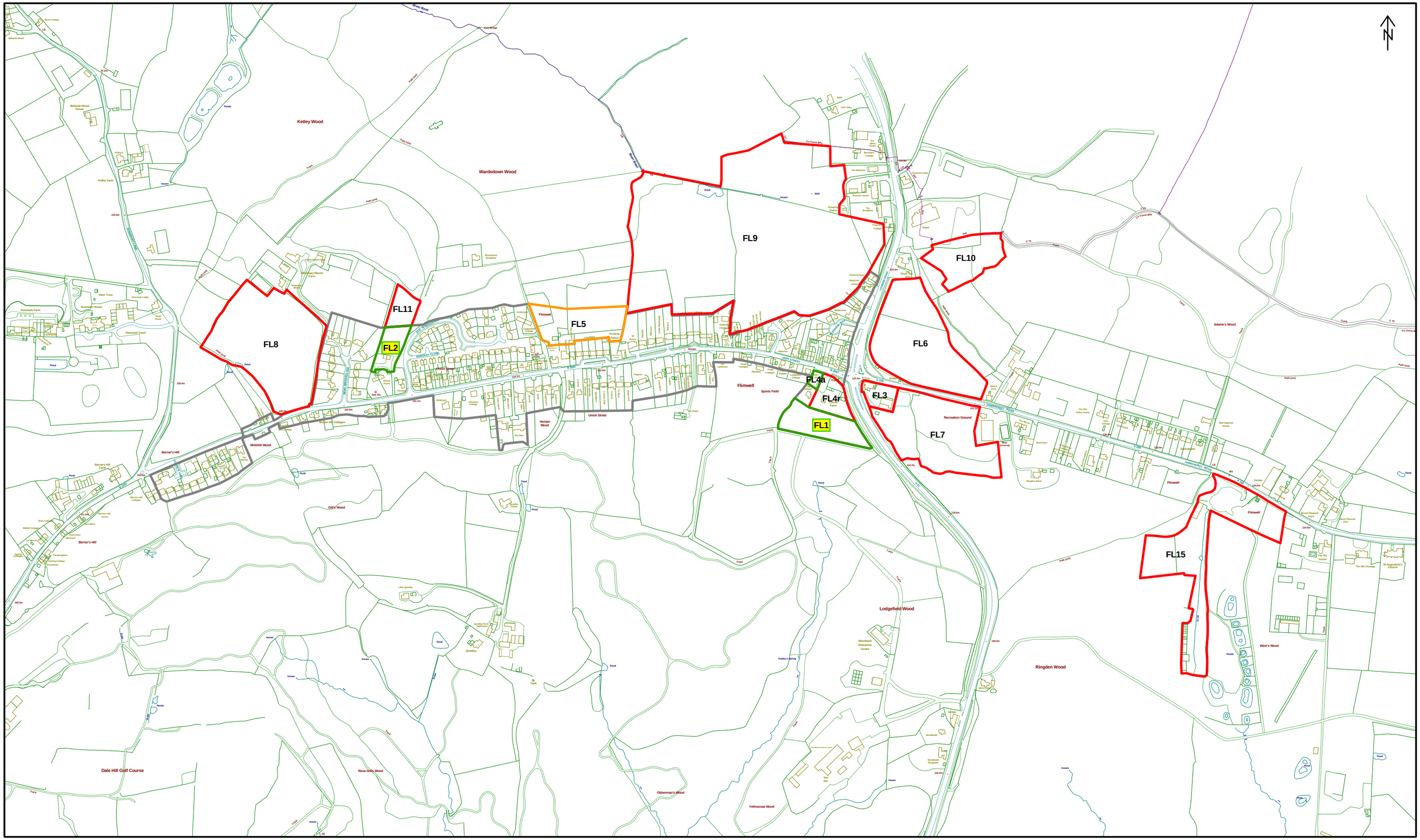
Map Reference: TQ8711

Fairlight Cove

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
FC1	Fairlight Gardens, Fairlight	Allocated site in the 2006. This land of 0.5 hectares was previously a garden nursery, bounded by existing residential with access to be taken from Lower Waites Lane with the approach along Smuggler's Way, subject to widening the junction with Lower Waites Lane, as well as upgrading the approach to an adoptable standard. Close to existing services, FC1 is In general conformity with Core Strategy policies but no formal planning application has been received from the developers but they are preparing a planning application. Environmental mitigation is being conducted on the site. Initial consultation with Southern Water has stipulated that regarding Fairlight: "development should not be ruled out on the grounds of lack of sewerage capacity" At least 15 units.	at least 15	Suitable and developable, subject to more detailed investigations (green site).
FC2	Land East of Waites Lane	FC2 is outside the settlement boundary and within the AONB. FC2 has potential for residential (would suit a sheltered accommodation for the elderly), allotments and/or play area. Suitable although proposed access via Battery Hill/ Fairlight Road is has issues with visibility and warrants further investigation. However, given the likely scale of development and the number of options available to west, there is a reasonable prospect of access being achieved from that direction. Further investigation into local sewer capacity is also warranted so development will need to be phased with the provision of the necessary infrastructure (Policy IM2). However initial consultation with Southern Water has stipulated that regarding Fairlight "development should not be ruled out on the grounds of lack of sewerage capacity". There is indication of surface water flooding on the southern boundary which will require mitigation to prevent increased run off from FC2 (Policy EN7). The EA has advised a detailed surface water drainage strategy should be agreed at pre-application stage but advised development should be not ruled providing appropriate measures are implemented. Policies applicable are: OSS3, OSS4, OSS5, RA1, EN7, TR3, EN1	est 20	Suitable and developable, subject to more detailed investigations, including of some key factors (amber site).
FC3	Land r/o Red Roofs, Farley Way, Fairlight Cove	Within the settlement boundary and is currently landlocked with no clear vehicular access into the site. FC3 is backland to residential. The amenity of the residential properties on the western boundary will need to be considered (Policy OSS5) if FC3 came forward for development. In addition FC3 has significant access issues to be overcome. Advice from HA stipulate an existing residential curtilage will be required to deliver a safe access (policy TR3). The site also has extensive tree coverage with a number of TPOs on site (policy EN5 would be applicable). This area has been recognised as a Biodiversity Opportunity Area (BOA) as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets. A right of way runs along the western perimeter of the site. Policies applicable are OSS3, OSS4, OSS5, RA1, EN1, TR3	N/a	Not suitable (red site)
FC4	Land at Broadlands, Fairlight Cove	FC4 is within the settlement boundary there are a couple of large detached dwellings within the curtilage of FC4 but the site has significant issues with access. The whole of the site is well enclosed with tree cover and there is evidence of bat activity within the southwest corner of the FC4. To the east of FC4 the AONB Unit has identified the area a wildflower meadow and are integral to the character of the AONB. The several TPOs made up of Firs, Hawthorn, Hazel, Hornbeam, Cupressus, Oak, and Birch located to the south of FC4 where the possible access would be delivered (Policy TR3). Identified by the SHLAA process so landownership status is unclear. Policies applicable are OSS3, OSS4, OSS5, RA1, EN1, TR3 Not suitable for housing.	N/a	Not suitable (red site)
FC5	Land at Seahome, Fairlight Cove	Outside development boundary on visually exposed area of land with extensive tree cover (contrary to OSS3). Close proximity to areas of rich habitat and would result in intrusion into wider AONB countryside (Contrary to EN1, RA2). Proximity and connectedness to existing environmental designations and habitats (SNCI, Ancient woodland, Ghyll and wet woodland) make FC5 unsuitable for housing (Policy EN5).	n/a	Not suitable (red site)
FC6	Land r/o Sea Breeze, Battery Hill, Fairlight	FC6 is sited outside the existing settlement boundary but could be brought forward along with the adjacent parcel FC5. Access could be delivered off Battery Hill; however it gently curves around so sightlines in relation to speed limit require further investigation (Policy TR3). Like FC5 there is significant tree cover and would require significant removal of trees. Both FC6 and FC5 are relatively distant from local services. Not suitable for development. Issues with Policies OSS3,OSS4, OSS5, EN5, RA1,	n/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
FC7	Warren Farm Commanders Walk	FC7 is located outside the settlement boundary and within the wider AONB. FC7 is also identified as a strategic gap in the adopted Local Plan 2006. Not suitable for housing. Policies applicable are OSS3, OSS4, OSS5, RA1, EN1	n/a	Not suitable (red site)
			Estimated New Sites: 20	
			Previous Allocation: at least 15	
			Total: 35	

Flimwell



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BX1 Site Numbers (eg.BX1)	Broad Location
Green Site (see sites table for detail)*	ID Local Plan Allocations 2006
Amber Site (see sites table for detail)*	ID Large Site Commitments (as at base date 01/04/2013)
Red Site (Rejected – see sites table for detail)	Development Boundary

(*Sites are subject to more detailed investigations)

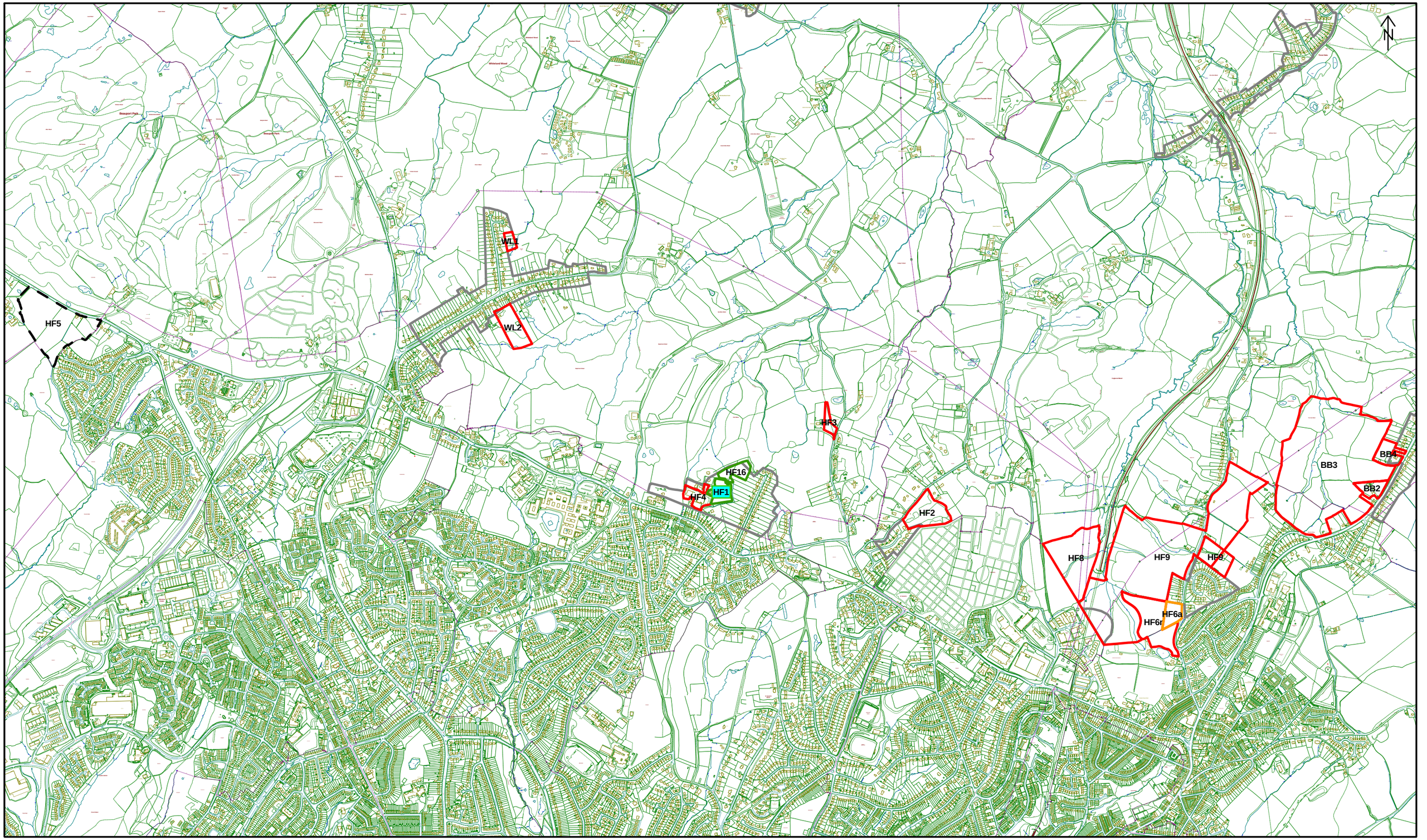
Map Reference: TQ7131

Flimwell

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
FL1, FL4a	Land at Corner Farm, Flimwell	Re-assessment of existing residential allocation confirms the site is still suitable and developable. Development of the portion of the site currently allocated for residential (FL1) is closely linked to the development of the proposed community facilities (SHLAA site FL4r), as previously set out in the 2006 Local Plan allocation VL4. The comprehensive scheme (encompassing SHLAA sites FL1 &FL4a/FL4r) will see residential development facilitate a new village hall/community hub with associated open space / amenity land to serve the village. This will support Core Strategy policies RA1, CO1, CO3 and possibly CO2, CO4 and CO5 as well. In order to comply with Policy EN1, trees on the southern edge will need to be retained and the boundary reinforced. Boundary planting will need to be retained on the northern side to mark the divide with the community facility/open space area. The developable area of site FL1 is also limited by steep banks and vegetation. Given the position of the access to the site via the High Street, a small portion of the site currently allocated for community facilities (FL4a - 500sq.m) would remain west of the access road and separated from the main site. It seems likely that this area would cease to serve any useful function as a consequence. Given the proposed area of community facilities lacks natural surveillance, it is proposed that FL4a be considered part of the area developable for residential purposes (perhaps 2-3 further dwellings), with any properties fronting onto the new access road and overlooking the community land and facilities. The hedge frontage on the High Street should be retained.	Estimated total 16 14 on FL1 (source: LAA N1154 Report) Additional 2-3 on FL4a	Suitable and developable, subject to more detailed investigations (green site).
FL2	Land at Old Wardsdown, Flimwell	Broadly compliant with Core Strategy policy. Suitable and developable in line with existing residential allocation. Developers contributions should be sought towards village hall/hub village community development at Corner Farm (policy IM2).	Estimated 10	Suitable and developable, subject to more detailed investigations (green site).
FL5	Land r/o Fruitfields, High Street, Flimwell	Broadly compliant with Core Strategy policies and potentially suitable and developable pending resolution of access issue. Possible gradient and viability issues (particularly since removal of frontage property would be required). Appears to be reasonably well screened from wider landscape by adjacent woodland, although there are glimpses of site from mid distance to north and north-east. Retention of hedgerows, requirement for buffer to ancient woodlands and on-site topography all restrict net developable area. Further environmental surveys (phase 2) necessary to ascertain any protected species issues and necessary mitigation. Opportunity to remove Japanese Knotweed on site alongside development. 17 seems reasonable estimate subject to resolution of issues (based on a 30 per ha density and estimated net developable area of 0.58ha). Developers contributions should be sought towards village hall/hub village community development at Corner Farm, or other village improvements (Policy IM2).	Estimated 17.	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
FL3	The Country Furniture Barns Site, Flimwell	Not suitable for residential. Already developed as retail use. Business or retail uses preferable at this location. A21 is a considerable severance from main village at this point, although A268 to Hawkhurst is a main through route in itself. Residential development would be contrary to Core Strategy policies RA1, EC3, EC4, OSS4 and OSS5.	N/a	Not suitable (red site)
FL4r	Corner Farm Crossroads, Flimwell	Not suitable for residential, but suitable for development of the proposed community facilities), as previously set out in the 2006 Local Plan allocation VL4. This will support Core Strategy policies RA1, CO1, CO3 and possibly CO2, CO4 and CO5 as well, by facilitating a new village hall/community hub with associated open space / amenity land to serve the village. SHLAA sites FL4a and FL4r comprise the portions of the wider site suitable for residential development.	N/a	Not suitable (red site)
FL6	Junction of London Road and A268 (North)	Not suitable. Development would be an intrusion into AONB east of A21 The A21 acts as a severance barrier to the village. Possible for allotments. Contrary to Core Strategy policies, including EN1, OSS1, OSS2, OSS4, OSS5, RA2 and RA1.	N/a	Not suitable (red site)
FL7	Junction of London Road and A268 (South)	Not suitable for housing, but possible for employment on areas of site to west . Given needs identified in 2007 open space study it may also have potential for allotments. A21 is a considerable severance from main village at this point, although A268 to Hawkhurst is a main through route in itself. Residential development would be contrary to Core Strategy policies RA1, OSS4 and OSS5.	N/a	Not suitable (red site)
FL8	Land at Berners Hill, Flimwell	Not suitable. Unacceptable landscape impact in this AONB location. Adjacent ancient woodland and wet woodland in area of rural character that is relatively remote from village core. Contrary to Core Strategy policies EN1 primarily but also others including OSS1, OSS3, OSS4, OSS5, RA1, RA2.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
FL9	Land at Flimwell & Improvements to A21 Trunk Road	Not suitable. Exposed site with extensive views in AONB countryside. On site ancient woodland, BAP and AONB characteristic habitats (ponds and Ghyll woodlands), impact on setting of adjacent listed buildings. Crossed by historic field boundaries. Contrary to policies, including OSS1, OSS3, OSS4, OSS5, RA1, RA2, EN1, EN2, EN5.	N/a	Not suitable (red site)
FL10	Land at Flimwell & Improvements to A21 Trunk Road	Not suitable. Visually exposed AONB, poorly related to existing development boundary. Impact upon ancient and wet woodland. Contrary to Policies, including EN1, EN5, RA1, RA2, OSS1, OSS3, OSS4 and OSS5.	N/a	Not suitable (red site)
FL11	Land adj. Wardsdown Nursery, Flimwell	Not suitable. Break from established development boundary line. Erosion of natural buffer between village and ancient wet woodland into AONB countryside. Allocated for amenity land (2006 Local Plan). Residential development contrary to Policies, including CO3, EN1, EN5, RA1, RA2, OSS1, OSS3, OSS4 and OSS5.	N/a	Not suitable (red site)
FL15	Flimwell Bird Park	Not suitable for residential allocation. Could possibly be considered under rural exceptions policy. The northern section, whilst brownfield, would represent a further unwelcome reinforcing of pattern of ribbon development in an AONB location far removed from existing development boundary and inaccessible to key services. It would be contrary to policies, including OSS1, OSS3, OSS4, OSS5, RA1 and EN1. Southern section is less suitable still, comprising a Site of Nature Conservation Importance, ancient woodland, BAP Habitat wet and deciduous woodland. The site's future use would be considered under Core Strategy policies RA2 and RA3 in particular.	N/a	Not suitable (red site)
			Estimate from current allocations (following re-assessment): 26 (+2)	
			Estimated Total (new sites) : 17	

Hastings Fringes



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ8113

Hastings Fringes

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
HF16	Land to the rear of Woodland Way	This site is subject to current planning application (yet to be determined). The site is substantially located within the Development Boundary (Policy OSS3) adjacent to an existing site with planning permission for 45 dwellings, accessed off The Ridge in Hastings. To the north of the site is a woodland (Wet Woodland) and is also subject to a Tree Preservation Order. Any development in this location would need to provide an appropriate protection buffer between the development and the woodland (minimum of 15 metres). Development at this location would contribute towards meeting housing numbers identified in Policy HF1.	**15 (14 net)**	Suitable and Developable subject to more detailed investigations (Green site).
HF6a	Land adj to Rock Lane, Hastings	This site straddles the boundary with Hastings Borough Council. The site is located within the High Weald Area of Outstanding Natural Beauty (AONB), and forms part of a green tongue of countryside from Hastings into Rother District. The valley appears to a well used, but is a poorly managed area of open space on the urban fringe. The landscape assessment considers that there is scope to restructure the landscape on the valley sides to create pockets of development, although the entire valley area should be considered as an area for urban fringe management, in line with Policy HF1. A management plan for the whole area will need to be developed to bring forward an area-based initiative to enhance the AONB in this generally despoiled area, which with some small areas of development on both sides of the valley being used to provide wildlife and access improvements to this urban fringe area for households in Hastings and Rother. The eastern third of site - HF6a (within Rother) may be suitable for residential and employment, subject to further work in conjunction with Hastings Borough Council regarding the area between Ivyhouse Lane and Rock Lane. It is considered that the remainder of the site is not suitable for residential development due to adverse landscape impact. The wider site - HF6r is not considered suitable for development (see below). There are some potential highway issues in the area, and further work will need to be carried out to determine the level of development which may be supported.	**Estimated 35 dwellings on 0.85ha of east side**	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
HF5	Land at Breadsell Farm - Broad Location	This area was previously identified to facilitate an "sustainable urban extension" for a mixed-use development within Hastings Borough including around 750 dwellings and employment floorspace. The frontage land to the A2100 was required in order to facilitate direct access to the development. Natural England submitted a strong objection to this land being included within the Hastings new Local Plan due to the likely adverse impact on the adjacent SSSI. To date no evidence has been submitted to demonstrate to Natural England's satisfaction that development can be achieved without a detrimental impact to the adjacent SSSI, and as such any development at this time is likely to be contrary to Policy EN5. Whilst direct access could be achieved from the A2100, initial transport modelling work has indicated that any development at this location is dependent on Baldslow improvement works from The Ridge to the A21. This highway improvement was recently deleted from the Highways Agency forward plan and therefore has no immediate funding plan, although ESCC are investigating other potential on-line improvements. As such any development at this time would be contrary to Policy HF1, and TR3. Any development brought forward on the frontage land only cannot be considered sustainable, contrary to Policy OSS4. Therefore this site could only be considered suitable as sustainable location, should the southern land within Hastings be brought forward at the same time to enable a sustainable, mixed use development to be achieved. However, further work must be undertaken both in terms of the impact on the SSSI to ascertain whether development could come forward without a detrimental impact on the designation, and that an appropriate quantum development be achieved to bring forward and support a range of uses at this location. Development at this location is also dependent on a satisfactory traffic solution at Baldslow. Any development in the Rother area must ensure that there is no detrimental impact to the AONB which immediately abuts the site. Pending the outcome of the further work needed with regards to the NE objections, should development be considered acceptable, it should pay must particular regard to reinforcing the boundary of the strategic gap through the use of extensive buffer landscaping on the western edge. As such, this site is identified as a longer term option for up to 150 dwellings, in association with the development of adjacent land within Hastings to create a sustainable, mixed use development. It is therefore included as a longer-term option.	**up to 150**	Broad Location

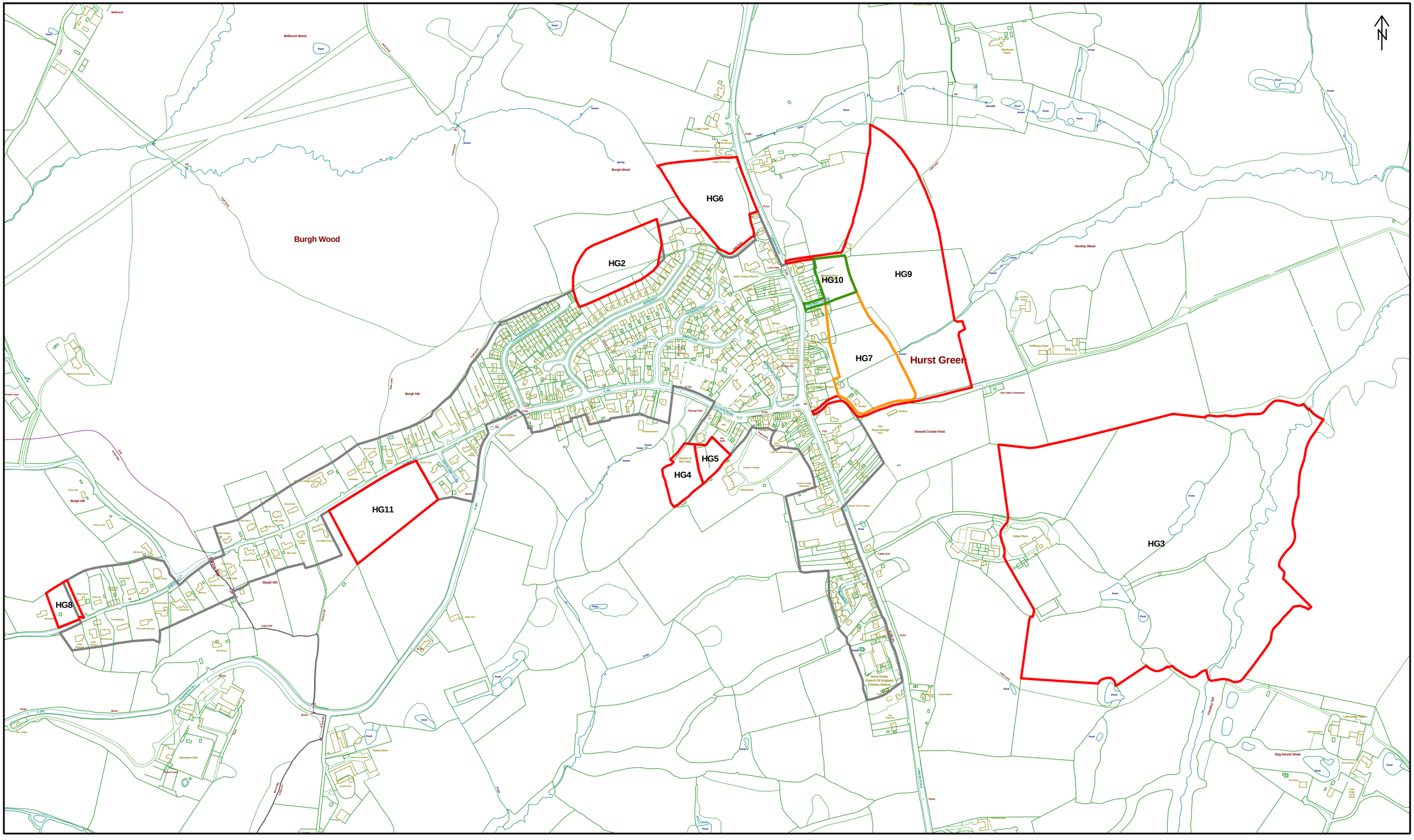
ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BB2	Land adjoining Millward Gardens, Batchelors Bump	The site is an existing agricultural small holding adjacent to Millwood Gardens, Batchelors Bump. The surrounding area is generally rural in nature, with ribbon development along the A259 with gaps between these pockets of ribbon development into the wider countryside There are existing farm buildings on the central part of the site. The site is located within the High Weald AONB. The site has a strong rural character, affording long-range views over the High Weald countryside both to the west and the north. The site relates more to the wider landscape than to the residential development along the A259. The sloping nature of the site and its open aspect would result in any development being prominent in the landscape, contrary to Policies OSS4 and EN1	**n/a**	No (red site)
BB3	Land west of Winchelsea Road, Batchelors Bump	The site is a large swathe of countryside adjacent to some existing ribbon development along the A259 (eastern and southern boundaries of the site). The site straddles the boundary into Hastings Borough. The area is generally rural in nature, with ribbon development along the A259 with gaps between these pockets of ribbon development into the wider countryside. The majority of the site is located within the High Weald AONB. The site has a strong rural character, affording long-range views over the High Weald countryside both to the west and the north. The site is part of and relates more to the wider landscape than to the residential development along the A259. The site slopes downwards to the west towards the wooded/scrub valley . The downward sloping nature of the site and its open aspect would result in any development being prominent in the landscape, contrary to Policies OSS4 and EN1. The landscape assessment indicates that whilst there are some significant opportunities to improve the management of this general area, particularly in terms of managing the woodland to strengthen the definition of the urban boundary at this location, there is limited residential development opportunities. Therefore it is not considered that there is significant development potential in this area.	**n/a**	No (red site)
BB4	Land at Thorsfield and Chatswood House	The site is land at Thorsfield and Chatswood House, including land to the west of those properties in Batchelors Bump. The surrounding area is generally rural in nature, with ribbon development along the A259 with gaps between these pockets of ribbon development into the wider countryside. The site is located directly adjacent to the High Weald AONB. The site is uneven, with the highest point being in the centre of the site and falls steeply away to both the west and the east to the road. The site has a strong rural character, and is extremely exposed, particularly to the south, north and west into the High Weald Area of Outstanding Natural Beauty. The site relates more to the wider landscape than to the residential development along the A259. The introduction of development in this location would be particularly intrusive on the wider landscape, contrary to Policies OSS4 and EN1.	**n/a**	No (red site)
HF2	Land adj to Capricorn, Chown's Hill Road	The site is located adjacent to the existing development boundary (next to Denehurst Gardens). The surrounding area is rural in character, the site steeply slopes down from east to west and is exposed in long views, and considered to positively contribute to the rural character of the area, as such any development would be in conflict with Policies OSS1, OSS3, OSS4,OSS5(iii) and EN1 (i), (v). The only viable access point would be from Chowns Hill (west of the site), but the road is narrow, has poor alignment and there are a lack of footways. Highways have previous indicated that the approach road (Chowns Hill) is unsuitable. The site is located within the High Weald Area of Outstanding Natural Beauty (AONB). The site is subject to an Area Tree Preservation Order (no.318), the trees are important features of the site and contribute to the natural beauty of the landscape and the AONB countryside . Development of this area of land would be considered to harm the rural character of the area and would result in urbanisation of open rural land. Any proposed development could compromise existing mature trees on the site which are subject to the existing area Tree Preservation Order. The site would not ensure a priority for sustainable methods of transport and would be reliant on the use of a car. The site is remote from existing services. The only viable access point would be from Chowns Hill, but the road is narrow and has poor alignment. Although there is an existing pavement on the opposite side of Chowns Hill, an additional pavement would be required to serve the development and this is not considered practical. As such, any proposed development would be in direct conflict with Policy TR3(i).	**n/a**	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
HF3	Land on Stonestile Lane	Site submission indicates that there could be the capacity for up to 12 dwellings on this site. The site is well outside any existing development boundary. There is an existing footpath which runs through the site. The site is located well outside any existing development boundary, where the presumption is to generally restrict new development to that for which a countryside location is necessary and is therefore in conflict with Policies OSS1, and OSS3. The land parcel is contained, in some parts, by mature established trees from Stonestile Lane, although there are some long views to the north and west. There are also a number of mature trees within the site. The proposed development put forward by the landowner/agent is of a scale that would be out of character with the existing rural ribbon development in this general location. Access is via an existing narrow country lane (Stonestile Lane) and although relatively close to the boundary with Hastings Borough, is relatively remote from existing services. Given the surrounding character of the area and relative exposure to the wider landscape (in long views) would conflict with Policies OSS4,OSS5(iii) and EN1 (i), (v). The site would not ensure a priority for sustainable methods of transport and would be reliant on the use of a car. The site is remote from existing services. There are no existing pavements on Stonestile Lane for pedestrians and it would not be practical to include them as part of a development (Stonestile Lane is very narrow). As such it is direct conflict with Policy TR3(i).	**n/a**	No (red site)
HF4	Land at the Michael Tyler Furniture Site	The site is located within the existing development boundary and is in existing employment use (and occupied). Whilst the existing occupiers may be looking to relocate, there is no indication that the site cannot be used by an alternative business use or other employment generating use on the site. Policy EC3 in the Core Strategy seeks to protect existing employment uses and as such a proposal for employment use is contrary to this policy. A recent appeal (2010) dismissed the change of use of the site from industrial to residential purposes (APP/U1430/A/10/2121212). There is no evidence to support the adverse impact on amenity claim to the existing residential properties and as such there is no conflict with Policy OSS5. There are far reaching views to the north, into the High Weald AONB from the northern boundary of the proposed site, any proposed development could have an adverse impact on the surrounding countryside, contrary to policy EN1.	**n/a**	No (red site)
HF6r	Land adj to Rock Lane, Hastings	This site straddles the boundary with Hastings Borough Council. The site is location within the High Weald Area of Outstanding Natural Beauty (AONB), and forms part of a green tongue of countryside from Hastings into Rother District. The general area is west facing valley and appears to a well used, bur poorly managed area of open space on the urban fringe. The landscape assessment considers that there is scope to restructure the landscape on the valley sides to create pockets of development, although the entire valley area should be considered as an area for urban fringe management, in line with Policy HF1. A management plan for the whole area will need to be developed to bring forward an area-based initiative to enhance the AONB in this generally despoiled area, which with some small areas of development on both sides of the valley being used to provide wildlife and access improvements to this urban fringe area for households in Hastings and Rother. The eastern third of site (within Rother) may be suitable for residential and employment, subject to further work in conjunction with Hastings Borough Council regarding the area between Ivyhouse Lane and Rock Lane. It is considered that the remainder of the site is not suitable for residential development due to adverse landscape impact. There are some potential highway issues in the area, and further work will need to be carried out to determine the level of development which may be supported in this area	**n/a**	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
HF7	Wilting Farm	The area is good quality arable land on the edge of the built up area of Hastings, and is physically separated from existing built development by 'Queensway' and the Hastings to Tunbridge Wells railway line. This area is a key part of the Strategic Gap between Crowhurst and Hastings - Policy HF1(iii). In terms of character, the area has a strong countryside character, particularly as it is physically divorced from existing built development and is part of the green gap between Bexhill and Hastings. A large proportion of the Wilting Farm area (predominantly the Upper Wilting Farm (UWF) area) is located within the identified site boundary of the Combe Valley Countryside Park (CVCP) which is a 600ha area of greenspace between Bexhill, Crowhurst and Hastings. As such is not considered appropriate for residential development in line with Policy HF1. Part of the UWF area is designated a Site of Special Scientific Interest (SSSI) and must be retained. Some of the arable fields which make up the northern area of UWF positively contribute to the setting of the listed building - Upper Wilting Farmhouse and any development in the northern part of the site would be almost impossible to mitigate against therefore having a detrimental the impact on the listed building, contrary to Policies EN1 & EN2. The landscape assessment considers that the area has a low capacity to accept change. Whilst there is a strong wooded context for the area as a whole, nothing can mitigate for effects of change upon this detached strongly rural countryside, and therefore would be contrary to Policies OSS4 & EN1. Highway access to the area is likely to be a significant issue, particularly in terms of how any access is created. The landscape assessment indicates that it should not be assumed that using Crowhurst Road as the access would be viable in landscape and heritage terms, and as such access under the railway embankment would be highly preferable. The site relatively removed from services and would be highly dependent on access by car contrary to Policies OSS4 & TR3. Investigations relating to a new railway station to be accommodated in conjunction with the development has indicated that this would impact heavily on viability and there are no current station proposals.	**n/a**	No (red site)
HF8	Land North of A265, Ivyhouse Lane	This site straddles the boundary with Hastings Borough Council. The site is location within the High Weald Area of Outstanding Natural Beauty (AONB), and forms part of a green tongue of countryside from Hastings into Rother District. The general area is north-east sloping and undulating land This area appears to a well used, but poorly managed area of open space on the urban fringe. The landscape assessment considers that there is scope to restructure the landscape on the valley sides to create pockets of development, although the entire valley area should be considered as an area for urban fringe management, in line with Policy HF1. A management plan for the whole area will need to be developed to bring forward an area-based initiative to enhance the AONB in this generally despoiled area, which with some small areas of development on both sides of the valley being used to provide wildlife and access improvements to this urban fringe area for households in Hastings and Rother. This part of the valley is visually exposed and development in this location would be out of character with its surroundings contrary to Policy OSS4 & OSS5 (iii). This part of the valley would be most suited to use as an area of open space, subject to a comprehensive management plan, produced jointly with Hastings, which covers landscape, wildlife and access improvements to the wider areas between Ivyhouse Lane and Rock Lane.	**n/a**	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
HF9	Land at Rock Lane, Guestling	This site straddles the boundary with Hastings Borough Council. The site is location within the High Weald Area of Outstanding Natural Beauty (AONB), and forms part of a green tongue of countryside from Hastings into Rother District. The general area is north-east sloping and undulating land This area appears to a well used, but poorly managed area of open space on the urban fringe. The landscape assessment considers that there is scope to restructure the landscape on the valley sides to create pockets of development, although the entire valley area should be considered as an area for urban fringe management, in line with Policy HF1. A management plan for the whole area will need to be developed to bring forward an area-based initiative to enhance the AONB in this generally despoiled area, which with some small areas of development on both sides of the valley being used to provide wildlife and access improvements to this urban fringe area for households in Hastings and Rother. This part of the valley is visually exposed and development in this location would be out of character with its surroundings contrary to Policy OSS4 & OSS5 (iii). This part of the valley would be most suited to use as an area of open space, subject to a comprehensive management plan, produced jointly with Hastings, which covers landscape, wildlife and access improvements to the wider areas between Ivyhouse Lane and Rock Lane. A small portion (1.75ha) east of Rock lane and adjacent to development boundary was subject to more detailed investigation, but ESCC highways advise it can only be accessed via Austen Way which would require land acquisition to create a junction on the north side. This small section is therefore not considered to have a reasonable prospect of coming forward.	**n/a**	No (red site)
WL2	Land r/o 66-78 Westfield Lane	The site is predominantly greenfield, but does include some previously developed land, and immediately adjoins the existing development boundary on Westfield Lane. The southern third of the site is designated Ancient Woodland, with the High Weald Area of Outstanding Natural Beauty (AONB) immediately abuts the south of the proposed site. The proposed site is remote from existing services particularly those in walking distance, although there is an existing bus route along Westfield Lane. The hilly terrain and busy adjacent road may deter cycling. Any development in this location would be heavily car dependent, contrary to Policies OSS4 and TR3. Even if the land designated Ancient Woodland was removed from the proposed site, any development would be a significant departure from the existing linear pattern of development at this location, creating an unacceptable intrusion into the landscape, contrary to Policy EN1. Access to the site would be difficult to achieve, the existing access to the site is narrow with an existing sub-station at the top of the access where it meets Westfield Lane meaning that it would be difficult to upgrade to provide an acceptable access, therefore contrary to Policy TR3. Maplehurst Drive to north-west is narrow and is separated from the site itself, any potential to achieve an access at this point would require 3rd party land.	**n/a**	No (red site)
			Estimate from current allocations (following reassessment) = 0	
			Estimated New Sites (Green and Amber) = 49	
			Broad Locations = 150	
			Estimated Total (new sites) = 199	

Hurst Green



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

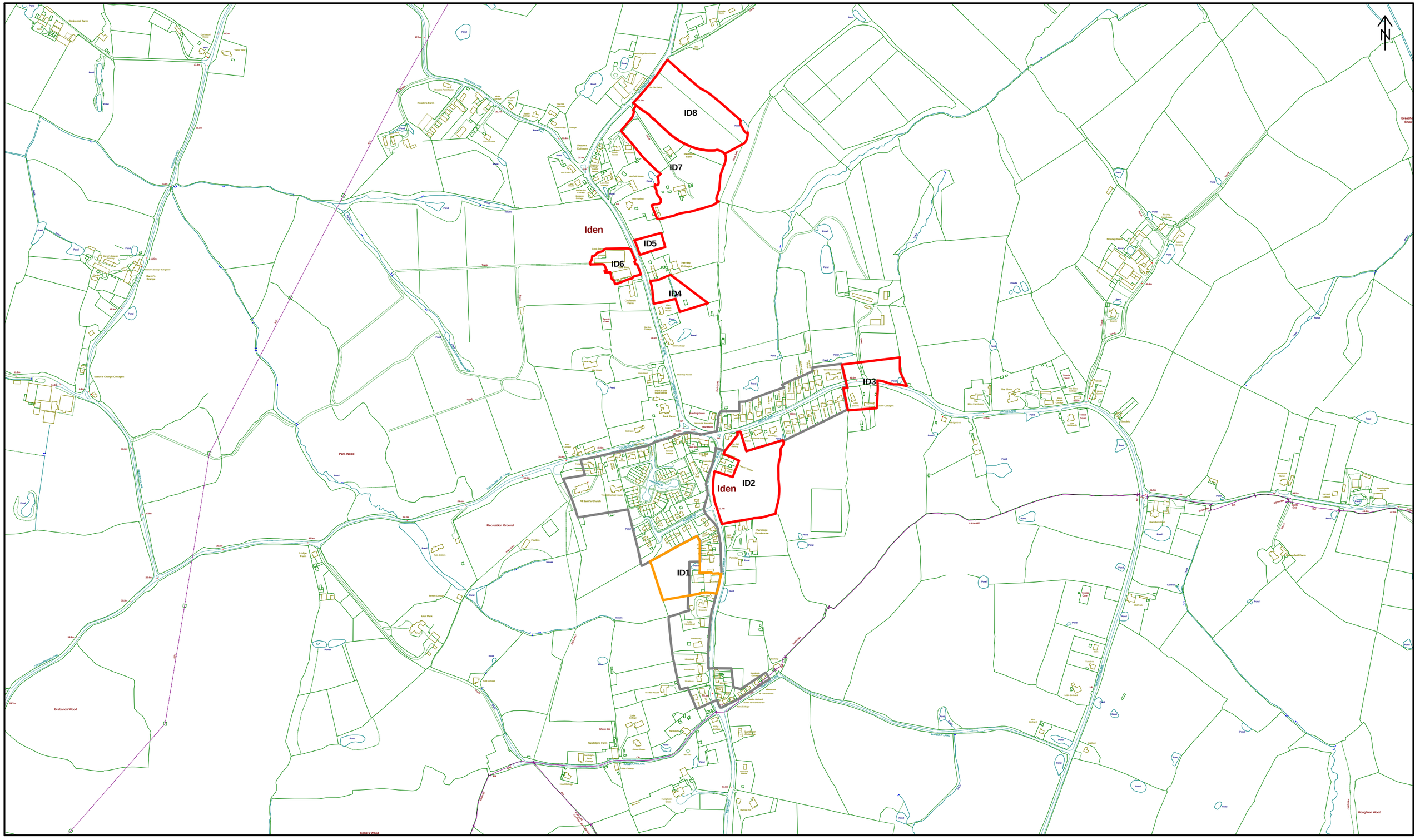
Map Reference: TQ7327

Hurst Green

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
HG10	Land r/o Meadow View Cottages, Foundry Close, Hurst Green	Yes, broad compliance with Core Strategy policies. Potential for residential and/or employment, possibly a car park to serve village. A strong wooded edge would be required to contain new development from the wider countryside, along the east boundary which is a historic field boundary. Good existing access to satisfaction of Highways Agency (via Foundry Close), and relates well to settlement and services therein. Developers contributions would be sought towards highways improvements and traffic management on Station Road (in accordance with Policies TR3 and IM2). Should be considered comprehensively alongside HG7.	Estimated 70- 80 dwellings across HG7 and HG10 (2.4ha total). Subject to retention of important trees, hedge belts and historic field boundary.	Suitable and developable, subject to more detailed investigations (green site).
HG7	Land East of the Old Bakery	Yes, broad compliance with Core Strategy policies. Potential for residential and/or employment, possibly a car park to serve village. A strong wooded edge would be required to contain new development from the wider countryside, along the east boundary which is a historic field boundary. Good existing access to satisfaction of HA (via Foundry Close), and relates well to settlement and services therein. Developers contributions would be sought towards highways improvements and traffic management on Station Road (in accordance with Policies TR3 and IM2). Should be considered comprehensively alongside HG10. A small portion of the site requires further clarification of owner's aspirations.	As above (HG10)	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
HG2	Land to the Rear of Ridgeway, Hurst Green	Burgh Wood is a large ancient woodland situated on the edge of Hurst Green, on land which slopes down to a stream. The wood is dominated by Sweet Chestnut coppice, with patches of ground flora which are rich in species indicative of ancient woodland. It is a designated SNCI, criss-crossed by footpaths that are enjoyed by local people. Whilst this area is not within the SNCI or defined ancient woodland, in practical terms the land is subject to natural restoration and re-colonisation of neighbouring ancient woodland. It is also defined BAP Habitat deciduous woodland. As such its development would bring it into conflict with policy EN5 in particular. Access presents a further difficulty, and require either a loss of a property or loss of garages (Policy TR3).	N/a - not suitable	Not suitable (red site)
HG3	Iridge Place, London Road, Hurst Green – Grade 2 listed Georgian Mansion	No. Rural character of area is not suited to residential intensification. Far from development boundary and includes listed buildings, ancient woodland, BAP habitats (ghyll woodland, wet woodland). Numerous Core Strategy policy issues, including OSS1, OSS2, OSS4, OSS5, RA1, RA2, EN1, EN2, EN5, TR2 and TR3.	N/a - not suitable	Not suitable (red site)
HG4 & HG5	Land South of playing field, Hurst Green	No. Although well contained from the wider landscape, access is problematic and development is ruled out by ESCC Highways advice (policy TR3). Possible alternative option to extend village car park in order to encourage more vehicles to utilise local services, may be more feasible - although hampered by 175m walking distance to A21 and would require further investigation. In addition, there are likely ownership constraints (Policy OSS4ix)	N/a - not suitable	Not suitable (red site)
HG6	Land South of Lodge Farm	Site 'reads' as part of wider landscape, and development would constitute further ribbon development. Landscape issues - views out of site northwards. Footpath provides a natural village boundary at this point. Highways Agency indicate it is against their policy to create a new access to the A21 for safety/capacity reasons and would prefer development of sites HG7 and HG10. Issues with policies, including TR3, RA1, RA2, OSS1, OSS3, OSS4 and OSS5.	N/a - not suitable	Not suitable (red site)
HG8	Land between Brambles and Atherstone, Hurst Green	No, would constitute further ribbon development far removed from village core and services. Rural character of area, prominent in AONB landscape to south and south-west. Access via Historic AONB routeway and immediately to the west the highway is a 'sunken lane' of typical HW AONB character. Site is defined as area of BAP Habitat deciduous woodland and abuts SNCI ancient woodland. NE standing advice regarding buffers to ancient woodland apply and further limit developability. Issues with policies, including OSS1, OSS4, OSS5, RA1, RA2, EN1, EN2 and EN5.	N/a - not suitable	Not suitable (red site)
HG9	Land at Yew Tree Farm, Hurst Green	No. Wholly rural area, detached from built form of village and relating to the wider landscape. Forms part of valley side to the east of village and of the rural setting of the settlement, criss-cossed by historic AONB field boundaries. Issues with policies, including OSS1, OSS4, OSS5, RA1, RA2, EN1, EN5 and possibly TR3.	N/a - not suitable	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
HG11	Land adj. To the White House, Burgh Hill, Hurst Green	Clear constraints and obstacles to further ribbon development in AONB. Loss of critical green gap at this fringe location weighs against development. Other sites in Hurst Green relate much better to central core of village services (particularly since Etchingham primary school is relocating). Issues with Core Strategy policies, including EN1, RA1, RA2, TR3, OSS1, OSS3, OSS4, OSS5, in particular.	N/a - not suitable.	Not suitable (red site)
			Estimated Total (New Sites): 70-80	

Iden



BX1 Site Numbers (eg.BX1)	Broad Location
Green Site (see sites table for detail)*	ID Local Plan Allocations 2006
Amber Site (see sites table for detail)*	ID Large Site Commitments (as at base date 01/04/2013)
Red Site (Rejected – see sites table for detail)	Development Boundary

(*Sites are subject to more detailed investigations)

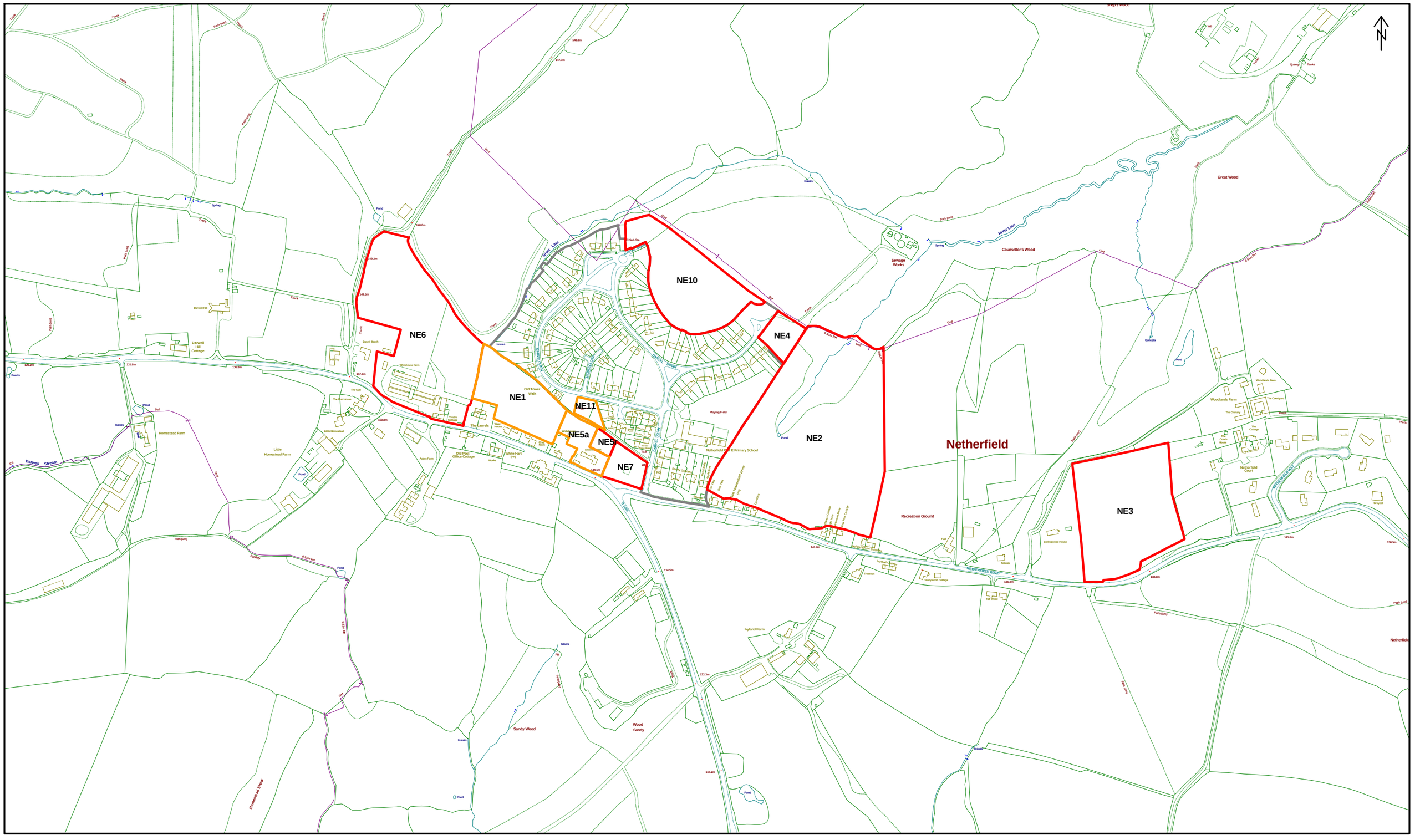
Map Reference: TQ9123

Iden

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
ID1	Land behind 'Conkers'	Yes suitable site for development providing access and viability can be achieved. Currently sits outside the development boundary (Policy OSS3). The site is flat and is fairly well contained. There is by heavy vegetation on the boundaries limiting views in and out of the site. Surrounded by residential to the east and south east but open countryside to the west and south west. The site is relatively central to the village and close to local amenities (Policy RA1). Development of ID1 would contribute to an affordable housing need identified by the Parish. The site equates to approx. 0.6 hectares and would accommodate approx. 15-16 units of which 40% would be affordable (policy LHN1 and LHN2). The site should also accommodate a viable mix of at least 30% of units 1 or 2 bed to attract more affordable units. Listed buildings on the south eastern boundary known as 'Conkers' and East View respectively. Both listed buildings and their settings are important to the character of the village and should be retained (Policy EN2). Care should be taken to respect the amenity value and setting of adjoining properties (Policy OSS5) and could impact on the net developable area that can be achieved. Access would be delivered off Ellesmead subject to an agreement can be reached with the landowner (Policy TR3). Further viability appraisal possibly required in light of ransom strip demands. The PC has identified a shortfall in quality play space and would seek a contributions towards play equipment for the local village (Policy CO1 and IM2)	Estimated 12	Suitable and developable, subject to more detailed investigations (amber site)
ID2	Land adj to Meadow View, Main Street	No. The site is centrally located and is outside the existing settlement boundary, located on the eastern flank of the village which is rural in character in character with views into open countryside. The delivery of ID2 would be constitute negative encroachment into the AONB and would harm the setting of the village. Development at ID2 would be contrary to Policy OSS3,OSS5, EN1, RA1, RA2	N/a	No (red site)
ID3	Land at Grove Farm	No. The site is located outside the development boundary but at the end of Grove Lane. The current use is an operational Equestrian Centre. ID3 is bisected by Grove Lane with three dwellings on the southern part of the site. A listed building is adjacent to the western boundary and a pond is in the eastern corner. Amenity of adjacent properties could be impacted with further intensification of development at ID3. The equestrian centre is a key rural activity and should be retained as an important contributor to the rural economy (Policy EC2, Policy RA4). Grove Lane would require an upgrade to improve capacity for vehicular and pedestrian traffic. Contrary to policy OSS3, OSS5, RA1, TR3	N/a	No (red site)
ID4	Land at Iden Coach House	No not suitable. The site is located outside the development boundary and detached from the main body of the village and subsequently from main village services. Development here would contribute to ribbon development along the Wittersham Road. Within the AONB. Contrary to Policy OSS3, OSS4, OSS5 Policy RA1, Policy EN1	N/a	No (red site)
ID5	Land at Herring Cottages	No. ID5 is sited outside the settlement boundary and detached from the main village. ID5 is located along Wittersham Road and there is a strong sense of place. Development would impact on the character of the area, contribute to ribbon development and should be resisted. Contrary to Policy OSS3, OSS5, RA1, EN1	N/a	No (red site)
ID6	Land at Orchard Farm House	The site is currently in employment B use class. Previous application for housing submitted in 2012 but refused on the grounds the site is detached from the main body of the village and outside the settlement boundary. ID6 relates poorly with the village but would also contribute to ribbon development on Wittersham Road where the character is distinctly rural in character and in particular on the setting of the AONB. Employment sites in rural areas should also be retained. Housing on this site would be contrary to OSS3, OSS5, RA1, RA2, EN1, EC3	N/a	No (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
ID7	Land at Idenfield Farm	No. The site is approx. 5 acres and is detached in distance from village fringe in a unsustainable location. There is no continuous pedestrian footpath connection to the village which would be contrary to Policy TR3. Located in the AONB and very rural in character, a housing development here would would have a negative impact on the AONB landscape. Contrary to Policy OSS1, OSS3, RA1, EN1, TR3	N/a	No (red site)
ID8	Land off Wittersham Road	No. The site is located outside the settlement boundary and approx. 700 metres north of the village. Poorly related to services and rural in character, development of ID8 would have a negative impact on the AONB and would not conform to sustainability principles advocated in the Core Strategy. Contrary to policy OSS1, OSS2, RA1, RA2, EN1.	N/a	No (red site)
TOTAL			**New Sites Estimated: 12**	

Netherfield



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BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

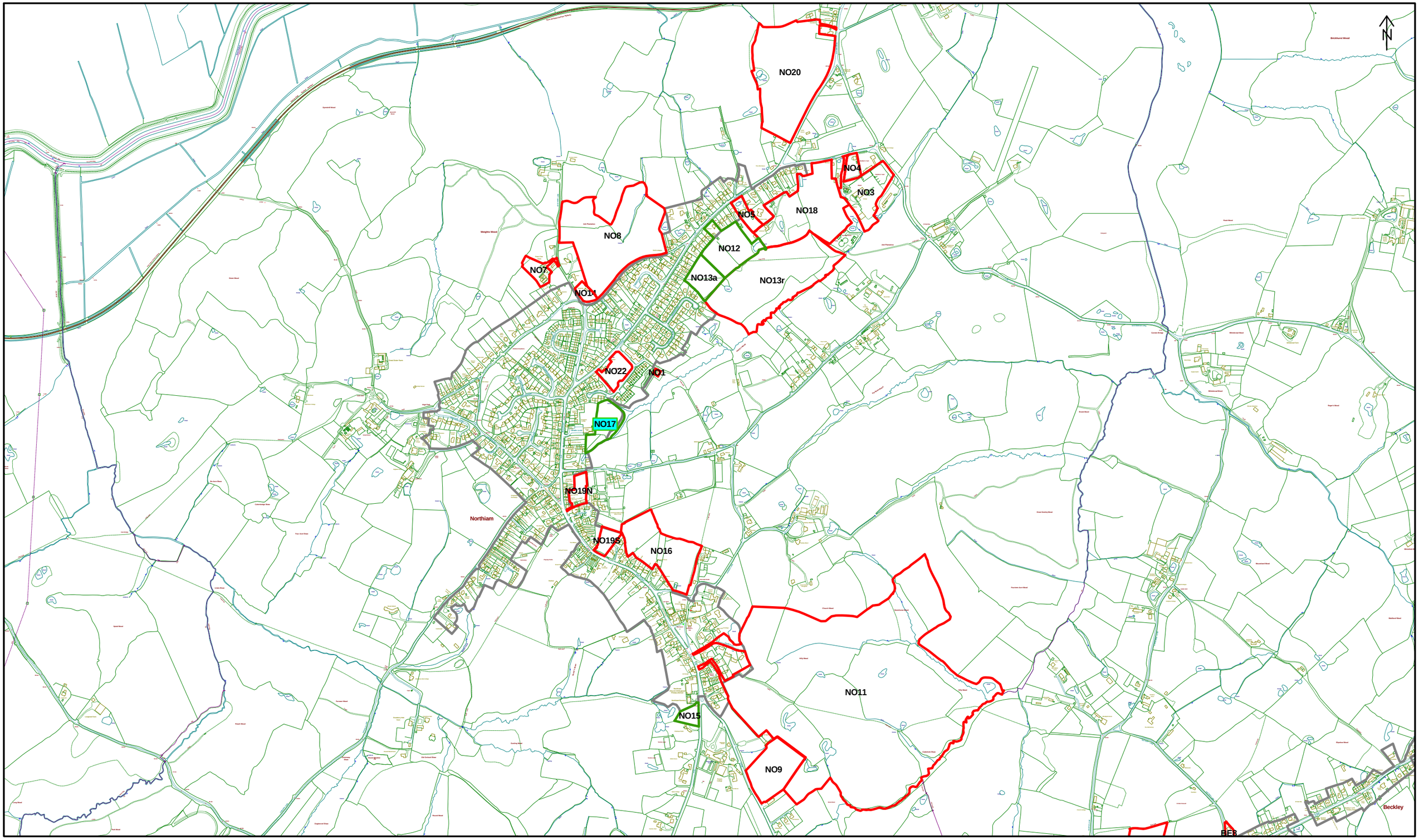
Map Reference: TQ7118

Netherfield

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
NE1 , NE5a and NE11	Land South of Darvel Down	Together with adjacent site NE5, NE1 is the preferred area for a comprehensively considered extension to Netherfield village, in reasonable proximity to primary school, shop/PO and bus service. Compliant with Policies OSS1, OSS2, OSS4, OSS5, TR3 and RA1. Broad compliance with Policy EN1. Landscape impact is limited to a short distance, with views only from the western side. ESCC landscape officer commented "High quality development in a strong landscape setting could enhance the local landscape character. Areas visually contained from wider AONB" (Sept 2010) Access: The Highways Authority will only accept vehicle access from north onto Darvel Down, and not southwards onto B2096 for safety reasons. There are two possible vehicle access points from Darvel Down. The western one suffers from the fact that there are no footways connecting to the village centre, either in front of the children's play area or in front of the houses built on the former water tower site. An alternative access has emerged at the suggestion of Battle Town Council via the existing children's play area. The latter option would conform with Policy TR3, but would require replacing and re-siting of children's play area within Netherfield - one possible option being on open space opposite post office. Pedestrian access to B2096 is also problematic from a safety perspective at most points due to lack of footways width or potential for widening. Development of the NE5 frontage does provide an option for pedestrian access however. Public transport provision is poor, and reaching the bus stop currently involves lengthy detour for pedestrians. This issue that may be addressed by new more direct pedestrian access via NE5 to B2096 and bus stops. Permeability for pedestrians/cycles is key from both NE1 and NE5, layout needs to allow access to east (school, shop, open space), north (footpaths and wider residential area) and south (bus routes, pub). Traffic Management: Pedestrian connectivity eastwards to main village could be improved both by possible new connections via NE of site to connect to existing footpath, and via south of site to B2096. There should be a defined crossing point at the safest location. Trees and Vegetation: in 2011 a TPO was issued across the whole access area which stated "Several trees of whatever species comprising mainly broadleaf trees". Site visit suggests access should be possible with minimal harm to trees, but requires confirmation. Larger area of TPO trees at NE of NE5 should be incorporated into neighbouring open space as land swap for loss of open space at preferred access point (see site NE5r below). Trees at north frontage to be retained and incorporated within layout and possibly within a new public open space at interchange with existing community (at NE1 frontage). New planting on road frontage to act as informal traffic calming. Other use options for the strip between the trees and Darvel Down are recycling areas and/or residents parking area. Layout to incorporate buffer planting at boundaries with residential neighbours. Archaeological Notification Area – across whole site. ESCC advice needed. Community Benefits • Developer's contribution towards public transport improvements. • Increased permeability to key nodes, particularly bus service on B2096. • Improved /enlarged open space on site incorporating TPO trees. New play equipment. Issues Regarding NE5 specifically, If existing property remains, estimate small number can be achieved on remainder given site constraints of TPO and need for buffer to playground. Would lend itself to courtyard style development Replacement of existing property would allow a frontage development of terrace cottages on B2096 (estimated 8 dwellings, in addition to the above). This would allow: Development of 2m footway of B2096. Creation of a pedestrian access to B2096 to serve wider area of sites NE5, NE1 and Darvel Down. Incorporation of TPO trees (in NE corner of site NE5) within public open space to east as a corner area of natural greenspace,	Approx 48 dwellings across sites NE1, NE5a and NE11 as comprehensive redevelopment scheme.	Suitable and developable, subject to more detailed investigations, including of some key factors (amber site).
NE10 & NE4	Land north east of Darvel Down	Not suitable. Loss of woodland. No current TPO. Not listed as either Ancient Woodland or Biodiversity Action Plan Habitat Standard Woodland (although woodland abutting to the north is defined as such). However, tree officer advice has raised sufficient concerns to rule out the site. Contrary to Policy EN5	N/a - not suitable	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
NE2	Land east of Darvel Down, Netherfield	Not suited to built development at this location. Poorly related to existing development boundary. Restricted by landscape - Views in and out of site from north east direction. BAP habitat and HW AONB feature Ghyll Woodland on site. Adjacent Wet Woodland crosses northern boundary. Stream and BAP Habitat pond central on site. ESCC notified site. Difficult to envisage mitigation that could reduce landscape impact to any significant degree given the exposed nature of the site. Issues with policies, including OSS1, OSS2, OSS3, OSS4, RA1, RA2, EN1, EN2 and EN5.	N/a - not suitable	Not suitable (red site)
NE3	Land west of Netherfield Court, Netherfield	Not suitable. Rural location not well related to existing development boundaries or development. Landscape impact. ESCC Notified minerals site. No development opportunities at this rural location. Issues with policies, including OSS1, OSS2, OSS3, OSS4, RA1, RA2, EN1, EN2.	N/a - not suitable	Not suitable (red site)
NE5r	TPO area Swallow Barn	See description of main site 'Land South of Darvel Down' above. NE5r represents a small portion of the wider site encompassing TPO trees that may be appropriate to incorporate within neighbouring open space, possibly as partial compensation for loss of open space at preferred access point.		
NE6	White House Poultry Farm, Netherfield	No, not suitable. Valued business use, predominantly single storey. Two storey buildings would have a landscape impact. Loss of existing rural business. Unsustainable Development boundary extension. AONB, ESCC Notified Mineral Site, Setting listed building issues. Contrary to policies, including EC3, RA1, OSS1, OSS2, OSS4, OSS5, EN1.	N/a - not suitable	Not suitable (red site)
NE7	Land at Darvel Down, Netherfield	Not suitable. Loss of valued community open space in position that is relatively exposed in AONB landscape. Contrary to policies, including CO3, CO4, RA1, EN1.	N/a - not suitable	Not suitable (red site)
			Estimated Total (New Sites) 48	

Northiam



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ8325

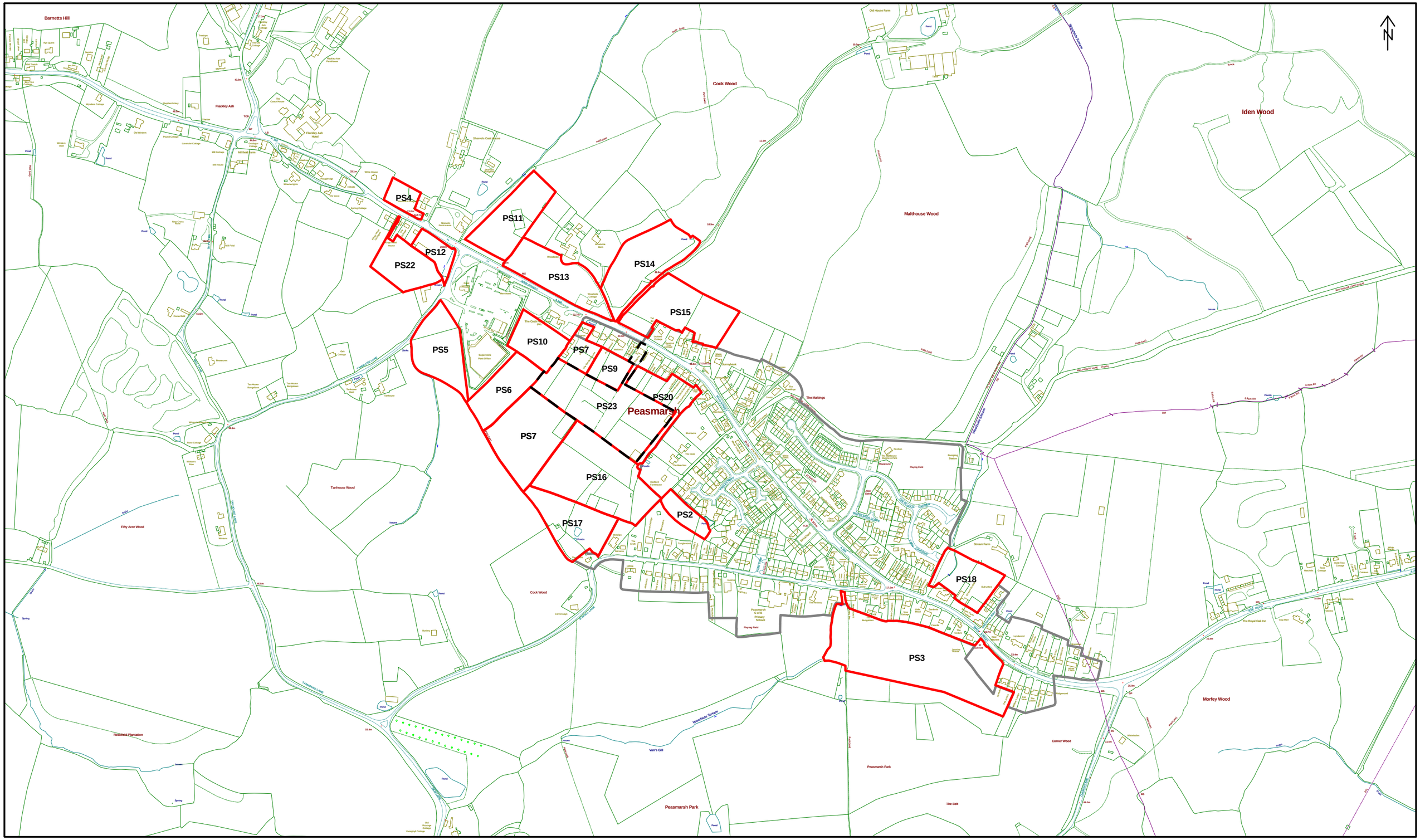
Northiam

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
NO12/ NO13	Land at Donsmead, Station Road, Northiam	Land at Donsmead is sited behind existing ribbon development along Station Road. NO12 consists of two paddocks which are fairly enclosed from the wider AONB landscape but is still sited outside the existing settlement boundary and contrary to Policy OSS3. The County's Land Assessment stipulates there is possible capacity to accommodate development here providing it was close to the village fringe at this location with appropriate mitigation in place including strengthening field boundaries and tree belts. However any development potential would still be subject to the other policies in Core Strategy. Two ponds are located within the boundaries of NO12/NO13 and there is scope for of enhancement of green infrastructure in accordance with Policy EN5. Initial assessments from Highways have indicated a safe access into NO12 can be readily achieved via removal of the Donsmead property (Policy TR3). Along with NO12, NO13 is also located outside the settlement boundary and contrary to Policy OSS3, OSS4. There is a right of way which runs along the western boundary and bisects (north west to south east) NO12 connecting up to the nearby industrial estate to the east. The northwest section of the site is reasonably well enclosed and consists of a small donkey paddock however nearby existing residential properties on the western and northern boundary would have to have their amenity respected with a sufficient buffer zone (to accord with Policy OSS5). Given the relative enclosed nature of this part of NO13 development potential is acceptable on the north west parcel of land only – but it should come forward as part of overall development package alongside NO12. The remaining southern half of NO13r, indicated in red, slopes from north to south with views across the valley. There is a tree belt sited along the southern boundary and could be strengthen to minimise visual intrusion into the countryside. No housing or employment potential on the lower slopes of NO13 as it would constitute unacceptable encroachment into the AONB. However recreation or the development of a green space is an appropriate use for the southern half of NO13 and should be linked with any proposed development. NO12 and NO13 was previously indicated in the 2010 SHLAA as a red site because of its relative distance away from the core of the village; contributes to ribbon development along Station Road and its relatively poor sustainability credentials. The only shop located in Northiam is sited on Station Road (approx. 450 metres from the edge of NO12). The Village Hall is also located on Station Road and is also within reasonable distance of NO12/NO13. There is also bus stop located on Station Road which affords access to an hourly service connecting Northiam with the wider locality. The developers have also been in informal discussions with local stakeholders to address any shortfall in local infrastructure capacity as well as the possibility of improving community facilities in the village (Policy OSS4, IM2) whilst the development of NO12/NO13 is outside the settlement boundary it is contrary to Policy OSS3 there is scope upon balance of considerations including the provision of community infrastructure to the village to warrant further investigation.	Est 66	Suitable and developable, subject to more detailed investigations and analysis (green site).
NO15	Land South of Northiam C of E Primary School	Approximately 0.3ha in size NO15 is sited south of the existing primary school but abuts the southern urban fringe of Northiam. Outside the existing settlement boundary (OSS3) NO15 is well enclosed and in keeping with the form of the village. The site also has relatively strong sustainability credentials being relatively close to the historical core of the village and readily accessible by foot to local amenities including the local school, dentist and local church. NO15 also abuts the Conservation Area and care should be taken not to compromise the setting, existing pattern of development or the integrity of the CA (policy EN2). Highways advice stipulate access can be achieved off the A28 where site lines are good, although opposite a junction. ESCC Highways advise "Visibility achievable along whole of site frontage onto Main Street. Access position should be at either furthest north or south points of the site frontage." Conformity with Policy TR3. There is a property located to the south of NO15 any proposal should respect the amenity of the existing property as well as character and appearance of the locality (Policy OSS4 and Policy OSS5). The site is reasonably well enclosed with a thick tree belt fronting onto the A28 although where possible this should be retained and enhanced (policy EN5).	Est 6 dwellings	Suitable and developable subject to more detailed investigations and analysis (green site).
NO1	Land r/o 23 Goddens Gill (Hall), Northiam	Currently in community use but outside the existing the settlement boundary (Policy OSS3, OSS4, OSS5) and in the AONB (Policy EN1, RA2). Shared access with access to residential garages. NO1 is relatively well screened from the wider landscape but is surrounded on three sides by ancient woodland and wet woodland (policy EN5) and could impact on net developable area. Any proposal to include it for housing would be contrary to Policy CO1 (loss of community facilities).	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
NO3	Coppards Lane Industrial Estate	NO3 is an important local employment estate with several occupiers currently in operation. The land gently falls from north to south but nevertheless within the AONB (Policy RA1, Policy OSS3, Policy EN1). Detached from the main village it is not well related in terms of village fringe nor is it accessible to local amenities and services (contrary to RA1, OSS4, OSS5). NO3 should be retained for employment purposes as Northiam is identified in the CS as having a requirement for further employment to support the vitality of the village. Development at NO3 for housing only would be contrary to Policy EC3 subject to the criteria set by the policy.	N/a	Not suitable (red site)
NO4	A H S Limited, Coppards Lane, Northiam	No, Adjacent to wider Coppards Land Industrial Estate, NO4 is located on the north east fringe of Northiam and is currently in use as an employment site but within the AONB. As with NO3 it should retain for employment purposes and does not relate with the village fringe and is relatively distant from many of the villages amenities. Contrary to Policy OSS1, OSS4, OSS3, RA1	N/a	Not suitable (red site)
NO5	Land at Timber Lodge, Northiam	No not suitable for housing. NO5 is approximately 0.4 ha is sited within the existing settlement boundary and consists of an existing property and associated backland. A pond is located in the front of the property (Policy EN5). The existing residential property (retained) fronts onto Station Road and contributes to a strong build line of low density dwellings. Further intensification of housing fronting onto Station Road here would be at odds with the general streetscape character Policy EN3, Policy OSS5. The backland associated with NO5 is considered too small to accommodate six dwellings and above and has been discounted from the process.	N/a	Not suitable (red site)
NO7	Land at Friars Cote Farm Buildings, Northiam	NO7 is located outside the settlement boundary and within the AONB (Policy OSS3, Policy EN1 are applicable) and located on a prominent ridge. Wet woodland and ancient woodland to the north which could impact on net developable area (Policy EN5). Redundant farm buildings will require further investigation but general loss of farming practices and loss of agricultural buildings will generally be resisted as it would be contrary to the vision of the CS to create a viable rural economy (Policy RA2 and Policy RA3). In addition the ESCC Landscape Assessment stipulates this area has long views, a strong sense of place and development should be resisted on open slopes. Poor access via a single unmade track will require significant upgrading to accommodate significant of housing (Policy TR3). There are better sites located in on the edge of the village which relate better to the village fringe, less of a landscape impact and are more sustainable in relation to access to local services (Policy RA1). Development of NO7 would harm the character and setting of the village. Not suitable for housing.	N/a	Not suitable (red site)
NO8	Land at Friars Cote Farm Field, Northiam	Located outside the settlement boundary within the AONB (Policy OSS3, OSS4 and Policy EN1 applies). Further loss of farming practices would be contrary to Policy OSS1(e) and Policy RA2 (i) in which the CS vision supports and promotes sustainable land based industries to underpin the rural economy. N08 is relatively distant from the village's main amenities and services in comparison to other sites (Policy RA1). The County Landscape Assessment also stipulates development of NO8 would impact negatively on AONB with better sites located elsewhere and would be contrary to Policy EN1 (i). NO8 also form part of a historic field boundary network identified by the High Weald AONB Unit which is integral to the character of the AONB. Gill woodland to the north identified to the north. Not suitable for housing	N/a	Not suitable (red site)
NO9	Land east of Frewen College, Northiam	Located outside the settlement boundary and within the AONB but also in use for agricultural purposes, its loss to housing would be contrary to Policies OSS3/OSS5/EN1. The field boundary is also a key AONB key feature identified by the High Weald Unit and should be retained. Adjacent to B2068 but far removed from the main core of Northiam, local amenities and services in an unsustainable location, development of NO9 would be contrary to Policy RA1.	N/a	Not suitable (red site)
NO11	Land east of Hayes Plat, Northiam	Large rural area adjacent to B2068 to the south of Northiam and outside the settlement boundary (OSS3). The western end of NO11 is the high point and the landform gently descends to south and east. There are several species of trees (including oak, lime and sycamore) scattered across site at field boundary but significant ancient woodland located to the north and east of the site as well as several ponds located within the site boundary (Policy EN1 and EN5 would apply). There is some development potential at the western end where it abuts the village fringe but it is also is the most exposed part of the site.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
NO14	Land at Newlands, Northiam	Located off Dixters Lane C20NO14 lies outside the settlement boundary and within the AONB (policy OSS3 and OSS4 applicable) the boundaries are well screened by a thick tree belt (Policy EN5) Dixters Lane could provide access although an alternative would be Crockers Lane although this is a single unmade track and will have to be upgraded to make it acceptable in Highways terms. (Policy TR3). The site is exposed to the wider countryside and the County's Landscape Assessment stipulates this part of the village fringe is more exposed in the landscape than other parts of Northiam and development here is unacceptable. Given access constraints and the elevated nature of NO14, the site is not suitable for housing.	N/a	Not suitable (red site)
NO16	Land r/o Swallows, Main street, Northiam	Right of Way (footpath) crosses close to East boundary and the site abuts the existing Conservation Area. NO16 sits within the ANOB and outside the settlement boundary (OSS3, OSS4, EN1) but is centrally located behind existing properties fronting onto Main Street (one of which is listed) as well as the setting of the Conservation Area (Policy EN2). Access would be delivered off Fullers Lane but would require upgrading to improve capacity of any significance (Policy TR3). Given the strong sense of place and rural character in this part of village fringe landscape constraints would prohibit any significant development here.	N/a	Not suitable (red site)
NO18	Land adj to Little Haven, Station Road	NO18 is located to the northeast of the Northiam within the AONB and relates poorly to the centre of the village. Development at NO18 would be contrary to Policy EN1, Policy RA1 and Policy OSS3. Goddard industrial estate is located to the east while the sewage works abuts the southern boundary of NO18 (Contrary to Policy OSS4 and Policy OSS5).	N/a	Not suitable (red site)
NO19s/NO19/ NO10W	Blue Cross Animal Hospital	NO19s/NO19/NO10W would all be considered together as a comprehensive development. However there are significant access issues attached with this location (contrary to Policy TR3). Beales Lane is a historic routeway and would be difficult to upgrade to an appropriate standard. Further access options to the north and south are constrained by poor visibility or the requirement to removal a property within a Conservation Area in order to have a sufficient, safe viable vehicular access. Regard should be given to the close proximity of NO19s/NO19/NO10W next to Conservation Area and a number of listed buildings (Conformity to Policy EN2). Not suitable for housing.	N/a	Not suitable (red site)
NO20	Ballards, Station Road, Northiam	Located to the north of Northiam, NO20 is detached from the village fringe and relates poorly in terms of local services. Located in the AONB. Contrary to Policy OSS3, OSS4, RA1, EN1. Not suitable for housing.	N/a	Not suitable (red site)
NO21	Muddy Duck Restaurant	Currently occupied as a restaurant the former pub is listed and sits within Conservation Area in the centre of the village. Comprehensive redevelopment of the site would also require the demolishing the existing listed building subsequently harming the integrity of the conservation area and would be contrary to Policy RA1 (i) and Policy EN2	N/a	Not suitable (red site)
NO22	Goddens Gill Amenity Area	Partially within the settlement boundary (OSS3 would be applicable) NO22 is a well-established open space serving the local community. The loss of NO22 for housing would be contrary to Policy CO3. NO22 is identified in the Open Space and Recreation Study and it meets a requirement for recreational open provision for the village. Not suitable for housing	N/a	Not suitable (red site)
			New Sites Estimate: 72	

Peasmarsh



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BX1 Site Numbers (eg.BX1)	Broad Location
Green Site (see sites table for detail)*	ID Local Plan Allocations 2006
Amber Site (see sites table for detail)*	ID Large Site Commitments (as at base date 01/04/2013)
Red Site (Rejected – see sites table for detail)	Development Boundary

(*Sites are subject to more detailed investigations)

Map Reference: TQ8822

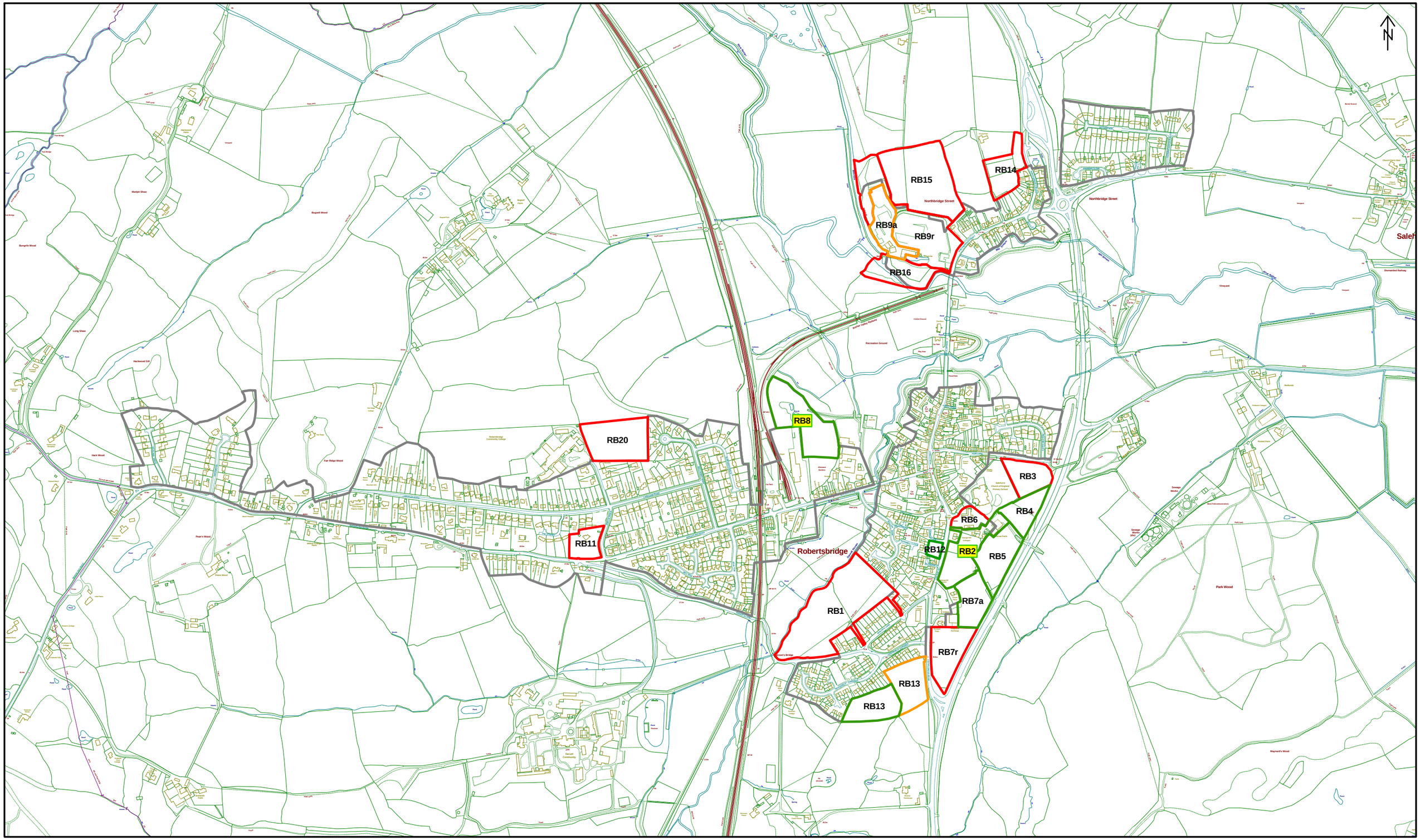
Peasmarsh

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
PS23	Land at Pippins, Main Street, Peasmarsh	PS23 is been identified as a Broad Location. Outside the settlement boundary and behind the existing residential properties that front onto Main Street the Broad Location is relatively central to local services and in a sustainable location. Policy OSS3 and Policy RA1 are applicable. Initial assessment indicates only partial development maybe appropriate for the northern half of the PS7s as the southern half extends into the open countryside. The southern boundaries of the Broad Location extend to the south as far as the existing building pattern to the east. Further encroachment to south would extend into the open countryside and should be resisted. The northern boundary is sympathetic to the existing long curtilages of gardens of the properties which front onto Main Street. Further assessment of access arrangement is required as frontage onto the A268 is not part of PS7s submission. A pond (identified by the AONB key features map) is located on the frontage could also impact on the viability of an appropriate access. However PS23 has indicated a possible access (via PS21) and warrants further investigation. The Broad Location is relatively flat and is a mixture of enclosed gardens, paddocks and fields but is contained within the wider landscape. The County's Landscape Assessment identity this part of the village has some capacity to absorb development without wider encroachment into the AONB countryside. It is appropriate to identify PS23 as a Broad Location as there is a requirement to investigate local infrastructure capacity following consultation with the Parish and further work is required regarding landownership status and access arrangements. Policy OSS3, OSS4, OSS5, TR3, IM2, RA1 are applicable.	Estimated 50	Broad Location
PS2	Land to rear of Farleys Way, Peasmarsh	Within the settlement boundary but elevated greenfield site behind residential properties. A pond is located on the northeast boundary of the site. Flood maps indicate some surface water flooding to the north of the site (Farleys Way) (Policy EN7, Policy OSS4 and Policy OSS5). No obvious access into the site which would mean the demolition of a property to the north to gain access Policy TR3 applies. Not suitable for housing.	N/a	Not suitable (red site)
PS3	Land at Tanyard Field, Peasmarsh	PS3 is located outside the settlement boundary and at the southern end of the village relatively distant from village's main services. (Contrary to OSS3, OSS4 and Policy RA1 applies). Rising ground and visible from the A268. ESCC's landscape assessment stipulates this part of the village is more open countryside and integral to the overall setting of the village. Local consultation has indicated possible issues with surface water flooding (policy EN7) in this locality. There are better sites located elsewhere in the village closer to services and less impact on the landscape. Not suitable for housing.	N/a	Not suitable (red site)
PS4	Land at Old House Paddock, Peasmarsh	Informal paddock area outside the settlement boundary and detached from the main village. Contrary to Policy OSS3, OSS4, Policy EN1 and Policy RA1.	N/a	Not suitable (red site)
PS5	Land north east of Tanhouse, Tanhouse Lane, Peasmarsh	Adjacent to supermarket but outside the settlement boundary and detached from the village fringe. A right of way bisects the northern half site and the landform is gently undulating. Evidence of some surface water flooding indicated on the western boundary. Contrary to Policy RA1, Policy OSS3, OSS4, OSS5 and EN7.	N/a	Not suitable (red site)
PS9	Land r/o Welbeck, Main Street, Peasmarsh	Outside the settlement boundary (contrary to Policy OSS3, OSS5) and located behind existing properties. Part of site may have potential if amalgamated with adjoining land and consideration given to consolidation of built form at the western side of the village. The multi ownership means PS9 is difficult to bring forward and no certainty of delivery. If had been available it would be developed alongside, and accessed via, neighbouring PS21. Relatively close to the centre of the village and near amenities (Policy RA1). Policy TR3 is also applicable.	N/a	Not suitable (red site)
PS10	Land to the Rear of the Cock Horse Inn, Main Street	PS10 is a caravan park and there is a presumption against loss in tourism accommodation and considered to be a vital part of the local economy. Its loss would be contrary to Policy EC6. PS10 is also part of a historic field boundary network and integral to the character of the AONB. Also identified as open space. Development here would be contrary to Policy EC6, Policy EN1, Policy CO3, Policy RA2 and Policy OSS5. Not suitable for housing.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
PS11	Land east of Sharvels Farm House, Main Street, Peasmarsh	Not suitable for housing. PS11 is located outside the settlement boundary and within the AONB. Adjacent to Listed Building and abuts a Right of Way. A strong sense of place and no public pavement but is directly opposite the supermarket and near the local pub. There is indication of surface water flood on the western boundary. Currently private parkland/pastural with tennis court used as extended domestic curtilage of Woodside, a large Grade II dwelling to the east. The landowner is not promoting the site. The A268 abuts the southern boundary but the site is well screened from the road. Policy RA1, OSS3, OSS4, OSS5, TR3 are applicable.	N/a	Not suitable (red site)
PS12	Land west of Pond Cottage, Tanhouse Lane, Peasmarsh	PS12 is detached from the main village and outside the settlement boundary development here would be contrary to Policy OSS3, OSS4 and Policy RA1 contributing to ribbon development and extension of the village pattern.	N/a	Not suitable (red site)
PS13	Land at Woodside Cottage, Main Street, Peasmarsh	PS13 is outside the settlement boundary and within the AONB. There is significant tree coverage in the site. No opportunities due to character of site and impact on setting of listed building to the north. The landowner is not promoting the site.	N/a	Not suitable (red site)
PS14	Land east of Woodside Barn, Peasmarsh	Outside the settlement boundary (Policy OSS3 applicable) and north of the A268. Ancient & Semi-Natural Woodland adjacent to North and Eastern boundaries which would limit the net developable area. The southern boundary has direct access onto the A268 but would require significant clearance of the trees in order to secure a safe, viable access. PS14 is rural in character with a strong a sense of place, housing here would encroach into the wider open countryside. The County's Landscape Assessment stipulates there is 'low' capacity here to accept significant housing within this part of the village landscape. Policy TR3, Policy EN1, Policy EN5 would apply. Not suitable for housing.	N/a	Not suitable (red site)
PS15	Land north of Leyland Cottage, Main Street, Peasmarsh	PS15 is sited outside the settlement boundary and north of A268. Site has Ancient Woodland and right of way footpath. Close proximity to services and facilities. Abuts existing development boundary. Development here would result in significant tree loss along the frontage for the access. The curtilage of PS15 is also within a historical field boundary network and integral to the character of the AONB. Contrary to Policy EN1. The County's Landscape Assessment stipulates there is 'low' capacity here to accept housing development within this part of the village landscape. Issues relating to Policy OSS3, 0SS4, EN1, EN5, TR3. Not suitable for housing.	N/a	Not suitable (red site)
PS16	Land west of Redford Farmhouse, Peasmarsh	Habitat map indicates historical orchard and is also BAP opportunity. The site sits within the wider AONB and outside the settlement boundary. Poorly related to the village services even though it abuts the development boundary. The eastern field relating to PS16 is also identified as a historical field boundary network and is integral to the character of the AONB. Contrary to Policy EN1 PS16 is landlocked and would not be delivered in isolation but as part of a wider scheme however the character is wholly rural in nature. Issues relating to Policy OSS3, 0SS4, EN1, EN5, TR3. Not suitable for housing.	N/a	Not suitable (red site)
PS17	Land west of Mendips, Peasmarsh	PS17 is located outside the settlement boundary and within the AONB wider landscape. Policy OSS3 and Policy EN1 are applicable. Ancient woodland is located to the south of PS17 (Policy EN5). Inadequate access capacity via School Lane to support increase volume of vehicular traffic, it would require an upgrade to accommodate significant development (Policy TR3 would be applicable). In addition the field boundaries have been identified as part of a network of historic field boundaries and are integral to the character of the AONB. Policy EN1 is applicable. Not suitable for housing.	N/a	Not suitable (red site)
PS18	Land at Stream Farm, Main Street, Peasmarsh	Surface water flooding maps indicate possible flooding on the lower half of the PS18. PS18 is located on the village fringe, comprising of discrete land parcels under multiple ownership but outside the settlement boundary (Policy OSS3, OSS4). Sloping ground, with land facing 'in' to built form of village. The close proximity to Listed Buildings will impact on net developable area (Policy EN2). Planning history search reveal previous applications for housing have been refused on the grounds of a negative impact to neighbouring properties, impact on open countryside. Policy OSS3, Policy OSS5, Policy RA1, Policy EN2 and Policy EN5 would apply. Not suitable for housing.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
PS20	Land r/o Welbeck, Main Street	Residential backland. Within the settlement boundary and close to existing services. Development of PS21 would leave several properties without amenity space and would be contrary to Policy OSS5. PS20 also traverses several properties and landownership status is clear. Identified as part of the internal SHLAA process. Not suitable for housing.	N/a	Not suitable (red site)
PS22	Kings Head Land, Tanhouse Lane. Peasmarsh	PS22 is located outside the settlement boundary and contrary to Policy OSS3. The land is currently used is used for pasture and detached from the village fringe although close to the supermarket. There is a strong sense of place as the land rises east to west in open countryside. The County's Landscape Assessment stipulates there is 'low' capacity here to accept significant housing within this part of the village landscape. The historic field boundary has been identified by the AONB unit as integral to the character of the AONB. PS22 is also identified as BAP historical orchard and Policy EN5 is applicable. Landscape constraints make PS22 not suitable for housing.	N/a	Not suitable (red site)
			Broad Location: Estimated 50	

Robertsbridge



BX1 Site Numbers (eg.BX1)	Broad Location
Green Site (see sites table for detail)*	ID Local Plan Allocations 2006
Amber Site (see sites table for detail)*	ID Large Site Commitments (as at base date 01/04/2013)
Red Site (Rejected – see sites table for detail)	Development Boundary

(*Sites are subject to more detailed investigations)

Map Reference: TQ7323

Robertsbridge

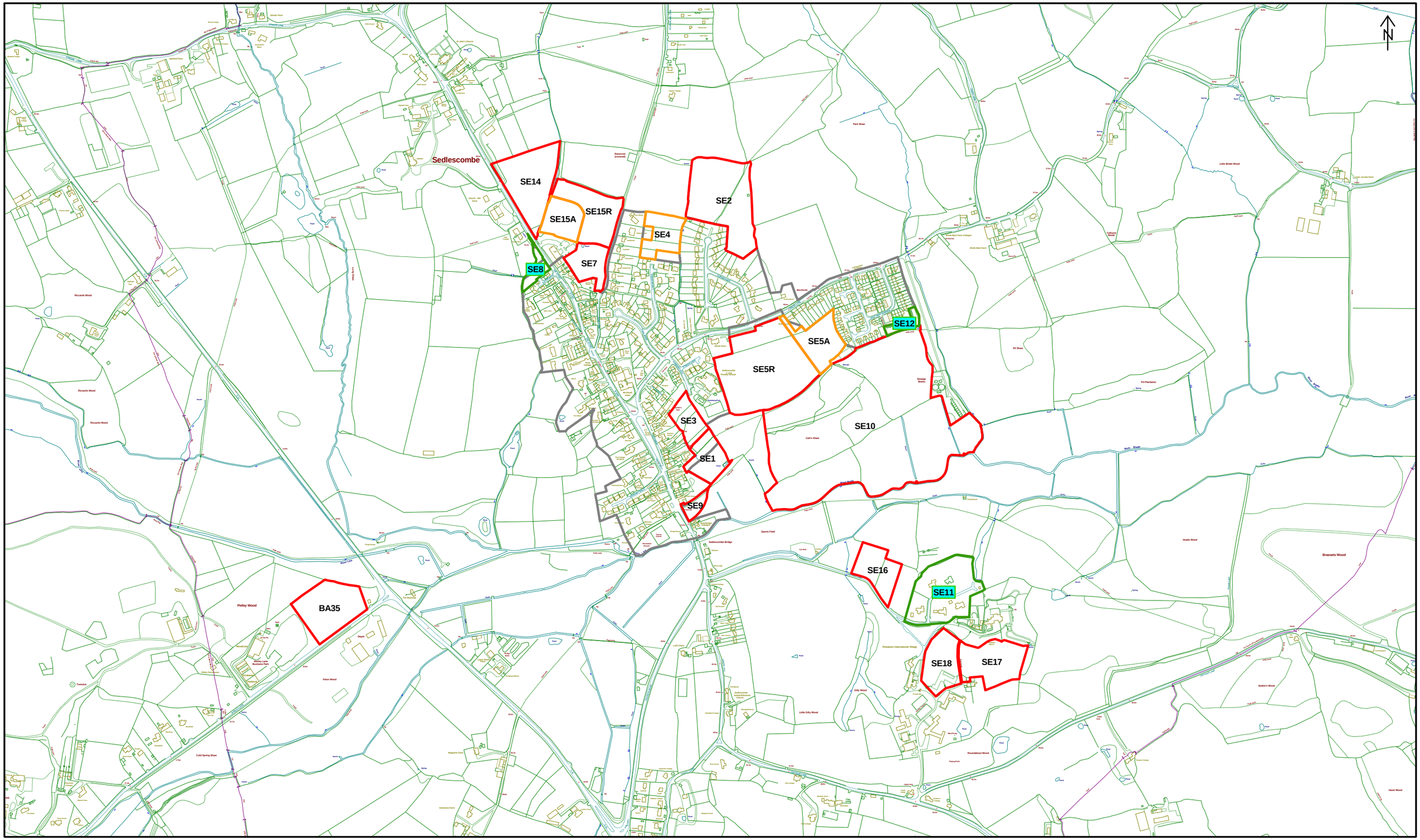
ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RB2, RB4, RB5, RB7a	East Robertsbridge - Land adjacent to Grove Farm and South East of Salehurst C E Primary School	Yes suitable site, broadly compliant with policy and partly an existing Local Plan allocation (RB2). Sections RB4, RB5 and RB7a would represent an extension to the Local Plan allocation area. The site should be considered comprehensively to also include areas to the north (RB3) and south (RB7r), which although not suitable for residential development, nonetheless form essential green infrastructure components integral and essential to the development of the site. Large site, which benefits from close proximity to village core. Advantageous over other options in Robertsbridge in that it offers the opportunity to provide a mix of community facilities in a location within very close proximity to the village centre. If developed, it should incorporate 'sheltered/assisted housing scheme', medical centre (combining GP and dental services for the village), LEAP, MUGA and BMX track. All are needs identified either in evidence work or via Parish Council. Potential for extensive cycle/pedestrian linkages at boundary's and to increase site permeability. ASA survey required. Green space buffer to A21 with re-enforced planting would be necessary to mitigate landscape impact and comply with Policy EN1, this may have an additional function as a pedestrian/cycle route. Hedge and trees within site and at boundaries should be retained and incorporated in layout as far as practicable. Highways Authority initial advice that access to site could be achieved in principle via George Hill, subject to further investigations. Anecdotal evidence of problems that should be considered alongside development of this site, including * Surface water flooding and drainage from site onto George Hill. Essential that these are addressed by sustainable drainage solutions alongside any future development in order to comply with policies SRM2, IM2. * Need for traffic management on George Hill, particularly related to congestion problems alongside school drop-off times. Given that George Hill is likely to be the sole point of access for this site, these matters will need to be considered in parallel to any development in order to ensure compliance with TR3, IM2.	Estimate 65 (including 30 from existing allocation area RB2)	Suitable and developable, subject to more detailed investigations (green site).
RB8	Land to the rear of Culverwells, Station Road	The site benefits from an existing allocation in the Adopted Local Plan 2006 (Policy VL8) as being suitable for mixed use development consisting of employment uses and some enabling residential uses. Employment provision would support policy RA1(ii), EC1, EC2, EC3. This is a highly accessible site, well related to services. Net developable area is actually smaller then site boundary suggests due to constraints related to EA defined flood zone and the presence of protected species (and need to safeguard their habitat). It will be necessary to secure a safe access via Culverwells. There are possible deliverability issues, intended level of employment may not be achievable in light of other constraints. In this light, a reduced quantum of employment may be considered subject to evidence. Employment should be provided via small 'start-up' units of a maximum of 200sq.m per unit, with overall quantity to be confirmed. Some doubt regarding this site's ability to deliver other plan objectives related to affordable housing (LHN2, LHN1) and CIL (Policy IM2). However there is a reasonable expectation that these could be overcome and the balance of sustainability assessment weighs strongly in favour of this site. Achieving viability can be further considered at detailed site allocations stage	Estimated 17 at 40 ph from net developable area (whilst still allowing some B1 employment)	Suitable and developable, subject to more detailed investigations (green site).
RB12	Land adjacent to George Close	Yes suitable site for residential, with previous lapsed permission for mixed use, which comprised 9 flats and B1/D1 premises.	estimated 10	Suitable and developable, subject to more detailed investigations (green site).
RB13west	Land west of Johns Cross Road	Yes, site with development potential for residential expansion Possible gateway feature / traffic calming into village to be provided as a part of any development. Some access issues may need to be resolved. The Highways Authority have confirmed the suitability of the western access via Heathfield Gardens. However the Highways Authority are now doubtful of the suitability, viability or safety of either the central access option or access direct onto John's Cross Road, hence east side is considered amber. Southern boundary has been informed by assessment of landscape impact, and would require boundary planting. Open space potential for areas south of site boundary. ESCC Landscape Assessment sites this as within an area of moderate capacity. Site specific ESCC landscape advice suggests that high quality development in strong landscape setting would enhance AONB character of the area.	Estimate 25 (across east and west of RB13)	Suitable and developable, subject to more detailed investigations (green site).
RB13east	Land west of Johns Cross Road	As above described in RB13west	As Above	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RB9a	Robertsbridge Mill, SCATS, Northbridge Street	Robertsbridge Mill is a key rural employment site. Business uses (with particular emphasis on small scale workshops and offices to support the local rural economy) would be the Council's preference for main use of the site (central and eastern area). Most respondents to the Local Action Plan also stated they would like to see the Mill site used first and foremost for employment and then for affordable housing. Seaspace support for employment and business development of this site. Development would currently be covered by Local Plan policy EM2. However, the area RB9a may be suitable for residential as an enabling development to ensure the viability of the employment components on the eastern section of RB9r. Residential may therefore be considered sustainable at this site in the context of enabling employment. The relative distance from village core is a further reason weighing against further residential use, in comparison to other sites in the village. The quantum of residential has previously been debated at appeal and most recent RDC position accepted principle of 13 units within Hodsons Mill and therefore did not oppose a mixed development in principle. Hodsons Mill remains in RB9a with the addition of further land to the west which is separated by a vegetation belt (and HW AONB historic routeway) from wider the employment area. This buffer is worthy of retention in its own right in accordance with Policy EN2. The additional 'residential' area created amounts to just over one third of a hectare developable area. May give an estimated 18 dwellings, whilst allowing a reinforced landscaped planting buffer to employment area. Issues remain for further investigation as part of the Local Plan Site Allocations process as follows: • AONB location. Landscape issues particularly in relation to NW corner • Site twice rejected on appeal • Areas of site at risk from flooding. Areas of Flood Zone 2and 3 along southern and western sections of site, including (crucially) the entrance. A Flood Risk Assessment (FRA) would be required alongside any future allocation. An FRA was provided as part of previous application. Although dismissing the appeal, the Inspector concluded that conditions could be put in place to satisfy flood concerns, including an emergency access. Requires further investigation in order to comply with policies EN6, EN7. • Possible contamination. Historic corn-mill, tank and saw-pit + electricity sub-station. • Trees on site, especially to boundaries • Conservation Area Heritage – parts of site are within or adjacent to Conservation Area. The areas to south and north-east are defined as 'Key Green Spaces' for the Conservation Area (as defined in the Robertsbridge Conservation Area Character Appraisal) • Key Historic Buildings. Western part of the former Oasthouse to Mill Farm is a listed building on-site. Also need to retain historic Mill building (an unlisted building of architectural interest, as defined in the Robertsbridge Conservation Area Character Appraisal) as part of any proposal. Eastern part of Mill Farm is also an unlisted building of architectural interest. • Public footpath on site. In the event of the site coming forward, future layout parameters should include • Preserve key greenspaces as follows: o Area adjacent to Northbridge Street Conservation Area, as set out in the Robertsbridge Conservation Area Character Appraisal. o Area south of the Mill to provide communal landscaped gardens, preservation of pond as conservation area feature and SUDs as necessary (see site RB16). o Retention and enhancement of interior and perimeter planting as illustrated • Delivery of Environmental Enhancement and Mitigation Measures, to be supported by further report, but to include o Clearance of invasive species (eg Japanese Knotweed) o Habitat enhancement measures for protected species (including water-vole). Above measures and mitigation needed to demonstrate compliance with policies EC1, EC2, EC3, CO3, , EN5, EN6, EN7, OSS4 and OSS5.	Estimate 30	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RB1	Land at Bishops Lane, Robertsbridge	Not suitable and not a preferred site, with the balance of considerations weighing against it. The Valley of the Darwell Stream which runs through the centre of the village and the area separates the older part of the village from the more modern part developed near the railway. It is accessible meadows forming valued and locally important green infrastructure and is a key feature of the character of the village, being the backdrop to rural views from the village centre. Its erosion would diminish Robertsbridge's locally distinctive character of the village, and would not be an appropriate response to local context (contrary to Core Strategy Policies RA1(i), EN1, EN2, EN3). Net developable area is restricted by flood plain on northern side. There is a public footpath the length of the developable area. ESCC Highways advice suggest site could potentially be accessed from the south west corner adjacent to Bishops Lane, but only following extensive highways works, including an extension of the 30 mph zone to contain the vehicular access and appropriate road widening works to provide footway connection. Infrastructure works seem likely to impact upon viability and in turn upon the deliverability of the development bearing in mind other plan requirements related to affordable housing (LHN2, LHN1) and CIL (Policy IM2) Appropriateness of road widening and works at this point would impact on the area's rural character and tranquillity on a road defined by the High Weald AONB as a historic routeway. HW AONB objectives 'To maintain the historic pattern and features of routeways' and 'promote the reduction of the impact of intrusive highway engineering' may be compromised. The site itself is also sub-divided by a HIghWeald AONB historic field boundary, which would be lost as part of any development. Further Policy issues would include OSS4, OSS5, RA2 and TR3 issues.	N/a	Not suitable (red site)
RB3	Land adjacent to Salehurst C E Primary School	Essentially a key component of the East Robertsbridge (RB2, RB4, RB5, RB7a) site discussed above, which although not suitable for residential development, nonetheless forms an essential green infrastructure component integral and essential to the development of the wider East Robertsbrige site, and should therefore be considered in parallel. Not considered suitable for residential development for following reasons: * Conservation Area frontage setting * Suitable for amenity open space, possible shared with school. Local evidence has suggested a need for a multi-use gaming area in the village, and the southern section of RB3 could potentially provide a site with the added benefit of sharing public use with school use. Fair Lane is congested and not suited to further vehicle access, however site should remain permeable for pedestrians and cyclists.	N/a	Not suitable (red site)
RB6	Land West of Salehurst C E Primary School, Robertsbridge	Not suitable for residential development. Now occupied by existing community facilities and recent planning history of extending community facilities. Development would be contrary to Policies CO1, CO3 and CO4.	N/a	Not suitable (red site)
RB7r	Land south of Grove Farm	Essentially a key component of the East Robertsbridge (RB2, RB4, RB5, RB7a) site discussed above, which although not suitable for residential development, nonetheless forms an essential green infrastructure component integral and essential to the development of the East Robertsbrige site, and should therefore be considered in parallel. Not considered suitable for residential development primarily for reasons of landscape impact. Could be utilised instead for amenity open space. Parish Council aspiration for the village to have a BMX track and this site could offer a potential location.	N/a	Not suitable (red site)
RB9r	Robertsbridge Mill, SCATS, Northbridge Street	This write up should be read alongside the write up of site RB9a. RB9r essentially comprises the parts of the Mill site not considered suitable for development. There are two sections of relevance: *Land to the east comprising the proposed employment area (supporting Policies RA1ii, EC2). *Land to the west that is outside of the development boundary and not suitable for built development. This area is well treed and traversed by a public footpath.	N/a	Not suitable (red site)
RB11	Bracken Hill House	Broadly compliant with Core Strategy policy. Site is within the development boundary (Policy OSS3) and makes effective use of land within the main built up confines (OSS4). Suitable for intensification of low density property. Owners unwilling to develop so not a reasonable prospect of coming forward. Otherwise offered an opportunity to make better use of a large plot, although small scale intensification refused 20 years ago. Trees on site likely to be worthy of retention and site access issues (particularly from south). On site constraints suggest 8 dwellings is best estimate at this point - following existing building lines. Possible future large site windfall.	N/a	Suitable for residential but not currently developable (Red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
RB14	Land at Brook House, Northbridge Street, Robertsbridge	No. Ruled out of consideration as allocation given other factors such as access constraints, and distance from services. Does not comply with Core Strategy Policies OSS4, OSS5, RA1, EN1, EN2, EN6 and 7 (due to flood risk at access points) and TR3.	N/a	Not suitable (red site)
RB15	Land at Northbridge Street, Robertsbridge	No. Not considered suitable by reason of its prominence in views, access issues and distance from services. Does not comply with Core Strategy Policies OSS4, OSS5, RA1, EN1, EN2, EN6 and 7 (due to flood risk at access points) and TR3.	N/a	Not suitable (red site)
RB16	Land at Northbridge Street, Robertsbridge	No. Not considered suitable for development by reason including flooding issues and dissection by river. However, section north of river should form part of the consideration of the wider Mill site (RB9) and be utilised predominantly as amenity open space to serve the development, with possibly a small section serving as car parking. Only retain car park as existing if required. Does not comply with Core Strategy Policies OSS4, OSS5, RA1, EN1, EN2, EN6, EN7 and TR3.	N/a	Not suitable (red site)
RB20	Land at Beech Farm, Robertsbridge	No. Exposed AONB landscape. Contrary to policies OSS3, OSS4, OSS5, RA1, EN1, EN3.	N/a	Not suitable (red site)
			Estimate from current allocations (following re-assessment) = 47 **Estimated new sites (Green and Amber) =100**	

Sedlescombe



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ7817

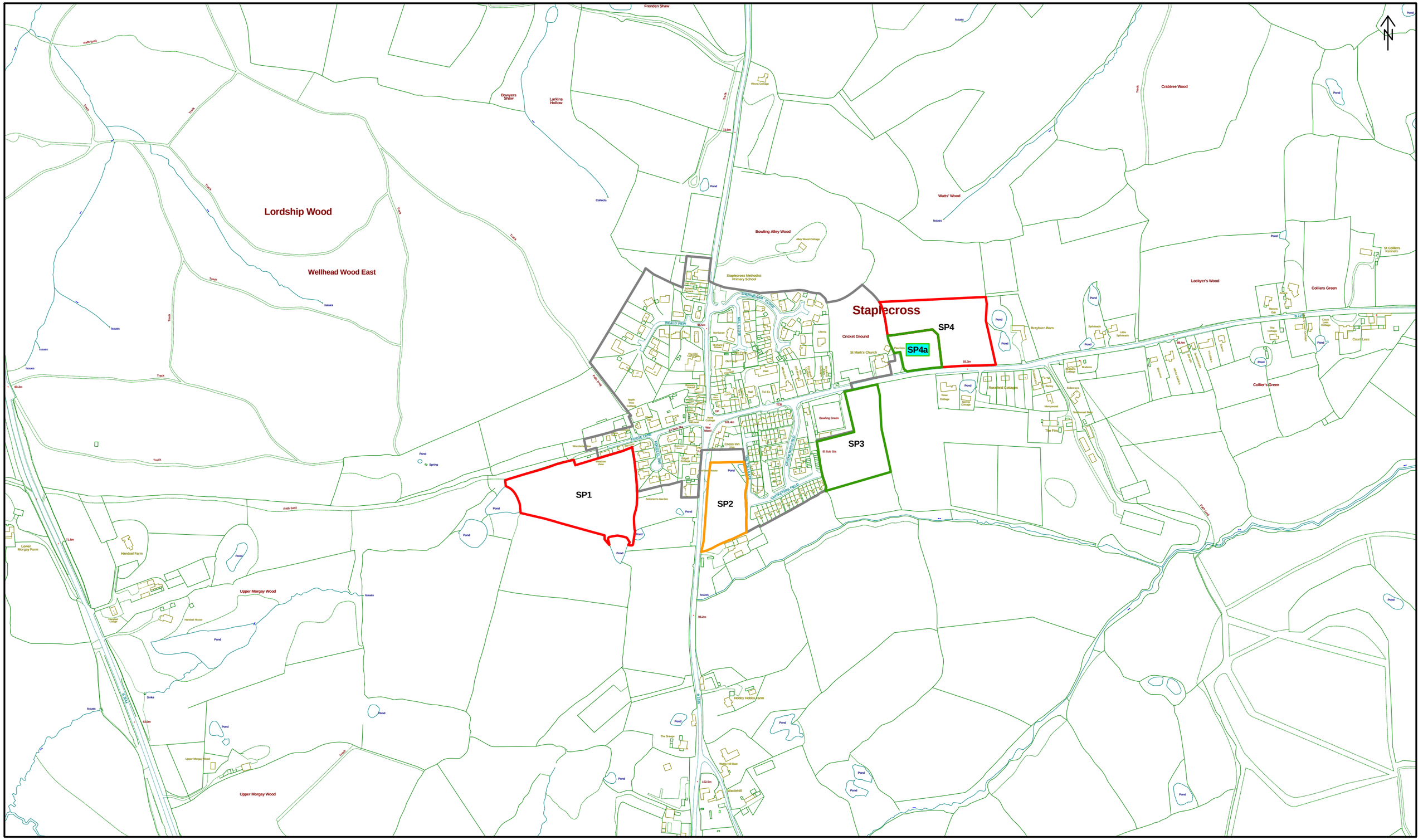
Sedlescombe

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
SE4	Land at Balcombe Green, Sedlescombe	Although well-treed, recent arboricultural survey suggests potential to accommodate some development whilst still retaining specimen trees considered worthy of retention. Satisfactory access from south, although in third party ownership. Multiple ownerships of site. Ground rising to north and west, but at a lower level than adjacent housing. Overall, some development could make best use of land within the main built-up confines of the village, whilst also retaining local character in accordance with OSS4, notably part (vii). To considered further in relation to site allocations through the Neighbourhood Plan.	Housing potential estimated as being up to 8 dwellings depending on extent of available land.	Suitable and developable subject to more detailed investigations, including of some key factors notably access and tree retention (amber site).
SE5a	Land adj to Street Farm, Brede Lane, Sedlescombe	Large, open field well-related to the village and local services, with primary school adjoining to west. Frontage to Brede Lane affords direct access. Local traffic congestion concerns, mainly associated with school traffic, although no 'in principle' Highways objection for limited development.. Landscape impact critical. Views of much of site from the River Brede valley, which forms a strategically significant and attractive “green corridor” to the south of the village. However, the eastern part of the site, adjoining East View Terrace, is more visually contained by woodland to the south. This area offers some development potential, while rest of site should be kept undeveloped, save limited encroachment for possible open space use in connection with any proposal to extend/resite the MUGA, or with any school expansion to the west. Need to limit loss of open frontage in order to maintain visual links with the surrounding AONB countryside. This approach would assist compliance with policy EN1. Also, scope to connect through or alongside development to the public footpath to the south. In summary, the site is considered to offer some potential for development in line with Core Strategy policies, but to minimise adverse impact, this should be limited and focused to the east of the site. Further investigation is needed to determine how development may contribute to meeting infrastructure needs (notably education) and addressing constraints, notably localised, periodic congestion. To considered further in relation to site allocations through the Neighbourhood Plan.	Approximately 15-20 dwellings, allowing for planting on western boundary, footpath and improved MUGA.	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
SE15	Land north of Village Hall, The Street, Sedlescombe	Sloping grazing field rising from The Street eastwards towards Balcombe Green, immediately north of the Village Hall. Upper parts afford distant views to west, although only very local views to lower parts. Access possible via Village Hall entrance. A new road via SE14 is not desirable for reasons of intrusion into historic unimproved grassland, loss of hedgerow and proximity to existing junction. It is concluded that development on the lower half of the field could be acceptable in environmental terms (in line with policies EN1 and EN5) if the upper slopes were retained as natural greenspace linking the existing local ‘nature reserve’ to the wider countryside, hence supports its nature conservation value. Also, the hedge on the northern boundary should be strengthened by extensive new broad-leaved woodland (mix native species) planting to provide an effective long-term northern edge to the village. Development suitability is subject to further assessment through the neighbourhood planning process, including in relation to demonstration of suitable access. To considered further in relation to site allocations through the Neighbourhood Plan.	A lower density development in this edge location would accommodate some 15-20 dwellings on the lower part of field (SE15a), with greenspace/tree belt use and management of remainder (SA15r).	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
SE7	Rear of Village Hall, Sedlescombe	The site is a relatively recently established local nature reserve, with a pond on the northern boundary. Reptiles, birds and great crested newts are recorded here. It provides a local amenity and a pleasant setting for the Village Hall, affording westerly distant views towards Battle. Existing housing to east is well screened by trees alongside lane. Development would, in the main, sit noticeably above existing homes to west. While some reconfiguration of layout around the Village Hall is not ruled out, any development potential would be very limited if the value of the open space is to be retained. Nature conservation value may be enhanced if SE15 incorporates natural greenspace. Development therefore contrary to environmental policies, most notably EN 5.	N/a	Suitable but not developable (red site). Possible large site windfall.
SE1	Land to rear of The Green, Sedlescombe	Central location, extending into rear curtilages of Listed properties fronting the east side of The Street. Also includes area of open ground. Development would involve a departure from historic morphology of the Conservation Area, which covers part of the site. Also, development would require new access, which itself would be harmful to the setting and amenities of the Conservation Area and/or the adjacent SNCI (see policies EN2 and EN5) and very rural character of the valley floor, contrary to RA2 and EN1.	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
SE2	Land North of Gorselands, Sedlescombe	Elevated field currently used for horse grazing. Crossed by a public footpath. Development here would extend beyond existing northern limit of the village onto a spur of high ground. There are views over the village southwards to the wider countryside. The very prominence of development would make it incompatible with conserving the character of the AONB. Also, development would sit notably above existing properties on Gorselands. Access via Gorselands is possible, although further Highways advice on acceptability of road standard and effect of on-street parking would be needed. In conclusion, development would be contrary to policies to conserve the AONB and the character of the locality (see policies OSS4, OSS5, EN1).	N/a	Not suitable (red site)
SE3	Land r/o Harriet House, Sedlescombe	Extended gardens of Listed Buildings within the Conservation Area. Backland development would be harmful to historic layout and character of the Listed Buildings and of the Conservation Area, as the land comprises historic burgage plots. (Policy EN2 refers). Reasonable site in terms of village location, but several constraints including access, change in levels, multiple ownerships. Unlikely to have potential in view of difficult access and impact to settings of listed buildings and burgage plots.Extended gardens of Listed Buildings within the Conservation Area. Backland development would be harmful to historic layout and character of the Listed Buildings and of the Conservation Area (Policy EN2 refers). No direct access, although potentially achievable from north or via SE1 and SE9 from south. However, any new access would be harmful to the setting and amenities of the Conservation Area and, in respect of a southerly access, of the adjacent SNCI and the very rural character of the valley floor. Hence, development would conflict with Policies EN5, RA2 and EN1 as well as EN2. In any event, lack of clear access and multiple ownerships are major delivery constraints.	N/a	Not suitable (red site)
SE9	Land east of The Street, Sedlescombe	Open grassland, designated as a SNCI, which makes a valuable contribution to the setting of the Listed Buildings and this part of the village, being readily appreciated from the public footpath through the site. Development would be harmful to the setting of the Conservation Area and involve loss of some SNCI, contrary to policies EN2 and EN5. Also, adverse impact on the very rural character of the valley floor, contrary to RA2 and EN1.	N/a	Not suitable (red site)
SE10	Land South of Eastview Terrace, Brede Lane, Sedlescombe	Several fields, currently under grass, together with large Ancient Woodland to south-east of village. Southern fields are within flood zone 2 and not suitable for housing. Fields contribute significantly to the open, largely tranquil character of the river valley, and to the setting of the village. Development would be contrary to policies RA2, EN7 and EN1 in particular.	N/a	Not suitable (red site)
SE14	Land west of The Street opposite Church Hill Farm	Triangular field on northern approach to the village. Bounded by hedges. Identified as 'unimproved grassland' by the high Weald Unit, this being of high value as a key, but under threat, historic characteristic. Views of the site are very local, but development would remove the open gap between the village and the enclave of development around the church. Therefore, although capable of development, it would have an adverse impact on the character of the AONB, contrary to policies OSS3, EN1 and EN5.	N/a	Not suitable (red site)
SE16	Land north side of Ladybird Lane between recreation ground and new housing on the Pestalozzi estate.	Farmed area within the Pestalozzi estate, straddling two fields off Ladybird Lane. Recent small development of ‘executive’ houses lies a little to the east, separated by a broken tree line and an area due to be planted with a tree belt. The land lies outside the floodplain of the River Brede, but still contributes to the overall open valley, the character of which is readily appreciated from the nearby recreation ground and public footpath along the valley. Hence, development would not be capable of being satisfactorily integrated into the character of the area, contrary to OSS4, OSS4, EN5. Access is a further constraint, as Ladybird Lane is one singe vehicle width (albeit with potential for widening and a footway), and somewhat distant from the village centre (The Green).	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
SE17	Land at Pestalozzi - south of Oaklands Manor	Natural extension of SE18 - effectively forms a single site with that - see summary to SE18). Also provides more open, distant views to north-east from higher, southern parts of field. Field under grass on elevated ground, rising to the south, in the Pestalozzi estate. Existing dwelling occupied in connection with Pestalozzi lies to the south east. Access would need to be improved for both vehicles and pedestrians. 1 km from centre of the village (The Green) – would deter ready use of local services by foot or cycle. Development within the scope of the SHLAA, would be contrary to policies OSS1, OSS3, OSS4, RA2, EN1 and TR3.	N/a	Not suitable (red site)
SE18	Land at Pestalozzi - east of office building	Field mostly under grass on elevated ground, rising to the south, in the Pestalozzi estate. Base of a former building evident in southern part of site. Approved plans exist for a new 'Centre' building to the south on the other side of the narrow access road. There are no plans for building, or other use of this site however. It is identified as "Tranquil Area" on approved plans. Existing dwelling occupied in connection with Pestalozzi lies to the south east. Long distance views to west across the High Weald from the site, filtered by boundary trees. Northern part more visually contained. Access would need to be improved for both vehicles and pedestrians. Nearly 1 km from centre of the village (The Green) – would deter ready use of local services by foot or cycle. While some building may be accommodated on the site and be fairly well screened from local views, this should only be small scale and in association with the Pestalozzi International Village. This may be considered further in relation to site allocations through the Neighbourhood Plan. However, development within the scope of the SHLAA, would be contrary to policies OSS1, OSS3, OSS4, RA2, EN1 and TR3.	N/a	Not suitable (red site)
			Estimated Total 35	

Staplecross



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BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

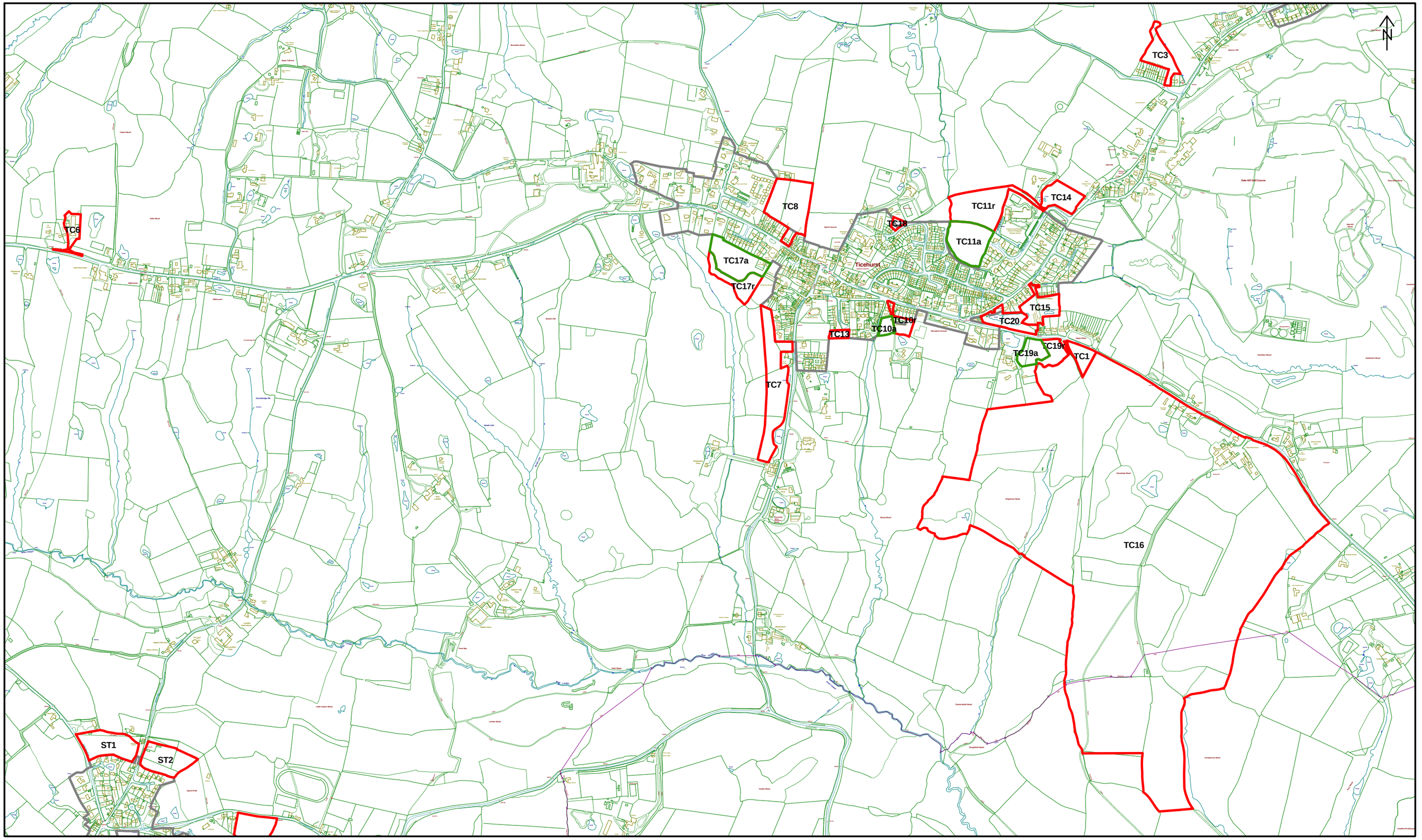
Development Boundary

Map Reference: TQ7822

Staplecross

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
SP3	Land at Staplecross, Ewhurst	Yes, general conformity with Core Strategy policies. Offers a relatively sustainable location well placed for village services. The 0.8ha site small edge of settlement greenfield site outside the settlement boundary (policy OSS3) and is well enclosed by strong boundaries. Strong tree line and hedgerows along the eastern and southern boundary. SP3 is enclosed by a historic field boundary which is integral to the character of the AONB and should be retained and strengthened (Policy EN5). Proposed development should be kept close to the existing village fringe and within a strong landscape framework to minimise visual intrusion into the countryside (Policy EN1). Access can be served off the existing network in Cricketers Field or from the north. There is scope to improve linkages between Cricketers Field and the southern end of the village as well as appropriate improvements to local infrastructure. The Parish Council has indicated some modest employment provision would be welcomed in the village. Policies applicable include: Policy OSS1, OSS4, OSS5, TR2, TR3, IM2	Estimated 15	Suitable and developable, subject to more detailed investigations (green site).
SP2	Land west of The Tollgate, Staplecross	The site is outside the settlement boundary (OSS3) but is well related to the village (Policy RA1), central and close to the shop, bus stop and pub. SP2 is well enclosed with hedgerows with existing residential (Tollgate) development abutting the eastern perimeter, the Cross Inn village pub to the north; the A2968 to the west and open countryside to the south. The site is currently pasture with a pond located in the north east corner (an opportunity to improve BAP habitat Policy EN5) and is open in character and is provides an important visual setting as you approach the village from the south (Policy RA1). Access can be achieved via the existing estate via Cricketers Field or Tollgate (Policy TR3). Care should be taken to respect the amenity value of the properties on the eastern boundary (Policy OSS5). All SHLAA sites identified within the locality are part of the local historic field boundary network that are an important characteristic of AONB and care should be taken to respect historic boundaries and protect the rural fringe. There is some scope for some modest development on the northern half of the site. It is important to protect the visual amenity and the setting of the village as you the approach from the south. Awaiting landowner to confirm status of the SP2.	Estimated up to 10 on the northern half of the site	Suitable and developable subject to more detailed investigations, including of some key factors (amber site).
SP1	Land west of Forge Close, Staplecross	No. The site is on the western fringe of the village and relatively isolated from the main built up area of Staplecross, outside the existing settlement boundary and within the AONB (Contrary to Policy OSS3, OSS4, OSS5, RA1). The site is relatively well screened from the wider landscape but access is poor and would require significant works to upgrade a single unmade track to make it viable and safe for vehicular access (Policy TR3).	N/a	No (red site)
SP4	Land adj Brayburn Barn, Northiam Road, Staplecross	No. SP3 is located on the eastern edge of the village. It is outside the settlement boundary (Policy OSS3) and has a strong sense of place. There is ancient woodland located to the north of the site (Policy EN5). There are alternative sites which relate better to the historic core of the village (Policy OSS4), closer to services (Policy RA1). Not considered suitable for housing given the visual intrusion into the wider AONB countryside (Policy EN1). Not suitable for housing.	N/a	No (red site)
			New Sites Estimated: 25	

Ticehurst



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BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ6829

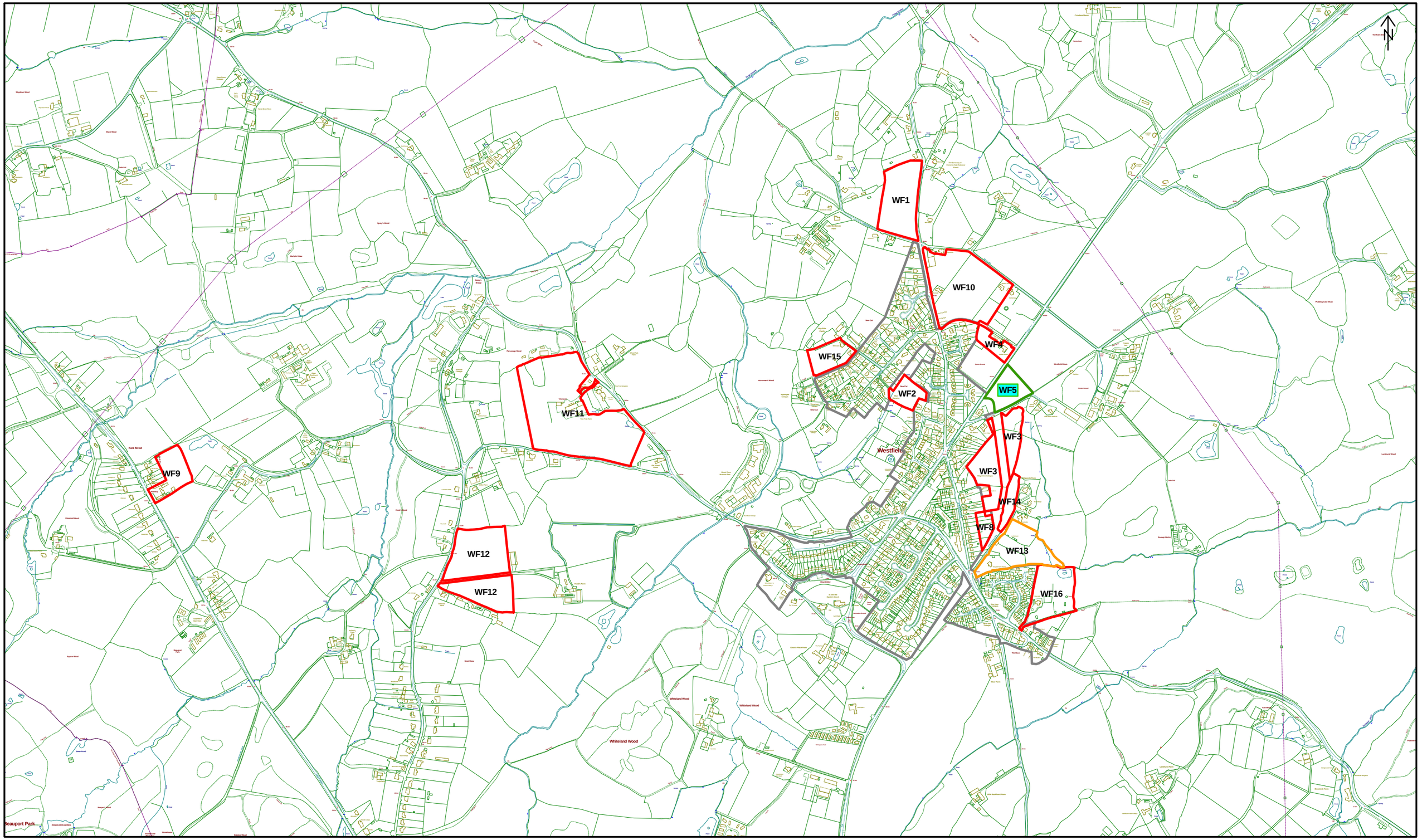
Ticehurst

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
TC10a	Land at Orchard Farm, Ticehurst	Suitable and developable, subject to further investigations. Broadly compliant with Core Strategy policies. Owners of Lower St Marys private road (Millwood Designer Homes Limited) have now stated they would allow access via west. EA non-site specific advice sought and they would be unlikely to object to a culvert for access purposes, regardless of scale of site. Therefore concerns from previous SHLAA lessened, particularly as an alternative access from west has emerged. Impact upon junction of Lower St Marys and High Street requires further investigation to satisfy Highways but reasonable prospect of delivery given scale of development proposed and that recent development has recently received permission to access same junction. Site is comparatively visually well contained within the landscape, but reinforced planting will be required at boundaries. Site is in an accessible location, well located to services. Lends itself to courtyard type development, reflective of style and layout of Lower St Marys development opposite. SFRA identified surface water flooding issues in SW corner, likely to require sustainable drainage solutions and will need to satisfy requirements of policies EN6 and EN7. West half of site (TC10a) considered developable section on basis that east half (TC10r) is separated by a private access road, and brings the site boundary into too close proximity to MUGA (thus creating bad neighbour issues). Developers contributions to Village centre improvements required.	Estimate 7	Suitable and developable, subject to more detailed investigations (green site)
TC11a	Banky Field, Ticehurst	Lower half of site (TC11a) is suitable and developable for residential. Preference for vehicular access from Steelands Rise, whilst Highways Authority indicate Acres Rise would also be acceptable. Both would need to be subject to further investigation, including traffic management improvements, subject to TR policies of the plan. The Highways Authority have indicated that other access points (eg The Warren and north of site) would not be acceptable, the former would increase congestion on Springfields and the High Street. However pedestrian/cycle access and permeability is essential for this site in all directions, particularly direct link between school and village core. Northern half of site (TC11r) has considerable landscape impact and is not suitable for development. Parish Council have expressed initial preference for creation of deciduous woodland green infrastructure on this area to act as a community resource, landscape buffer and defined village edge. Further advice received from County Ecologist recommends mixed native species of local provenance, and the creation of a glade with a pond, to ensure a diversity of habitats. Long term management would need to be agreed. Woodland Could incorporate an adventure play type facility, suited to more rural character setting. Southern boundary marked by stream and SFRA identified flood issues, will need to demonstrate compliance with Policies including EN6 and EN7 and likely to require land take for sustainable drainage solutions. Developer's contributions to be sought to village improvements.	Estimate 40 given constraints and design parameters described.	Suitable and developable, subject to more detailed investigations (green site)
TC17a	Land adj to Sub-Station	Vacant greenfield site. Suitable for residential, with associated amenity open space, play area and green infrastructure (Ancient woodland buffer). Access is an issue, although likely to be achievable via former Warrens Coaches site (subject of planning permission RR/2008/848/P for 25 extra care apartments and associated facilities). However, footways are of insufficient standard at access point onto High Street, which will require highways improvements to meet the demands of Policy TR3. The site is not without some landscape impact, particularly from south-west of the site (where topography may also be an issue). Requirements of Policy EN1 will need to be met. Possible issue with Policy EN5 and impact upon adjacent Ancient Woodland and Biodiversity Action Plan (Deciduous Wet and Ghyll woodland woodland). A buffer of at least 15 metres from the edge of the canopy will be required in accordance with Natural England standing advice. Constraints, mitigation and open space requirements have in part defined TC17r. SFRA identified surface water flooding issues in SW corner, likely to require sustainable drainage solutions and will need to satisfy requirements of policies EN6 and EN7. The buffer zones can create space to allow the development of a varied woodland edge and for any run-off from development to be slowed and absorbed. In addition the buffer zones can avoid or reduce many potentially harmful effects of development including damage to tree roots, disturbance, noise, pet predation, light spill and the need for tree management. Pedestrian/cycle access to north-west and east should be sought to ensure the sustainability of any development, in accordance with policies, including TR3. Amenity open space, play are should be subject to natural surveillance from within site. Reinforced boundary planting also necessary to screen electricity sub-station and adjacent residential curtilages - in addition to sufficient buffer to both for acceptable layout.	In view of acknowledge constraints and requirements for green infrastructure, estimate maximum of 30 is achievable.	Suitable and developable, subject to more detailed investigations (green site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
TC19a	Field west of Lower Platts	Suitable and developable as a mixed use opportunity. Although not abutting the current development boundary this site nonetheless appears to offer some potential. It is perhaps less favourable in comparison to other opportunities in Ticehurst as it does not relate particularly well to the core of the village. The initial SA assessments indicated that of the four sites in Ticehurst this may offer the best potential to provide local employment opportunities (as required by Policy RA1(ii). In terms of potential layouts, the west side would be preferable for residential (subject to owners indicated wish for amenity land buffer for his property). Access: Site falls just outside the 30mph zone, in a 40. Visibility is not achievable to the east. For site to be considered, 30mph zone would need to be extended so that a min of 70m visibility is achieved. Footways would need to be included as part of the development. Bus stops outside the acceptable walking distance. Mitigation necessary to enable this site to work. Scope to provide reinforced boundary tree-planting at NE corner of site that may also mark the village boundary and act as a natural traffic calming feature. Net developable area also limited by possible issue with Policy EN5 and impact upon adjacent Ancient Woodland and Biodiversity Action Plan wet woodland. A buffer of at least 15 metres from the edge of the canopy will be required in accordance with Natural England standing advice. Woodland management also required. Assessment of site constraints and areas for other uses has informed boundary of TC19r. Developers contributions required to ensure overall sustainability of site, including footways improvements and footpath to recreation ground, village improvements.	Estimated 10 dwellings as part of a mixed use scheme also including an estimated 1000sq.m of employment.	Suitable and developable, subject to more detailed investigations (green site)
TC1	Lower Platts	Not suitable for residential allocation. Rural farmland on eastern fringe of Ticehurst village. Previously considered as rural exception site, although application now refused.	N/a	Not suitable (red site)
TC3	Land rear of Coronation Cottages, Tinker's Lane, Ticehurst	Not suitable. Poor relationship to development boundaries. services and village core. Well treed site (part ghyll woodland BAP habitat) of rural character. Poor accessibility. Issues with policies including OSS1, OSS3, OSS4, OSS5, RA1, RA2, TR3, EN5.	N/a	Not suitable (red site)
TC6	Land adj to Ferndale, Wallcrouch	Not suitable. Poor relationship to development boundaries. services and village cores. Rural character and poor accessibility. Issues with policies including OSS1, OSS3, OSS4, OSS5, RA1, RA2, TR3.	N/a	Not suitable (red site)
TC7	Land west of Church Street, Ticehurst	Rural character and AONB landscape, crossed by historic field boundaries. Views to south and west (partly screened by trees). Development would represent an extension of residential development south beyond the natural village boundary, a more significant departure from the historic linear ridge top settlement context in comparison to other more preferred options. Policy issues include OSS3, OSS4, OSS5, RA1, RA2, EN1, EN2.	N/a	Not suitable (red site)
TC8	Land at 40&41 of High Street, Ticehurst	Not suitable. There are several obstacles to the development of this site and other sites are preferred in Ticehurst. Access is an issue, ESCC advise "In principle the loss of the two houses to provide site access is accepted. However, access would need to be staggered as far east as possible to avoid conflicts with uses on opposite side of the road. Noted that on-street parking is prevalent in High Street." The layout of extant permission RR/2008/648" for 25 extra care apartments and on-site care facility and A1 retail on the opposite side if the road is not conducive to the development of this site as it places site access directly opposite, which would give rise to ESCC Highways concerns. An access adjacent to listed buildings (Croft Cottage) is a potential conservation issue. Pylons are a physical constraint, electricity sub-station at access point. Landscape is a constraint on northern sections of site, with far views to NW. Policy issues include TR3, EN1.	N/a	Not suitable (red site)
TC10r	Land at Orchard Farm, Ticehurst	See TC10a above	N/a	Not suitable (red site)
TC11r	Banky Field, Ticehurst	See TC11a above	N/a	Not suitable (red site)

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
TC13	Land south of St Mary's Close, Ticehurst	Issues with Policy EN1 - Far views to south partially screed by trees. In itself of debatable size to warrant an allocation. Development of wider field would represent an extension of residential development south beyond the natural village boundary, a more significant departure from the historic linear ridge top settlement context in comparison to other more preferred options. Issues with Policy EN2, OSS3, OSS4 and OSS5.	N/a	Not suitable (red site)
TC14	Cherry Tree Field, Ticehurst	Other options in Ticehurst preferred for residential. Potentially suitable for other uses. Relatively exposed AONB landscape. Development would represent an extension of residential development north beyond the natural village boundary, a more significant departure from the historic linear ridge top settlement context in comparison to the preferred options. Issues with Policy EN1, EN2, OSS3, OSS4 and OSS5.	N/a	Not suitable (red site)
TC15	Land r/o Owl Cottage, Lower Platts, Ticehurst	Access issues - Highways Authority have raised concerns about this site, hence issues with Policy TR3 in particular. Defined as natural green space open space and BAP defined ponds on site, hence issues also with Policy EN5.	N/a	Not suitable (red site)
TC16	Land East of Ticehurst	Not suitable. Wholly rural character, undulating AONB countryside and scattered farmbuilding with far views to south. Contains ancient Woodland, BAP habitat (Wet woodland & ghyll woodland), right of Way, streams. Far from village core, development boundary and services. Policy issues include OSS1, OSS3, OSS4, OSS5, RA1, RA2, EN1.	N/a	Not suitable (red site)
TC17r	Land adj to Sub-Station	See TC17a above. Constraints, mitigation and open space requirements have in part defined TC17r.	N/a	Not suitable (red site)
TC18	Land off Farthing Hill	Not suitable. Planning history reveals open space status and therefore site has no development potential. Policy CO3. Landscape views to east. Large earth mound is physical constraint.	N/a	Not suitable (red site)
TC19r	Field west of Lower Platts	See TC19a above. Assessment of site constraints and areas for other uses has informed boundary of TC19r.	N/a	Not suitable (red site)
TC20	Land at Lower Platts, Ticehurst	Not suitable - Site comprises steep banks down to ponds (BAP habitat). Remaining land not developable, part of setting of ponds. Contrary to policies, including OSS3, OSS4, OSS5, EN5.	N/a	Not suitable (red site)
			Estimated Total (New Sites) 87	

Westfield



BX1 Site Numbers (eg.BX1)

Green Site (see sites table for detail)*

Amber Site (see sites table for detail)*

Red Site (Rejected – see sites table for detail)

(*Sites are subject to more detailed investigations)

Broad Location

ID Local Plan Allocations 2006

ID Large Site Commitments (as at base date 01/04/2013)

Development Boundary

Map Reference: TQ8015

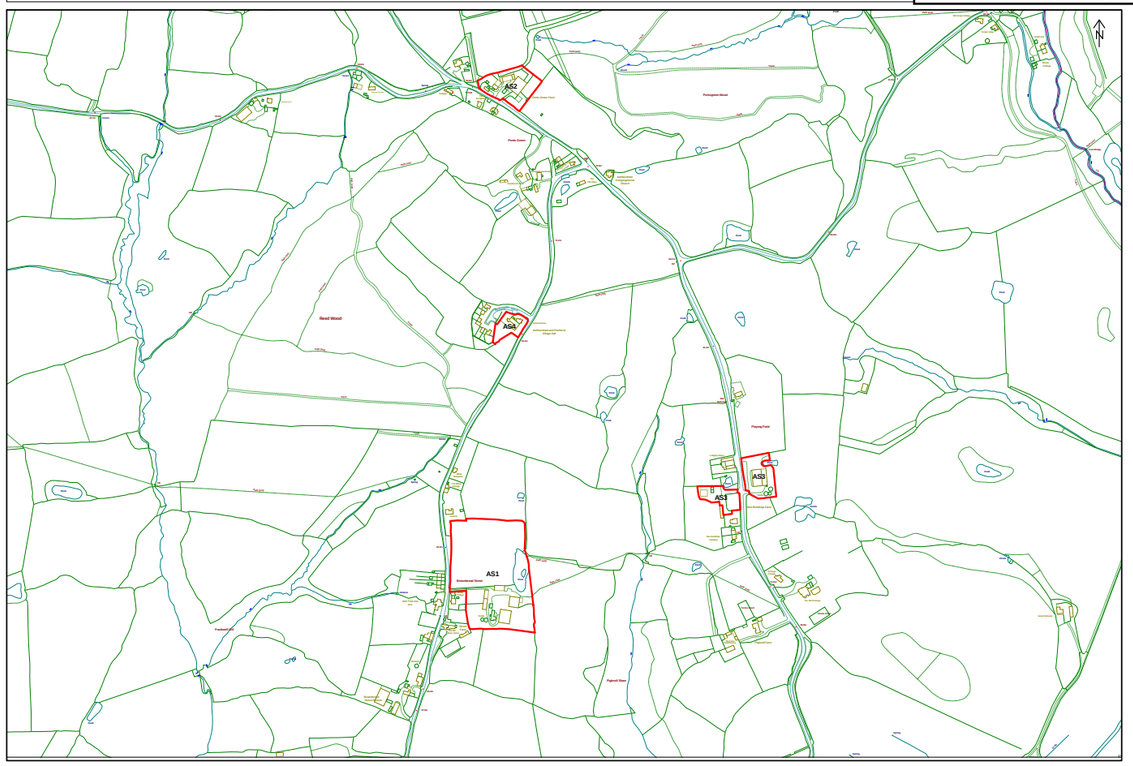
Westfield

ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
WF13	Land at Tanyard Farm House, Fishponds Lane, Westfield	WF13 is sited outside the settlement boundary and within the AONB but lies on the eastern flank of the village, WF13 could accommodate approximately 40 dwellings, possible employment and bring about new community facilities to the village and tested through the Site Allocations process. Access could be achieved via Moor Lane and Workhouse Lane but could require reconfiguration of the road junction to meet highway standards (Policy TR3). There is scope for a pedestrian/cycleway to link Fishpond Lane with the doctors surgery to the north. WF13 is within reasonable travel distance to the school and local services. (Policy RA1). ESCC education has indicated there are possible constraints to local primary school places (and possible expansion) which could restrict significant growth of the village and it will have to be tested through the Site Allocations process. The East Sussex Landscape Assessment stipulates there is scope for the landscape to accommodate additional development area in this location with opportunities to redefine the village edge through appropriate mitigation and enhancement of green infrastructure provision (Policy EN5). A historic field boundary is located in the eastern half of the WF3 and a sympathetic proposal should respect as much as possible the historic character of this important landscape buffer. Development should be kept close to the existing village fringe.	est 40	Suitable and developable, subject to more detailed investigations, including of some key factors (amber site).
WF1	Land at Cottage Lane, Westfield	The site relates poorly to the village and sits outside the settlement boundary and in an exposed location within the AONB. Contrary to Policy OSS3, Policy RA1 and Policy EN1. Not considered suitable for housing.	N/a	Not suitable (red site)
WF2	Land at Barracks footpath, west of Cottage Lane, Westfield	The site is outside the settlement boundary (policy OSS3) but surrounded by residential development to the north, east and west. WF2 is dominated by trees with a right of way path abuts the southern boundary of WF3. Further investigation confirms a number of TPOs on site. There is evidence of some surface water flooding on the western boundary. The submitter has also indicated access could be delivered via 'Park View Road' although there has been no confirmation of status of third party land ownership. However development of WF2 would be contrary to Policy EN1, Policy RA2, Policy TR3, Policy EN7 and Policy EN5 would not be appropriate.	N/a	Not suitable (red site)
WF3	Land at Fishponds Farm and east of Workhouse Lane, Westfield	WF3 is outside the settlement boundary (contrary to OSS3) but relatively central to the village but is bisected by a third party. Landownership status is unclear. The County's Landscape Assessment stipulates 'This area is village fringe landscape of scattered farmsteads, small holdings and pony paddocks. It is typified by enclosed pastures.' WF3 is viable via Fishponds Land but would require upgrading to appropriate standards and would open access to the wider locality. However, such a scale of development would be a significant addition to the eastern flank of the village and would entail further erosion of this important landscape buffer and should be resisted. Not suitable for housing. Relevant policies: OSS3, OSS4, OSS5, RA1, RA2, TR3, EN1.	N/a	Not suitable (red site)
WF4	Land at Further Down	WF4 is sited outside the settlement boundary and within the AONB. Although it abuts the settlement boundary it is relatively distant from the core of the village. There is a property that abuts the northern boundary and consideration of the amenity of the adjacent property must be taken into account. There is a existing dwelling onsite as well as significant tree cover within the curtilage of WF4, impacting on the net developable area and below the threshold for Site Allocations. Policies OSS3, OSS4, OSS5, RA1, RA2, EN1, EN5 apply.	N/a	Not suitable (red site)
WF8	South Terrace, Westfield	Within the settlement boundary and would have been included as a part of the broad location for expansion of Westfield to the east of the village. WF8 comprises of backland of gardens on the village fringe although consideration of amenity values of adjacent properties (policy OSS5 would be applicable) would could limit the net developable area. Access could be delivered off Fishpond Lane as part of a wider proposal but would require additional highways assessment to secure a safe and viable access (Policy TR3). WF8 is discounted because of the multiple ownership issue with the landowners have not indicated any intention to bring the site forward.	n/a	Not suitable (red site)
WF9	Land at Kent Street Nurseries	WF9 is in agricultural use which should be kept as part of the wider Vision of the Core Strategy to retain agricultural practices as much as possible in rural areas. Outside the existing settlement boundary and located some distance away from main body of the village and not in a sustainable location. Contrary to Policy OSS1, Policy OSS3, Policy RA1, Policy RA2, Policy EN1 and Policy EC3.	N/a	Not suitable (red site)

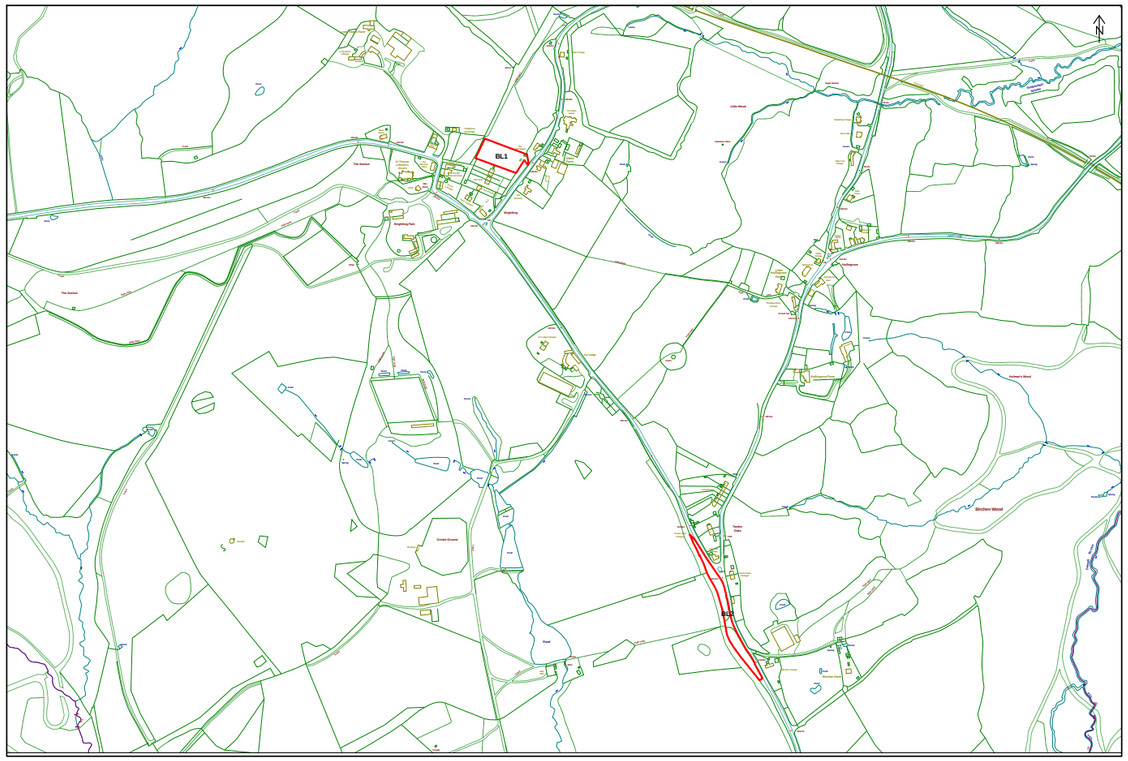
ID	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
WF10	Land at Ellenvale, Westfield	Currently in agricultural use (grade 3) the Core Strategy Policy would look to maintain the farming capacity of the district and support rural employment (Policy RA2). Access into the site would be obtained from the south or south west of WF10 as access from Mill Lane is narrow country lane and would require a significant improvement of capacity (policy TR3) to provide a safe and viable access into WF10. There are a number of public rights of way in close vicinity of WF10. Located on the northern fringe of the village; within the AONB (Policy EN1 applicable) and adjacent to former Moorhurst residential care home site to the east, WF10 is located outside the settlement boundary and poorly related to the main core of the village and given there are better sites which relate better to the village and its services WF10 is not considered as a potential housing allocation. (contrary to Policy RA1 and Policy OSS3)	N/a	Not suitable (red site)
WF11	Land at Yew Tree House, Wheel Lane, Westfield	Outside the existing settlement boundary and does not relate well to the village hence, in an unsustainable location. Contrary to Policy OSS3, Policy EN1 and Policy RA1. Currently in use as a vineyard its loss would be contrary to the Core Strategy vision to retain and support agriculture practices and land based economic activity in the countryside, supporting the diverse and vibrant rural economy (Policy RA2)	N/a	Not suitable (red site)
WF12	Hoads Farm, Moat Lane, Westfield	Outside the settlement boundary and does not relate well to the village in an unsustainable location. WF12 comprises of historic field boundaries integral to the character of the AONB. Contrary to Policy OSS3, Policy EN1 and Policy RA1.	N/a	Not suitable (red site)
WF14	Land west of Fishponds Farm, Fishponds Lane, Westfield	Within the AONB and outside the existing settlement boundary. Along with WF13 and WF3, WF14 is relatively central to village. The landscape assessment stipulate this area known as 'Fishponds' is an important buffer between the village fringe and the wider AONB landscape and intrinsic to the character of the village. WF14 is detached from the village fringe and would only come forward as part of comprehensive development alongside WF3 and WF13. However, such a scale of development would be a significant addition to the eastern flank of the village and would entail further erosion of this important buffer and should be resisted. Not suitable for housing. Relevant policies: OSS3, OSS4, OSS5, RA1, RA2, TR3, EN1	N/a	Not suitable (red site)
WF15	Land north of New Cut, Westfield	WF15 is located outside the settlement boundary on the western fringe of the village (contrary to Policy OSS3, OSS4, OSS5, RA1, RA2). Significant access issues into the site which discounts it from a viable site to support significant development (Policy TR3). Furthermore WF15 plays an integral part of the setting of the village and development on the western flank of the village should be resisted.	N/a	Not suitable (red site)
WF16	Land east of New Moorside, Westfield	1.75 Ha parcel of land to the east of New Moorside estate compromising of a residential property, agricultural buildings and accompanying grounds (Policy RA2, Policy RA3 would apply). WF15 is within the AONB (Policy EN1 applicable). A public footpath bisects the only entry point into the site (southern point). Entry point into WF16 would require upgrading to acceptable highway standards (Policy TR3). The amenity of existing residential dwellings which abuts the western boundary fringe would have be respected and an appropriate buffer to be put in place. There is a pond in the north east corner of WF16. There are also potential issues with surface water flooding on the northern boundary of the site (Policy EN5). Limited views in and out of the site – well screened with strong hedgerow boundaries to the north and but views out to the east of the site into the open countryside can be achieved. Care should be taken not to encroach further into the AONB setting of the village especially given the views from the eastern fringe of WF16 into the open countryside. There are better sites in the locality which relate better to existing services (Policy RA1) and to the village fringe. WF16 is not considered appropriate for housing development.	n/a	Not suitable (red site)
			New Sites Estimated: 40	

Other Villages (rejected sites only)

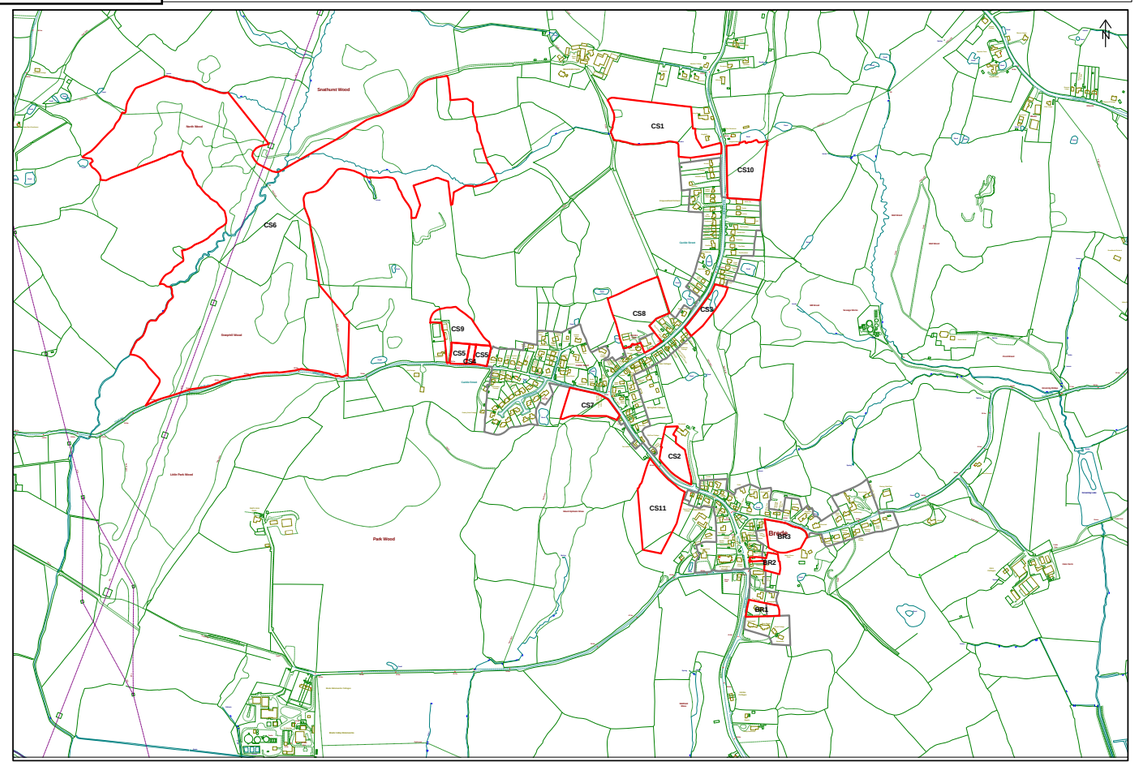
Ashburnham



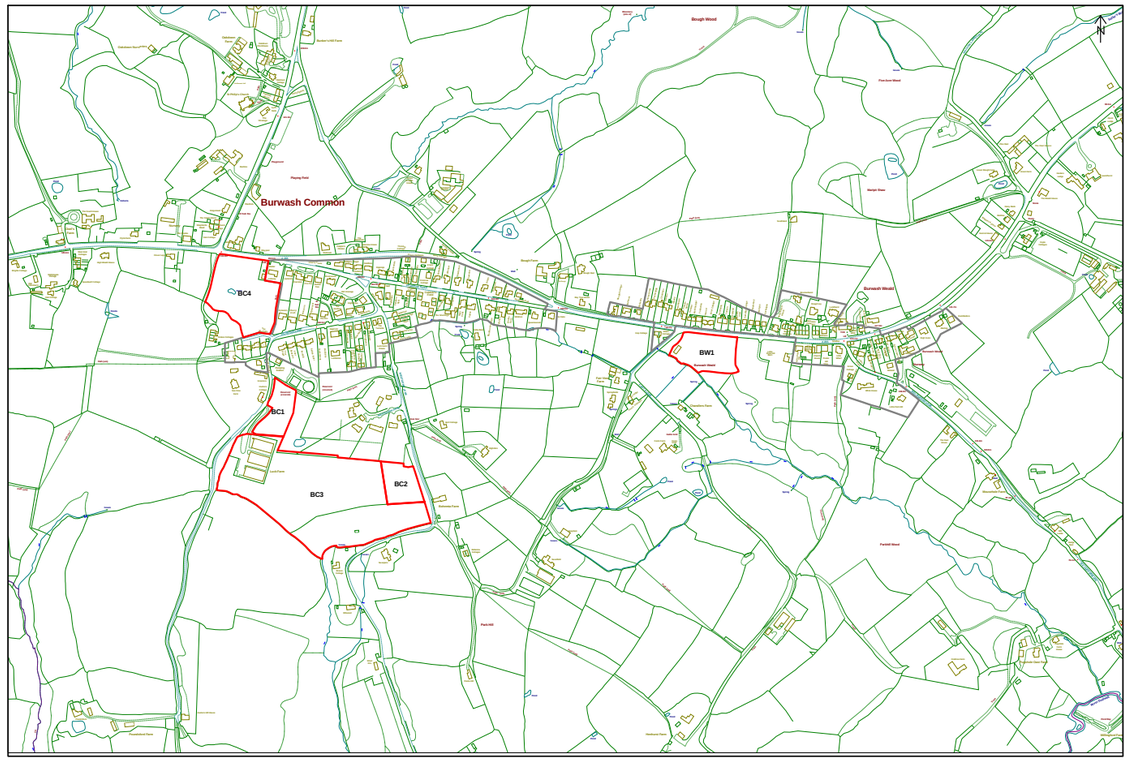
Brightling



Brede & Cackle Street



Burwash Common & Burwash Weald

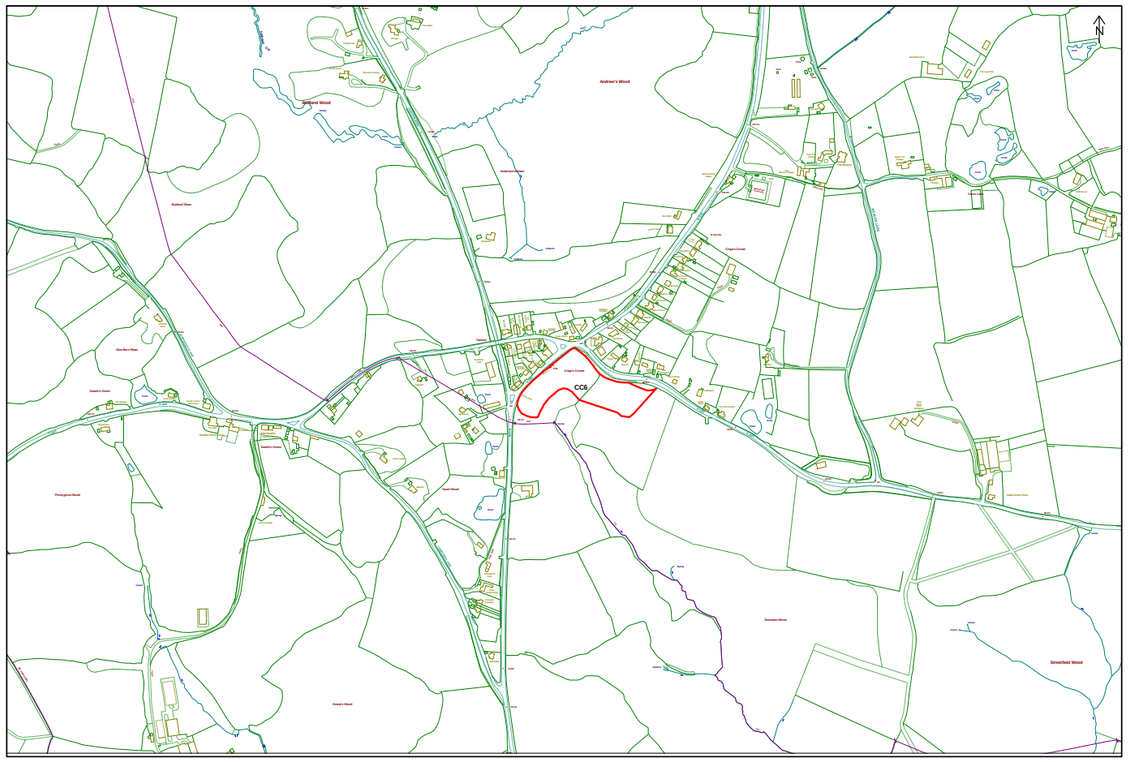


BX1 Site Numbers (eg.BX1)

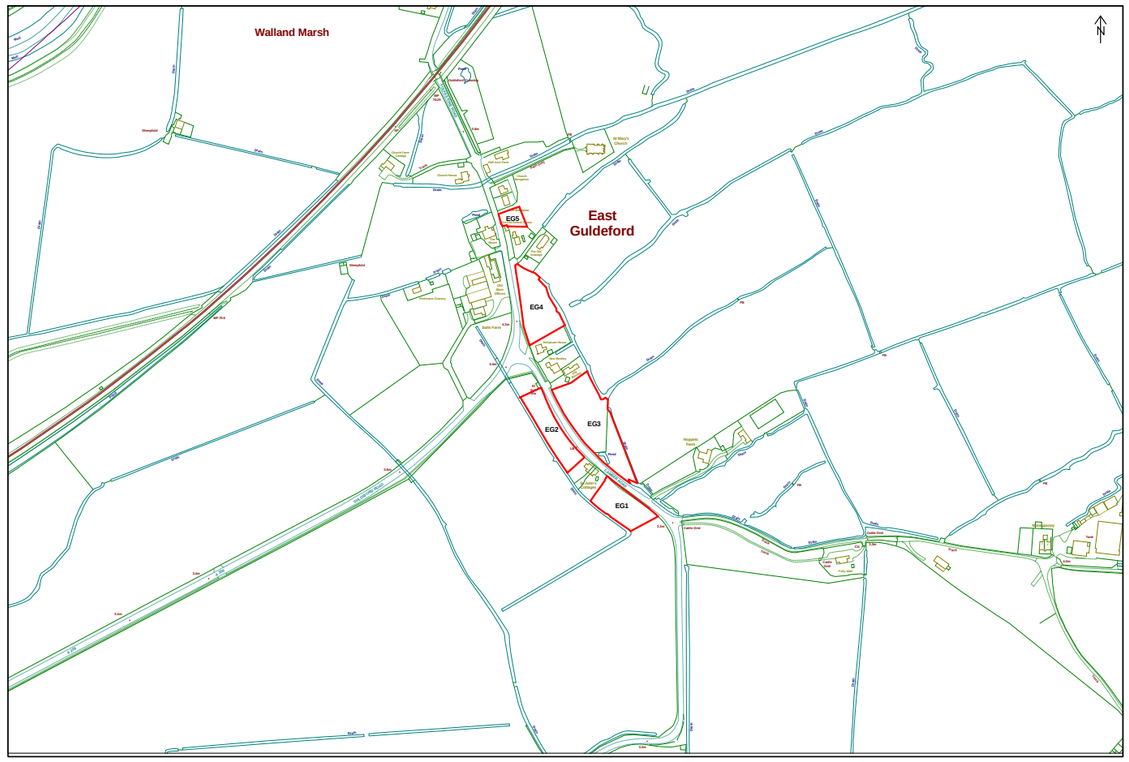
Red Site (Rejected - see sites table for detail)

Development Boundary

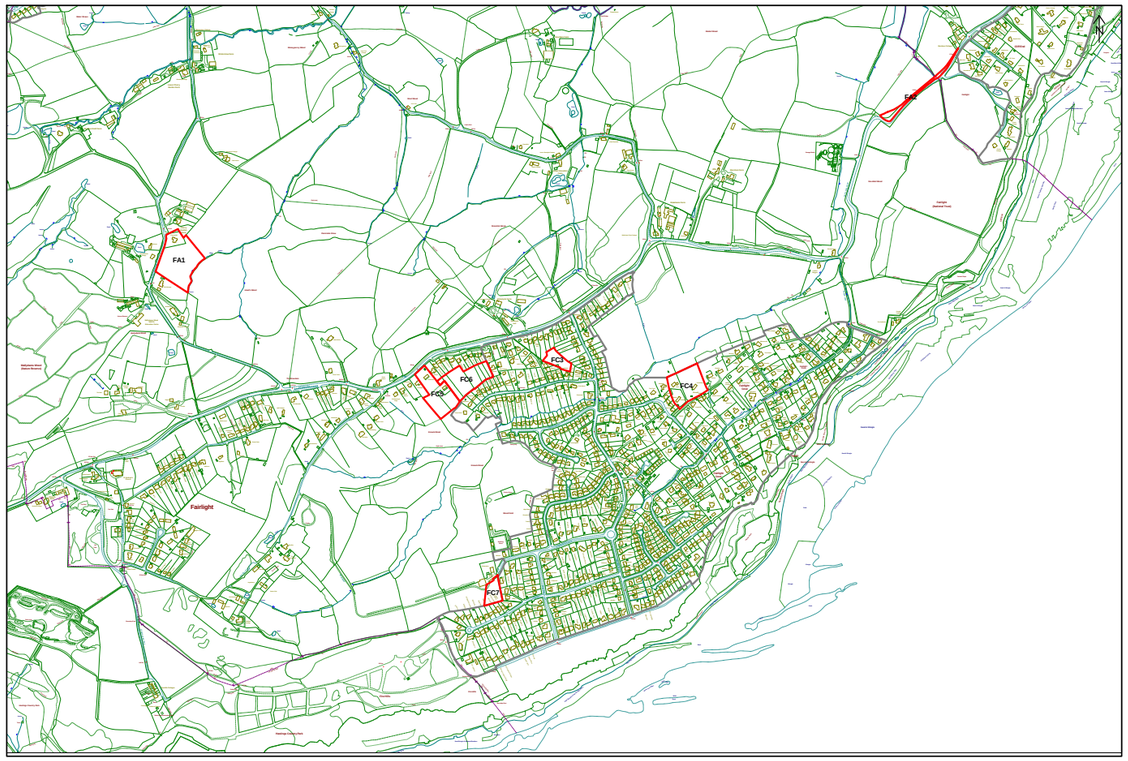
Cripps Corner



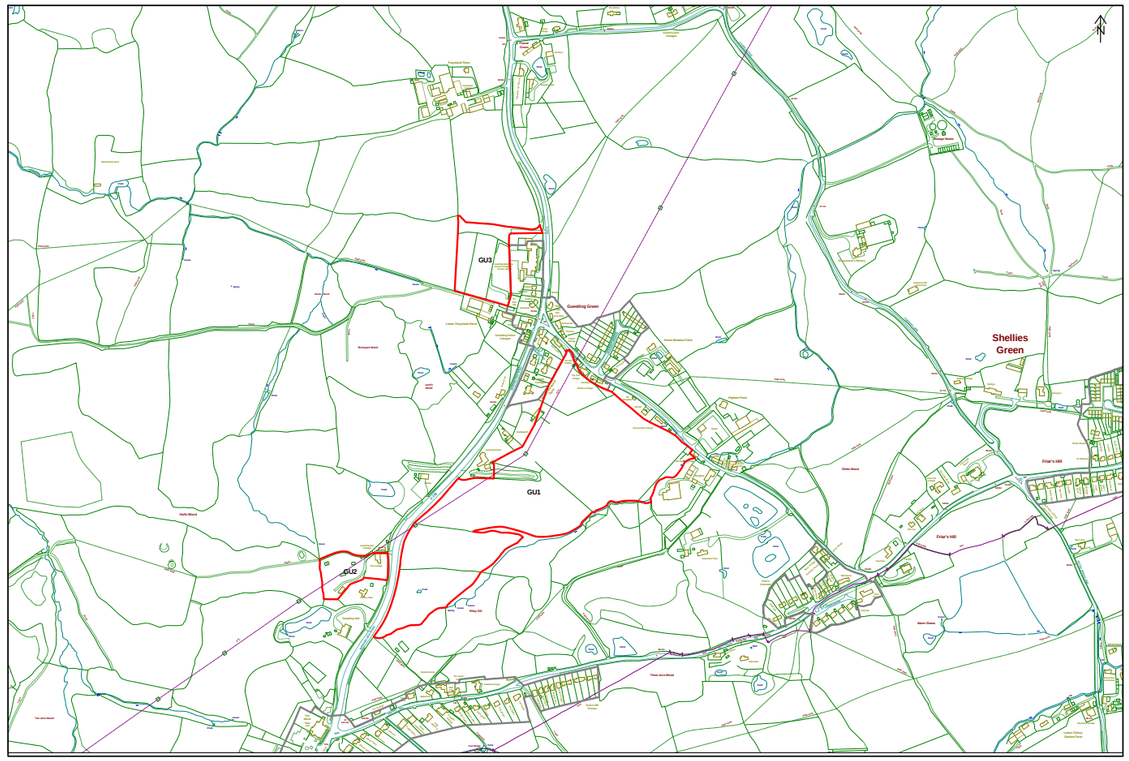
East Guldeford



Fairlight



Guestling

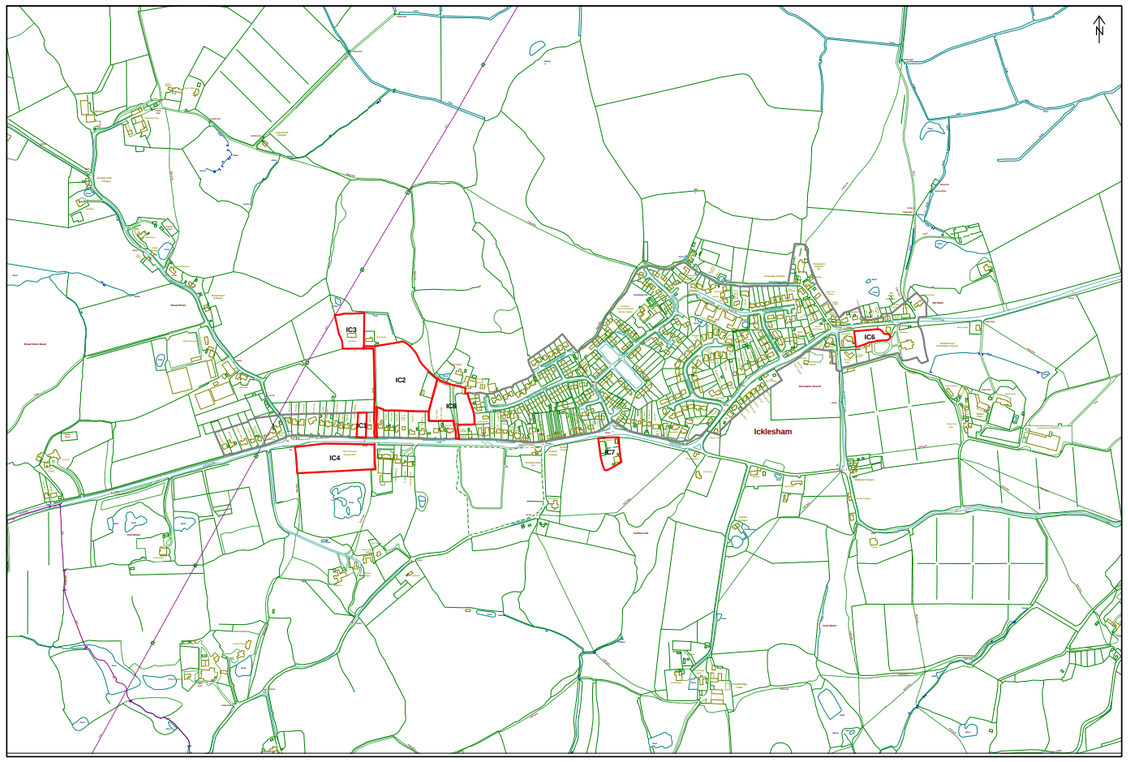


BX1 Site Numbers (eg.BX1)

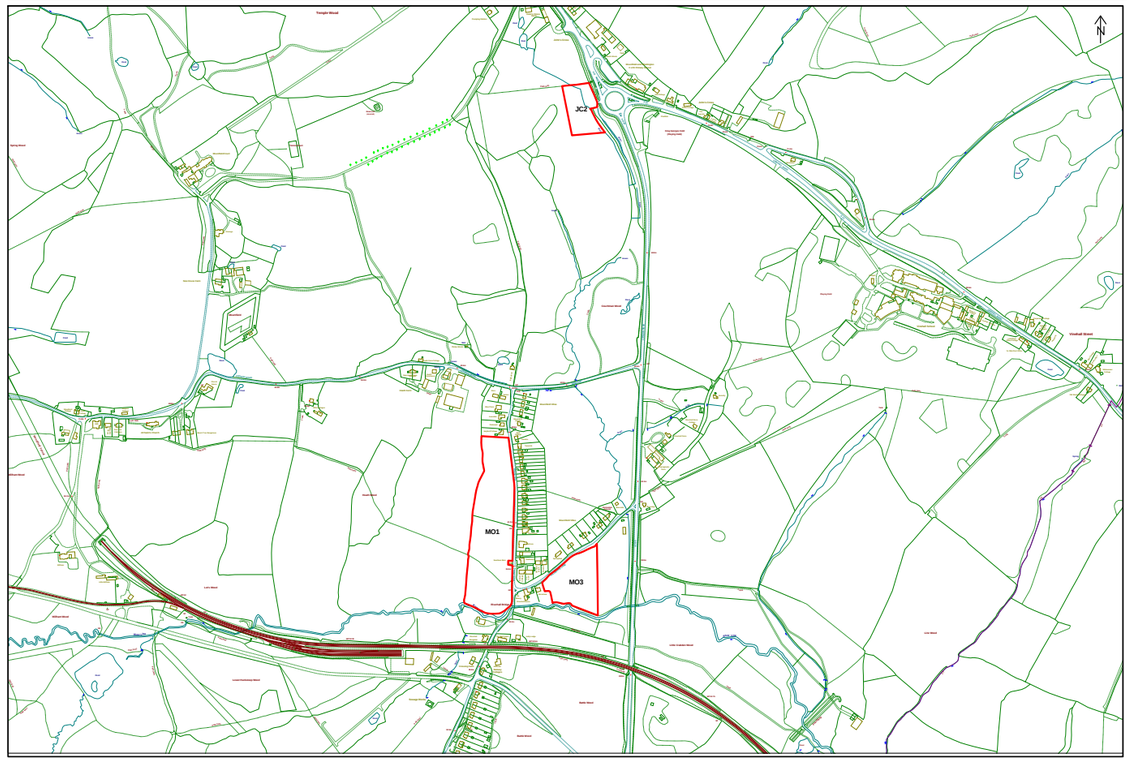
Red Site (Rejected - see sites table for detail)

Development Boundary

Icklesham



John's Cross & Mountfield



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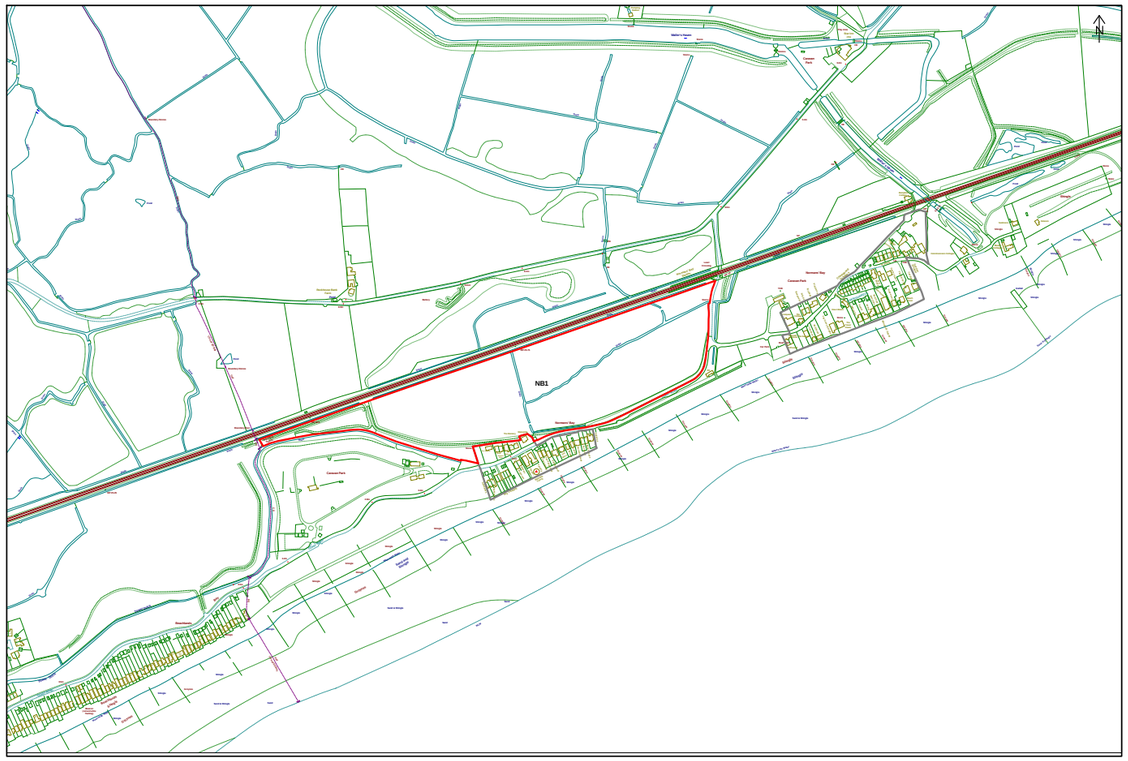
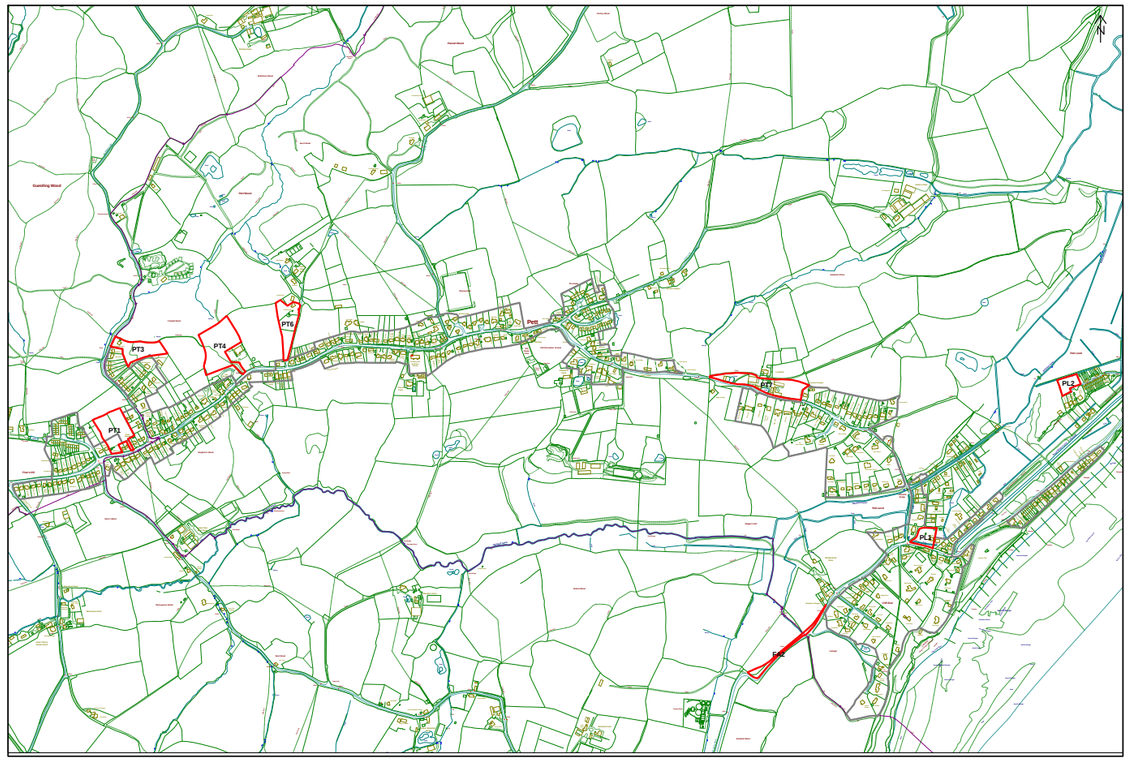


Pett & Pett Level

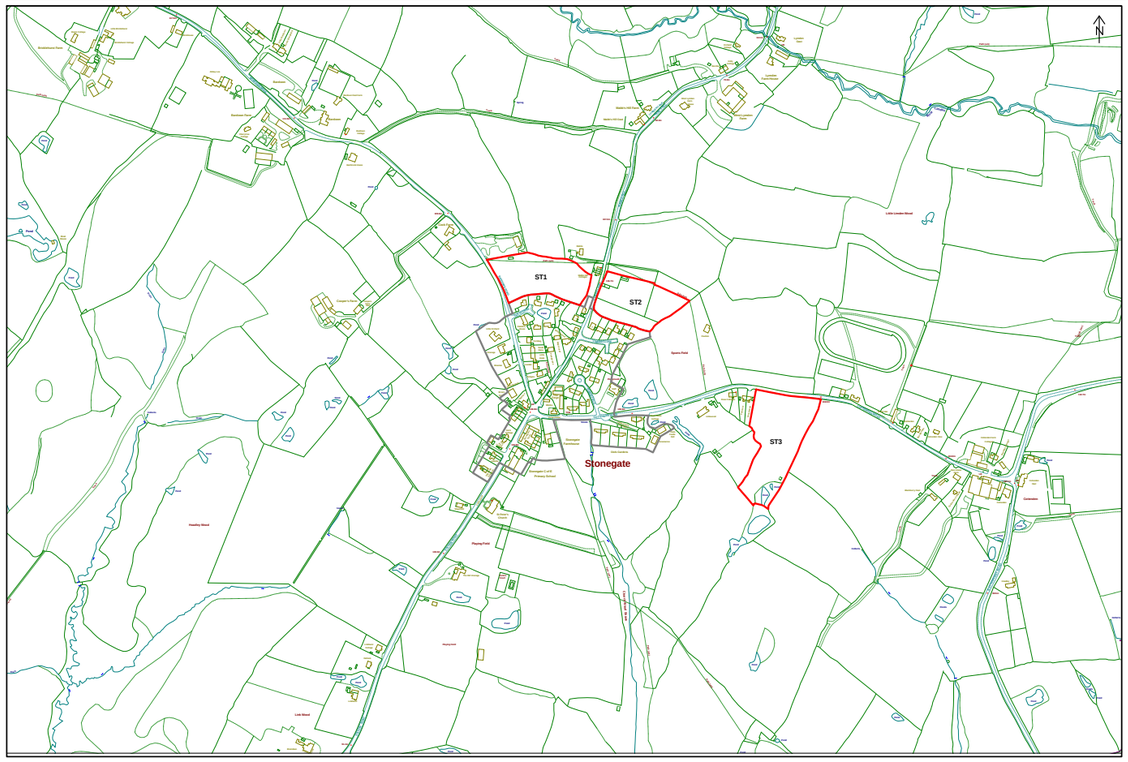


BX1 Site Numbers (eg.BX1)

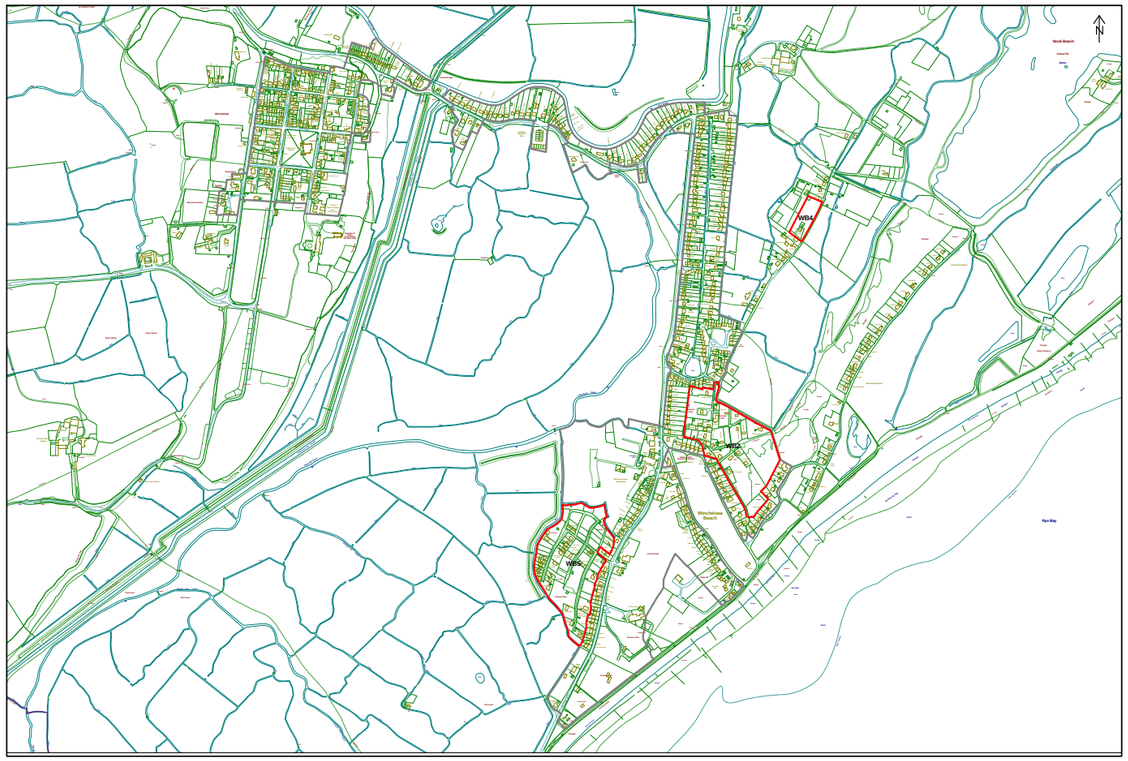
Red Site (Rejected - see sites table for detail)

Development Boundary

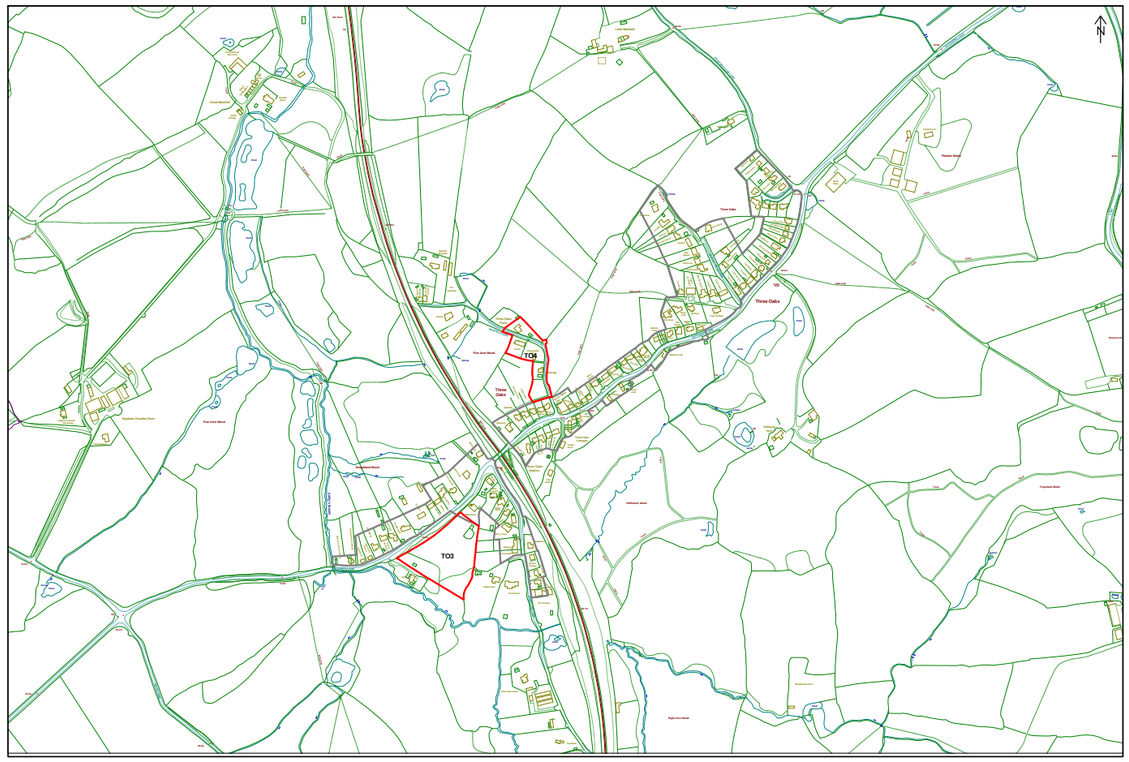
Stonegate



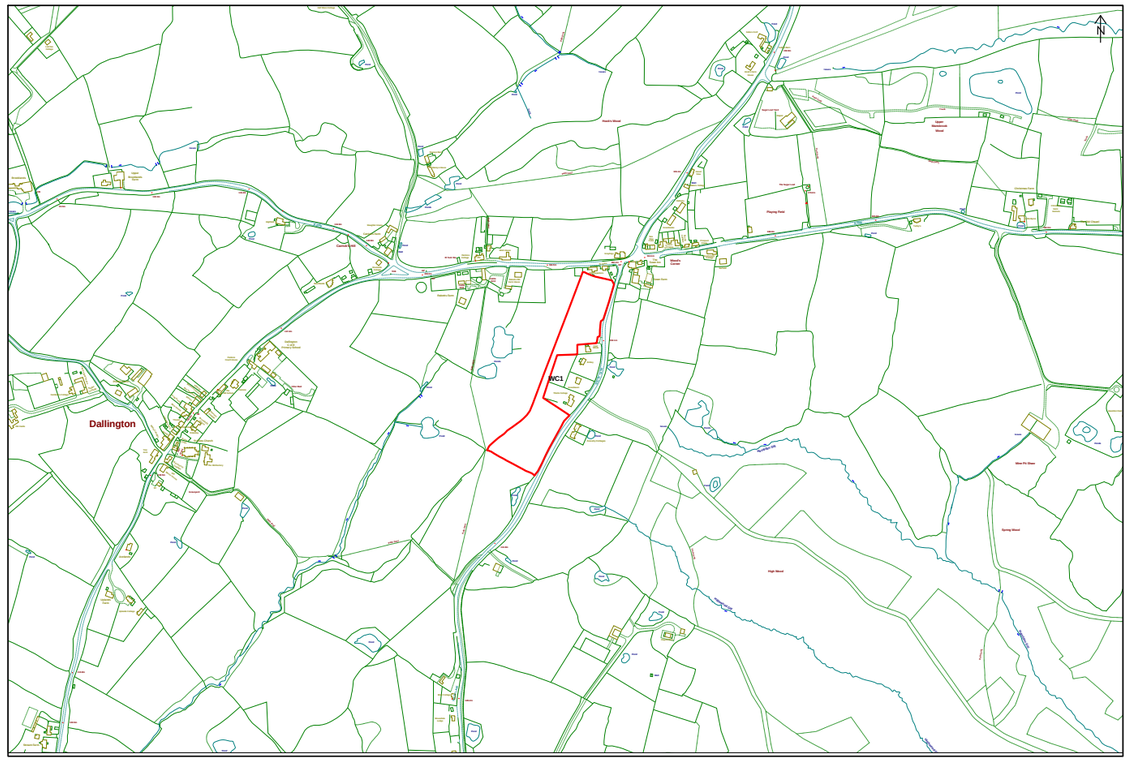
Winchelsea Beach



Three Oaks



Woods Corner



BX1 Site Numbers (eg.BX1)

Red Site (Rejected - see sites table for detail)

Development Boundary

Other Villages (rejected sites only)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
AS1	Ashburnham	Land at Brownbread Street, Ashburnham	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi . With regard to this particular site, it is located within a tranquil, rural area although this is the 'core' of Ashburnham with the village pub on the opposite side of the road. Landscape is characteristic of South Slopes of High Weald, with extensive views to west and scenic views to east. Site is relatively exposed, particularly at southern section, raising further issues with Policy EN3. Heritage constraints (Policy EN2) include the setting of several listed buildings at boundaries, plus the site is crossed by an ancient field boundary. The northern field is defined by the HW AONB Unit as a wildflower meadow and there is a large BAP habitat pond to the east of the site, so further issues with EN5.	N/a	Not suitable (red site)
AS2	Ashburnham	Ponts Green Farm, Main Road, Ashburnham	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is wholly rural in character with views to the west. It is not particularly well related to the core of Ashburnham. It is within a Groundwater source protection zone, contains listed buildings and historic field boundaries and has poor accessibility. Therefore there are further policy issues with policies, including SRM2, EN1, EN2, RA2, TR3.	N/a	Not suitable (red site)
AS3	Ashburnham	Newbuildings Farm, Main Road, Ashburnham	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, whilst brownfield, it is wholly rural in character with views in and out of landscape is characteristic of South Slopes of High Weald. It is not particularly well related to the core of Ashburnham. It has poor accessibility and a BAP habitat pond on site. Therefore there are further policy issues with policies, including EN1, RA2, TR3.	N/a	Not suitable (red site)
AS4	Ashburnham	Village Hall, Akehurst Field, Ashburnham	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it already functions as Community hall/car park and has a landscape impact on AONB, with extensive views out of site to east. Loss of community facility would be contrary to policy and remainder of site too small to be considered in isolation for a development allocation. Access via country lane. Also contrary to policies EN2, CO1, TR3.	N/a	Not suitable (red site)
BR1	Brede	Land at Hilltop, Brede	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, BR1 is considered too small for be considered for Site Allocations.	N/a	Not suitable (red site)
BR2	Brede	Land r/o The Red Lion Inn and 3 Peartree Croft, Brede Hill, Brede	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site BR2, is partially within the development boundary. There are issues with the setting of the listed building and obtaining appropriate access arrangements. Policy EN2 and TR3 apply.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
BR3	Brede	Land adj to Stubb Lane	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, BR3 is outside the settlement boundary. The site is also part of a historic field boundary network and integral to the character of the AONB. BR3 is also a flower rich meadow and an important feature of the AONB landscape. Access may also be a constraint. Policy EN1, RA2 and TR3 applies.	N/a	Not suitable (red site)
BL1	Brightling	Land North of Park View, Brightling	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is within an ESCC Notified Minerals site. Although within the AONB, site is not visually intrusive. Sustainable access is the main constraint, with the negative impact on a historic sunken routeway which lacks footways and necessitating loss of vegetation. Issue with Policy TR3 in particular.	N/a	Not suitable (red site)
BL2	Brightling	Land adj to Twelve Oaks Cottages, Brightling	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, such issues are exacerbated further by its remote location. The site is visually exposed across the HW AONB to the west. Rural road network would be able to cope with only limited scale of development here. There are numerous listed buildings in immediate vicinity and impact on their setting would be an issue. It is within an ESCC notified site and abuts a 'Park & Garden of Special Historic interest'. Policy issues include EN1, EN2, TR3, RA2.	N/a	Not suitable (red site)
BC1	Burwash Common	Land at Luck Farm, Vicarage Lane, Burwash Common	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is wholly rural in character with an access road not suited to more intensive development. From mid point, it has far views across the AONB to south and south-east. Further issues with policies RA1i, RA2, EN1, TR3.	N/a	Not suitable (red site)
BC2	Burwash Common	Land to west of Westdown Lane, Burwash Common	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is very rural character and well removed from the development boundary. Westdown Lane is very narrow un-adopted road. Contrary to policies RA2, TR3, RA1i.	N/a	Not suitable (red site)
BC3	Burwash Common	Luck Farm, Burwash Common	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is very rural character and well removed from the development boundary. It contains BAP deciduous and wet woodland. It would be accessed via very narrow sub-standard lanes. Contrary to policies RA2, TR3, RA1i, EN5.	N/a	Not suitable (red site)
BC4	Burwash Common	Linkway Field	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it would represent further ribbon development west of the village into an area of rural character, raising issues with policies RA2 in particular.	N/a	Not suitable (red site)
BW1	Burwash Weald	Land to NE of Foots Lane	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is rural in character and marked by historic field boundary within and at edge of site. It lacks footways and has views to SE. Issues with policies RA2, TR3, EN1, EN2.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CC6	Cripps Corner	Land at Cripps Corner	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site the impact of development on CC6 would be unacceptable in terms of visual intrusion in the wider AONB countryside. CC6 also falls within a historic field boundary network which is integral to the character of the AONB.	N/a	Not suitable (red site)
CS1	Cackle Street	Land West of Kingfield	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS1 is outside the settlement boundary and sited within the wider AONB landscape. BAP habitat Wet woodland and ghyll woodland (100m to west). Access may be a constraint as visibility splay from site entrance is very poor. Hedge covers point of access. Highway works would be required in order to accommodate entrance. Entrance is likely to require major engineering works to ensure access at a suitable gradient which might also reduce the capacity of the site as well as having an environmental impact. Not suitable for housing. Policy RA1, RA2, EN1, TR3, and EN5 are applicable.	N/a	Not suitable (red site)
CS2	Cackle Street	Gap Between Brede and Cackle Street, North of A28	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site SC2 is outside the settlement boundary and in the AONB. Remote from services and facilities and forms a countryside gap between Brede and Cackle Street. Contrary to policies RA1, RA2	N/a	Not suitable (red site)
CS3	Cackle Street	Land at Cackle Street, Cackle Street	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS3 has a number of TPOs within the curtilage whilst it also sits within a historic field boundary network. Outside the settlement boundary it would constitute infill along the frontage of the A28. The HA expressed doubt in comments "do not consider that suitable visibility splays can be achieved in this location due to the alignment of the A28." possible speed reduction required - from 40mph to 30mph. However it is lack of services in the village. Not unsuitable for housing.	N/a	Not suitable (red site)
CS4	Cackle Street	Land at Cackle Street, Brede	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS4 is not suited for development as it is sited on a exposed AONB ridge with poor access and is detached from the village fringe. Contrary to Policy RA2, TR2.	N/a	Not suitable (red site)
CS5	Cackle Street	Land at Pottery Lane Brede	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS5 forms two parcels and is bisected by CS4 it is located outside the settlement boundary. The site is relatively distant from the village core on the western fringe and exposed on a AONB ridge. Not suitable for housing on landscape impact grounds and distance to adequate services.	N/a	Not suitable (red site)
CS6	Cackle Street	Land to north of Brede Lane, Pottery Lane, Cackle Street	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS6 is a substantial tract of attractive countryside and is detached from the village fringe, local services and outside the settlement boundary. There is both ancient and wet woodland within its curtilage. Not suitable for housing. Policy EN5 applies.	N/a	Not suitable (red site)
CS7	Cackle Street	Land at Three Wents, Pottery Lane, Cackle Street	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS7 is outside the existing settlement boundary. Wet woodland overlaps with southern boundary and Ghyll woodland to south. Landscape impact would be a constraint as extensive views can be achieved at various vantage points around CS7. Not suitable for housing.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
CS8	Cackle Street	Land at Smoles Yard, Cackle Street	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS8 comprises of existing farm buildings at southern area of site around Smoles Yard. Direct access to Cackle Street (A28) from south end of site. The majority of the site is outside the settlement boundary and located in the wider AONB. The loss of farm buildings in the countryside should be resisted Policy RA2. Development of CS8 would be contrary to the pattern of development which extends north into the open AONB countryside. The relative lack of services in the village is also a constraint. Not suitable for housing.	N/a	Not suitable (red site)
CS9	Cackle Street	Land at Steeplands, Cackle Street	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS9 is on an exposed AONB ridge and detached from the main village. CS9 is also outside the settlement boundary and within the AONB landscape. A strong sense of place with access to CS9 requiring an upgrade to appropriate highways standards. Not suitable for housing. Policies RA1, RA2, TR3 applicable.	N/a	Not suitable (red site)
CS10	Cackle Street	Land South of Kingwoodland	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS10 is outside the settlement boundary and extends within the AONB landscape. There is an oak tree on the eastern boundary with TPO status. CS10 is also an historic farmstead within a historic field boundary and considered integral to the character of the AONB. Its loss would further erode the character of the AONB and would narrow the countryside gap between Cackle Street and Broad Oak. CS10 is also integral to the countryside setting of the village. A listed building is also sited to the north of CS10. Not suitable for housing development. Policy RA1, RA2, EN1, EN2 and EN5	N/a	Not suitable (red site)
CS11	Cackle Street	Gap Between Brede and Cackle Street, South of A28	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site CS11 is outside the settlement boundary and within the AONB. Visual prominence in the landscape make CS11 unsuitable for housing. Development of CS11 would narrow the countryside gap between Brede and Cackle Street. Policy RA1, EN1, RA2 applies. Not suitable for housing.	N/a	Not suitable (red site)
EG1	East Guldeford	Land South East of St John's Cottages, Camber Road, East Guldeford	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site EG1 is within Flood Risk Zone 2 & 3, exposed in the wider AONB landscape with a SSSI across the road to north-east of site as well as BAP habitat Reedbeds and Coastal & Floodplain Grazing Marsh. Relatively few amenities and services in the village make the location unsustainable. EG1 is not suitable for housing development.	N/a	Not suitable (red site)
EG2	East Guldeford	Land North West of St John's Cottages, Camber Road, East Guldeford	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site EG2 is within the AONB landscape and within Flood Risk Zone 2 & 3. SSSI across road to north-east of site as well as BAP habitat Reedbeds and Coastal & Floodplain Grazing Marsh. EG2 has an uneven topography. Relatively few amenities and services in the village make the location unsustainable. EG2 is not suitable for housing development. Policy EN5 applies.	N/a	Not suitable (red site)
EG3	East Guldeford	Land adj. Old Bentley, Camber Road, East Guldeford	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site EG3 is natural grassland on bend of busy Camber Road. Far views east, south and west towards Rye Citadel. EG3 is also sited within Flood Risk Zone 2 & 3. Within the Walland Marsh SSSI and BAP Habitat Reedbeds and Coastal & Floodplain Grazing Marsh. Relatively few amenities and services in the village make the location unsustainable. Not suitable for housing on landscape, in a unsustainable location and on environmental grounds.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
EG4	East Guldeford	Land adj. Hollybush House, Folkstone Road, East Gulderford	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site EG4 is sited within Flood Risk Zone 2 & 3. The site is also within the Walland Marsh SSSI and BAP Habitat Reedbeds and Coastal & Floodplain Grazing Marsh. Not suitable for housing on landscape and environmental grounds and its relative remoteness from services. Access has also been identified as a possible constraint. Policies EN7, EN5, TR3, RA2 are applicable.	N/a	Not suitable (red site)
EG5	East Guldeford	The Old School House, Folkstone Road, East Gulderford	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site EG5 is considered too small for SHLAA/Site Allocations process.	N/a	Not suitable (red site)
FA1	Fairlight	Land at Churchfields, Fairlight	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site FA1 is far removed from the main village and within the AONB. The locality is rural in character and access is via a narrow country lane unable to support significant vehicular traffic. A listed building is sited to the north and ancient woodland to the south. Unsustainable location and not suitable for housing. Policy RA1, RA2, EN1, EN5 and TR3 are applicable.	N/a	Not suitable (red site)
FA2	Fairlight	Land on Pett Level Road, NE of Sewage Works, Fairlight	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi.. With regard to this particular site FA2 is outside the settlement boundary and within the AONB. Detached from main core of the settlement. FA2 is also sited within a historic field boundary, integral to the character of the AONB and its loss should be resisted. The site is also visually prominent highway land and would contribute to ribbon development extending into the open countryside. Not suitable for housing.	N/a	Not suitable (red site)
GU1	Guestling	Land at Mount Pleasant Farm, Guestling	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site GU1 although adjacent to busy A259 this is unspoilt AONB countryside. Outside the settlement boundary and within the AONB. Ghyll Woodland and Wet Woodland adjacent to south covers boundary of site and ancient & Semi-Natural Woodland adjacent to south crosses boundary of site. GU1 is also adjacent to a nearby listed building and a Right of Way. Policy EN1, RA1, RA2, EN5 apply	N/a	Not suitable (red site)
GU2	Guestling	Land at Vine Cottage, Guestling	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site GU2 is significantly removed from the existing development boundary and highway and landscape constraints also make GU2 unsuitable for a housing allocation. Policy TR3, EN5, RA2, RA1	N/a	Not suitable (red site)
GU3	Guestling	Land r/o Guestling Bradshaw Primary School	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site GU3 is outside the settlement boundary and within the AONB, a footpath at south boundary is not a feasible vehicular access as it goes directly past front of residence. North access used for staff parking or access to main site constrained by vegetation. The amenity of adjacent properties will be have respected. GU3 is also abuts a historic field boundary which is integral to the character of the AONB. Not suitable for housing. Policy OSS5, TR3, RA1, RA2 apply	N/a	Not suitable (red site)
IC1	Icklesham	Land adj. to Fair View, Icklesham	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site IC1 is too small for the Site Allocations/SHLAA process.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
IC2	Icklesham	Land at Mayors Field, Icklesham	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site IC2 is outside the settlement boundary and within the AONB landscape. Single width existing access. The development of IC2 would also be contrary to the existing building line along the A259 as the site extends significantly into the wider countryside. Policy EN1, RA1, RA2, TR3 applicable.	N/a	Not suitable (red site)
IC3	Icklesham	Land at Bramleys, Icklesham	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site IC3 is isolated and detached from the main village fringe, outside the settlement boundary and within AONB landscape. Access delivered via a long single track. Not suitable for housing. Policy RA1, RA2, EN1 and TR3	N/a	Not suitable (red site)
IC4	Icklesham	Little Sheerwood Industry Park, Icklesham	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site there should resistance to any intensification of development on the south side of the A259, especially at this more remote area on the fringe of the village and would constitute a negative landscape impact. Not suitable for housing. Policy RA1, RA2, EN1 applicable.	N/a	Not suitable (red site)
IC6	Icklesham	Land adj to sunnyside, A259, Icklesham	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site IC5 is considered too small for SHLAA/Site Allocations process. Not suitable.	N/a	Not suitable (red site)
IC7	Icklesham	Shelter, Main Street, Icklesham	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site IC7 is village fringe with a strong rural sense of place located on south side of A259. Outside the settlement boundary and within the AONB. Isolated and sited with a historic boundary network and considered integral to the character of the AONB. Not suitable for housing. Policy RA1, RA2, EN1 applicable.	N/a	Not suitable (red site)
IC8	Icklesham	Land r/o Maple Cottage, Main Road	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site IC8 the owners are unwilling to engage in the process so no prospect of the site coming forward. The site has some constraints with regard to the residential amenities of the adjacent dwellings and the setting of listed building to north needs to be treated sensitively. The eastern site offers the more suitable prospect for development as it relates better to the built up area of the village. Southern sections of both sites are preferable since they impact less on the setting of the listed building. Policy OSS5, EN2 applies.	N/a	Not suitable (red site)
JC2	John's Cross	Land at Johns Cross	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it has far views across the HW AONB to the south. Notwithstanding that John's Cross is a small settlement with little by way of services, this site is further removed from the settlement by a field and the considerable severance factor of the A21. It therefore reads as part of the wider countryside west of the roundabout. Development would be contrary to policies, including EN1, TR3 and RA2viii.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
MO1	Mountfield	Land west of Hoath Hill, Mountfiled	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is of rural character and prominent in the landscape, with views to west and south-west. Crossed by HW AONB historic field boundaries. Access would be via Hoath Hill, a relatively narrow country road and blocked by on-street parking. SFRA flood risk at southern end of site. Further policy issues include RA2, EN1, EN2.	N/a	Not suitable (red site)
MO3	Mountfield	Land adj. Harestone, Solomons Lane, Mountfield	This site is within in a village that contains a very limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is wholly rural in character, accessed via a narrow country lane and with flood risk issues covering the southern half. Further policy issues include RA2, TR3, EN7.	N/a	Not suitable (red site)
NB1	Norman's Bay	Land at Norman's Bay, Bexhill	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. This site essentially comprises coastal floodplain and is criss-crossed by drainage channels. It benefits from close proximity to the railway station, however it would be accessed via occupational crossing over railway to north east. The gates can be closed for long periods and the crossing is un-manned at night. Environmental constraints include Flood Zones 2 & 3. Archaeological Sensitive Area. Coastal & Floodplain Grazing Marsh, Adj SNCI, Adj Ramsar, Adj SSSI, Adj SAM, Adj Coastal Vegetated Shingle. Issues with policies, including EN7, EN5.	N/a	Not suitable (red site)
PL1	Pett Level	Land at Stargazy, Pett Level Road, Pett Level	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site PL1 is within Flood Zone 2 & 3 and would have to undertake the sequential and exception test. There are TPOs onsite. PL1 is considered too small for the site allocation process.	N/a	Not suitable (red site)
PL2	Pett Level	Land at Toot Rock, Pett Level	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site PL2 relates poorly to the existing village and is outside the settlement boundary. There are a number of landscape and environmental constraints including Flood Zones 2 & 3. SNCI and the site is adjacent to the AONB. Policy EN1, RA2, EN7 and EN5 apply.	N/a	Not suitable (red site)
PT1	Pett	Land adjoining 'Fairview', Pett	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi.With regard to this particular site PT1 is partially within the settlement boundary while the northern half extends into the AONB. Pett is not a service village. ESCC Highways advise "Access into site should be located to the west of the site (opposite 'Mountains Ash') to enable adequate visibility of 2.4m x 45m to be achieved. No existing footway to connect with which poses some sustainability concerns." "S106 could facilitate the development of a footway but the footway would not join up to anything and would be rendered dangerous as it doesn't lead anywhere. Site as a whole is not suitable for sustainable modes of transport." There is scope for some modest development within the area where PT1 falls within existing settlement boundary but it would be considered too small for the Site Allocations threshold. The Policy TR2, OSS5, RA1 and RA2 applies.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
PT3	Pett	Land at Watermill House, Pett	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site PT3 is outside the settlement boundary and within the AONB. The site is extensively covered by 'wet woodland' and part of the UK BAP habitat. Access into the site would require removal of value woodland habitat. Policy EN5, TR2 applies.	N/a	Not suitable (red site)
PT4	Pett	Land r/o Two Sawyers, Pett Road, Pett	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi.vi. With regard to this particular site PT4 is outside the settlement boundary and is adjacent to ancient woodland to the west and north. Access arrangement into PT4 would require clarification. Nearby listed buildings. Policy EN2, TR3, EN5 applies.	N/a	Not suitable (red site)
PT6	Pett	Land at north western side of Pett	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site development of PT6 would extend into the open countryside and would have an negative impact on the AONB. The would also be contrary to the established building line and detrimental to the character of the village. Policy EN1, RA2 applies.	N/a	Not suitable (red site)
PT7	Pett	Lunsford Farm, Pett Road	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site PT7 is a historic farmstead, listed and integral to the character of the AONB. The site is also outside the settlement boundary with a number of ponds located within its curtilage. The area is rural in character, relative distant from significant services and with extensive views to the north. Not suitable for housing. Policy RA1, RA2, EN1 and EN2 applies.	N/a	Not suitable (red site)
ST1	Stonegate	Land West of Lymden Lane, Stonegate	This site is within a village that contains a limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, there are several environmental constraints. North west corner of site is a groundwater source protection zone and part of the site is defined as sandstone outcrop (a 'Special to Sussex' habitat). Site is visually exposed (with long views to west only partially obscured by hedge) and of rural character. Policy issues include RA2, EN1, SRM2, EN5.	N/a	Not suitable (red site)
ST2	Stonegate	Land East of Lymden Lane, Stonegate	This site is within a village that contains a limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, highway difficulties would preclude residential as Lymden Lane is very narrow, so further issues with TR3. The site is of rural character, presenting issues with other policies including RA2.	N/a	Not suitable (red site)
ST3	Stonegate	Tank Field, Cottenden Road, Stonegate	This site is within a village that contains a limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it's suitability is further limited since it does not abut the Stonegate development boundary and is wholly rural in character. It has HW AONB historic field boundaries within it as well as BAP Habitat ponds and the NE corner is groundwater source protection zone. Further issues with RA2, EN1, EN2, EN5.	N/a	Not suitable (red site)

ID	Village	Site Name	Compliance with Core Strategy Policy	Total Residential Units	SHLAA Conclusions
TO3	Three Oaks	Land adj. To Three Oaks Village Hall, Butchers Lane	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site TO3 falls outside the existing the settlement boundary although the northern edge of TO3 does abuts the boundary. Existing access to house on north side is only viable access point and would require further clarification on status. Adjacent to Flood Zones 2 & 3, significant tree cover along the southern boundary. Not suitable for housing. Policies EN7, RA2, EN5 and TR3 applies.	N/a	Not suitable (red site)
TO4	Three Oaks	Land at Maxfield Lane, Three Oaks, Guestling	This site is within a village that contains a more limited range of services. Whilst this is not a reason for rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site TO4 is outside the settlement boundary and has constraints of existing dwellings onsite and extensive tree cover (also adjacent to ancient woodland), both of which could limiting the net developable area. Access would including use of unmade road which would have to be upgraded to HA standards. Although screened, development of TO4 also would be contrary to the existing settlement pattern in this part of the village. TO4 is unsuitable for housing.	N/a	Not suitable (red site)
WB2	Winchelsea Beach	Land South of Harbour Farm	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site WB2 is in multi ownership and would require clarification of status. A mixture of greenfield and brownfield and sited within Flood Risk Zone 2 & 3. Coastal vegetative shingle on east of site. Part of the site is extensively covered by trees and the southern section is SSSI. Adjacent land has BAP designations of Reedbeds, Coastal vegetative shingle and Coastal and floodplain grazing marsh. SAC designation nearby. Access is an unadopted road. Policies TR3, EN1, RA1, EN7 and EN5 are applicable.	N/a	Not suitable (red site)
WB4	Winchelsea Beach	Land at The Stables, Winchelsea Beach	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site WB4 is outside the settlement boundary and detached from the main village core. WB4 is within Flood Zone 2 & 3 and there is evidence of surface water flooding on the north west section of the site. with access is via unmade single track. BAP Coastal and Floodplain grazing marsh and adjacent to SSSI to the east. Development of WB4 would encompass sporadic development along a unmade track and should be resisted on character impact grounds and environmental constraints. Not suitable for housing allocation. Policy EN7, RA1, EN5 also apply.	N/a	Not suitable (red site)
WB5	Winchelsea Beach	Land at Victoria Way	This site is within a village that contains a more limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site WB5 has an existing tourism function which the Core Strategy vision supports and its loss should be resisted unless there is no prospect of its continued use. Policy EC6. WB5 is in multi ownership and access is not to Highways specification. Within Flood risk zone 2 & 3 and with BAP habitat. Not suitable for housing. Policy RA1, EN7, EC6, TR3	N/a	Not suitable (red site)
WC1	Wood's Corner	Land east of South Lane, Wood's Corner	This site is within a village that contains a very limited range of services. Whilst this does not necessarily entail rejecting the site in itself, it does nonetheless raise issues of Core Strategy compliance in relation to a number of policies, including OSS1c, OSS3v, OSS4ii, RA1vi. With regard to this particular site, it is very rural in character and has short-mid distance AONB views to west. Further policy issues with RA2, EN1.	N/a	Not suitable (red site)

Large Site Commitments (6 units and above)

as at base date 1st April 2013

SHLAA ID	Planning Application	Large site Commitments	Ward	Parish	No. of units	.13/14	.14/15	.15/16	.16/17	17/18	18+	Available	Suitable	Achievable	Planning Notes
BX7	RR/2010/2052/P	Grand Hotel, Sea Road	Sackville	Bexhill	24			24				Yes	Yes	Yes	Application RR/2010/2052/P approved 09/09/2011 for 24 units. Site has been sold. Owner currently considering development options but still expects development by 15/16.
BX103	RR/2012/36/P	85 Ashdown Road		Bexhill	7				7			Yes	Yes	Yes	Permission RR/2012/36/P approved 16/2/2012 - outline
BX82	RR/2010/1220/P	Chintings, Upper Sea Road	Central	Bexhill	7			7				Yes	Yes	Yes	Permission RR/2010/1220/P approved 2/9/2010
BX83	RR/2010/1469/P	30-34 Dorset Road	Sackville	Bexhill	10				10			Yes	Yes	Yes	Permission RR/2010/1469/P approved 6/9/2010 - outline
BX62	RR/2011/2051/P	Hillborough House, Little Common Road	Kewhurst	Bexhill	13			13				Yes	Yes	Yes	RR/2011/2051/P approved - site currently on the market
BX16	RR/2011/2332/P	Galley Hill Depot	Sackville	Bexhill	59	39	20					Yes	Yes	Yes	Development Under Construction
BX87	RR/2012/117/P	51-55 Ninfield Road	Sidley	Bexhill	13			13				Yes	Yes	Yes	Revised application RR/2012/117/P recently approved 26/09/2012
BX86	RR/2012/2016/P	Compass House		Bexhill	45		45					Yes	Yes	Yes	Application Approved 19/03/2013. Bregs Application submitted
FO11	RR/2003/3300/P	Royal Oak - Former Site, Main Street	Rother Levels	Beckley	6	6						Yes	Yes	Yes	Site recently sold works expected to commence shortly
CA7	RR/2012/1528/P	The Warren Yard		Catsfield	6				6			Yes	Yes	Yes	Permission RR/2012/1528/P recently approved - outline
CM12	RR/2011/300/P	Brookside Farm		Camber	20	20						Yes	Yes	Yes	Development Under Construction
SP4a	RR/2011/2393/P	Northiam Road - Land At		Ewhurst	8	8						Yes	Yes	Yes	Development Under Construction
RY44	RR/2010/2676/P	Tower House, Hillders Cliff	Rye	Rye	6			6				Yes	Yes	Yes	RR/2010/2676/P approved 19/01/2011 - development unlikely to start in near future.
RY5,RY41	RR/2009/1924/P	Udimore Road		Rye	55	20	20	15				Yes	Yes	Yes	Development Under Construction - Final Phases building rate slowed to meet demand
RY20	RR/2011/2629/P	53 Cinque Ports Street		Rye	10		10					Yes	Yes	Yes	Permission RR/2011/2629/P approved 15/5/2012. Bregs application submitted and archaeological works have started.
RY50	RR/2012/1543/P	St Bartholomew's Court		Rye Foreign	25		25					Yes	Yes	Yes	Respite centre demolished works to begin shortly
SE11	RR/2010/1671/P	Pestalozzi International Village		Sedlescombe	4	4						Yes	Yes	Yes	Development Under Construction Plots 2 and 6 complete.
SE8	RR/2011/242/P	Cartref, The Street	Ewhurst & Sedlescombe	Sedlescombe	6			6				Yes	Yes	Yes	A new planning permission granting an extension of time has been approved under RR/2011/242/P. Revised scheme RR/2012/155/P recently approved to replace detached dwelling with two semi detached.
SE12	RR/2012/716/P	East View Terrace - Garages to the rear of	Ewhurst & Sedlescombe	Sedlescombe	8	8						Yes	Yes	Yes	Approved 23/08/12 - Garages demolished & works commenced
HF1	RR/2010/2187/P	Land at Woodlands Way	Brede Valley	Westfield	43			21	22			Yes	Yes	Yes	RR/2010/2187/P Application approved 25/02/2011. Application for 14 additional dwellings has been submitted for land to north with a decision expected shortly
Totals					**375**	**105**	**120**	**105**	**45**	**0**	**0**				

Subject to S106

BX106	RR/2012/2115/P	45 - 47 Barnhorn Road	St. Marks Ward	Bexhill	8		8					Yes	Yes	Yes	Application delegated to approve 14/3/2013
BX30	20030006	276 Turkey Road	Sidley	Bexhill	38			38				Yes	Yes	Yes	Developer indicated they are still pursuing the s106 agreement.
BA11,49,50	20071896	Blackfriars	Battle Town	Battle	245			20	55	55	115	Yes	Yes	Yes	Development company has acquired interests in the site and is in discussions with the Council as the other principal land owner to progress the development. First completions expected from 15/16.
BO6	RR/2011/1167/P	Rainbow Trout - Land Adj, Chitcombe Road	Brede Valley	Brede	12				12			Yes	Yes	Yes	Outline application recently approved. Currently in the process of being CPO'd
BU2	RR/2011/2205/P	Land off Strand Meadow		Burwash	17				17			Yes	Yes	Yes	Developers intend to build 17 homes with 40% (7) affordable . Outline application RR/2011/2205/P detailing access delegated to approve 15/12/2011
ET4	RR/2012/2326/P	Land at High Street		Etchingham	21		21					Yes	Yes	Yes	Application delegated to approve 14/3/2013
NO17	RR/2010/2643/P	The Paddock, Goddens Gill	Rother Levels	Northiam	51			25	26			Yes	Yes	Yes	RR/2010/1634/P granted as renewal. RR/2010/2643/P is the likely scheme; still awaiting section 106. Developers have recently met with Development Management case officer and are looking to progress this site.
WF5	RR/2009/322/P	Land at Westfield Down	Brede Valley	Westfield	39				20	19		Yes	Yes	Yes	Outline application for up to 39 dwellings agreed in principle with the section 106 agreement due to be signed shortly.
Totals					**431**	**0**	**29**	**83**	**130**	**74**	**115**				

Totals Inc. S106					**806**	**105**	149	**188**	**175**	**74**	**115**	**5 years Total**	691		