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ROTHER DISTRICT COUNCIL

DRAFT HOUSING AND ECONOMIC LAND AVAILABILITY

ASSESSMENT (HELAA)

PART 2: SITE ASSESSMENTS



CHAPTER 3 – BATTLE AND SURROUNDING SETTLEMENTS

JANUARY 2026

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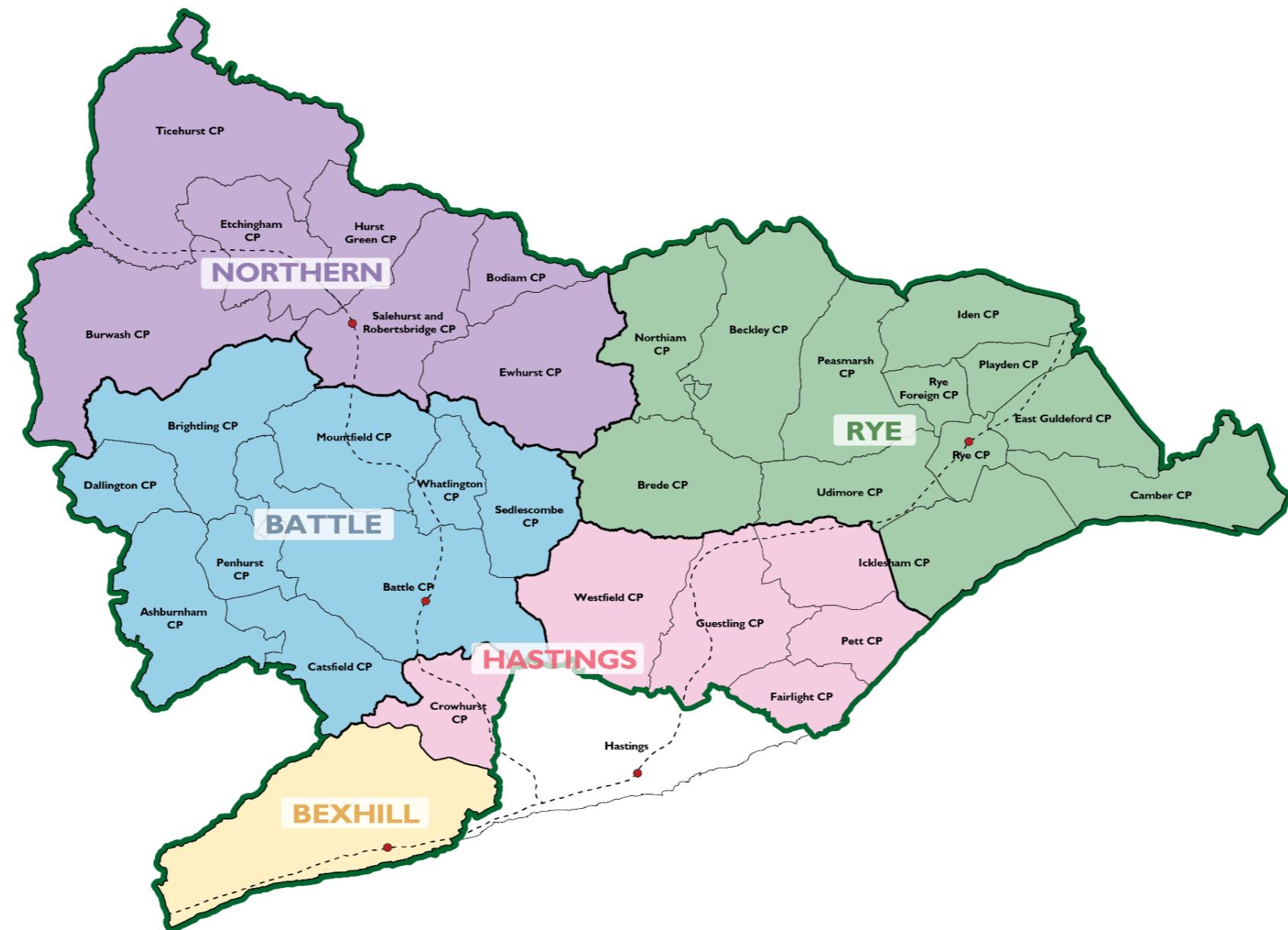
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CHAPTER 3 – BATTLE AND SURROUNDING SETTLEMENTS

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INTRODUCTION

This document forms Part 2 of the Rother District Council draft Housing and Economic Land Availability Assessment (HELAA): Site Assessments (2026). It is divided into five chapters corresponding to the five geographical sub-areas proposed through the new Rother Local Plan (2025-2042). The [interactive map](#) illustrates the location of all the sites that have been assessed through the draft HELAA, and this document contains tables setting out the Council's assessments of the sites. Part 1 of the HELAA is a separate document and comprises the HELAA and Site Selection Methodology Background Paper (Regulation 18 version, 2026). Within this document, sites are categorised in one of four different ways:

1. **Identified sites.** These sites are shown in purple on the [interactive map](#) and tables. As detailed in the HELAA Report (Part 1), identified sites are currently allocated for development, or have an extant planning permission, or are subject to a current planning application which has a resolution to grant, subject to a legal agreement.
2. **Potential additional sites.** These sites are shown in orange on the [interactive map](#) and tables. These sites have been initially assessed through the HELAA as potentially suitable, available and achievable for development over the local plan period, subject to final assessment work and the result of the Regulation 18 consultation on the draft Local Plan.
3. **Rejected sites.** These are shown in dark grey on the [interactive map](#) and the tables. These sites have been assessed as either currently unsuitable, currently unavailable, or currently unachievable for development during the plan period.
4. **Sites not yet assessed.** These are shown in light grey on the [interactive map](#) and the tables. These sites have not yet been assessed. The Council will assess these during 2026 and will publish the assessments in the next version of the HELAA.

The following information is included in the tables:

- **Site ID.** Each site has an identification (ID) number as shown on the [interactive map](#). This takes the form of three letters which relate to the parish the site is in (e.g. BEX for Bexhill) and four numbers.
- **Site address**
- **Site size (hectares)**
- **Summary of Environmental Constraints.** This is a short but comprehensive summary of the site constraints as identified during stage 1 of the site assessment (see HELAA and Site Selection Methodology Background Paper). The key source of information used to identify constraints is the Council's internal GIS. Categories of constraints that have been assessed include: landscape and biodiversity constraints, flooding and water constraints, heritage constraints, and other constraints including public rights of way and other designations/ allocations.
- **Site Identification.** Details of the method by which each site was identified is stated (see HELAA and Site Selection Methodology Background Paper for further explanation on the methods).
- **Site Assessment.** This is the Council's initial assessment of the site including an explanation of why each site is or is not considered potentially suitable, available and achievable for development during the plan period.
- **Availability.** This indicates whether the site is potentially available, not available, or has unknown availability for development during the plan period. All sites that have been submitted during the “Call for Sites” are identified as “potentially available”. It needs to be borne in mind that many sites were submitted to the Council when the Call for Sites was first launched at the end of 2020 and consequently, their availability may have changed since that time. Further investigation of the availability of potentially suitable sites will be undertaken following the Regulation 18 consultation on the Local Plan. Many sites have “unknown” availability. The availability of sites that have been initially assessed as unsuitable for development has not been investigated.
- **Development Potential/ Estimated Development Potential.** For Identified and Potential Sites, the development potential is stated, i.e. the approximate quantum of development the site could accommodate in terms of the number of dwellings and/ or the amount of employment floorspace. For Potential Sites this has been estimated in line with the Council's Density Study. For Identified Sites the development potential has been carried forward as per the allocation/ permission at this stage. See the HELAA and Site Selection Methodology Background Paper for further information.
- **Anticipated Timescale for Development.** For Identified and Potential Sites an anticipated timescale is provided, if known, informed by initial information from landowners or developers.

It is important to note that the HELAA does not pre-empt or prejudice any future Council decisions about any site. It is not a statement of Council policy. It does not determine whether a site should be allocated for future development, as that is the role of a Local Plan or a Neighbourhood Plan. It does not determine whether or not a site will be granted planning permission.

As noted in the national Planning Practice Guidance: *It is the role of the assessment to provide information on the range of sites which are available to meet the local authority's requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.*

ASHBURNHAM

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
ASH0001	Land to the north of Ponts Green Farm, Ponts Green	1.21	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Within the Pevensey Levels Hydrological Catchment. Small area at risk of surface water flooding. Adjacent to Listed Buildings. Whole site is bound by a historic field boundaries.	Council search	The site is a historic field adjacent to a small cluster of development including two listed buildings and a small farmstead. Development at the scale considered through the HELAA would detract from the rural character and landscape of the High Weald National Landscape and adversely affect the setting of the listed buildings. Access is a further significant constraint, the site having no direct road frontage and the adjacent highway comprising a narrow rural lane with no footways. Accessibility for pedestrians and the sustainability of the location are also significant constraints due to the lack of local services and facilities.	Unknown
ASH0002	Ponts Green Farm, Main Road, Ashburnham	0.56	The site is within the High Weald National Landscape. Adjacent to Priority Habitat. Within the Pevensey Levels Hydrological Catchment Area and partly within a Groundwater Source Protection Zone. Small areas at risk of surface water flooding. Grade II Listed Building within the site and historic field boundaries adjacent.	Previously assessed	The site consists of an existing farmstead, including a listed farmhouse fronting the road, and a number of agricultural buildings. It sits within Ponts Green, which is a very small area of built form that is distinctly rural in character. The site is visible within the countryside. Development at the scale considered through the HELAA would detract from the rural character and landscape of the High Weald National Landscape. Access, accessibility for pedestrians, and the sustainability of the location are also significant constraints due to the lack of local services and facilities, and the narrow lane with no footways.	Unknown
ASH0003	Newbuildings Farm, Main Road, Ashburnham	0.67	The site is within the High Weald National Landscape. Within the Pevensey Levels Hydrological Catchment Area. Contains an area at risk of surface water flooding. Historic field boundaries adjacent and a Listed Building nearby.	Previously assessed	The site forms two parcels of land either side of Church Road, each containing agricultural buildings. The site is within a section of the Parish which is very sparsely developed, and it is difficult to define a contiguous area of built form. It is isolated from services and facilities and not a sustainable location for additional development at the scale considered through the HELAA. The site's setting is wholly rural, and it is exposed to open countryside. Development at the scale assessed would be harmful to the landscape and character of the High Weald National Landscape.	Unknown
ASH0004	Village Hall, Akehurst Field, Ashburnham	0.22	The site is within the High Weald National Landscape. Adjoins an area of Ancient Woodland and Priority Habitat and close to a Local Wildlife Site. Within the Pevensey Levels Hydrological Catchment Area. Small area at risk of surface water flooding within the site. Adjoining historic field boundaries.	Previously assessed	The site comprises Ashburnham Village Hall, an associated car park, and a single dwelling. While planning permission was granted in 2017 for a replacement village hall on a new site off Church Road, this has not been constructed. Without a replacement village hall, the loss of the existing village hall as an important community facility would be contrary to local and national planning policy. Accessibility for pedestrians and the sustainability of the location to accommodate the level of development considered through the HELAA are also significant constraints at this site due to the lack of local services and facilities and the narrow lane with no footways.	Unknown

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ASH0005	Street Farm, Brownbread Street, Ashburnham	6.92	The site is within the High Weald National Landscape. Adjoins an area of Ancient Woodland and Priority Habitat. The site is within the Pevensey Levels Hydrological Catchment area. Small area at risk of surface water flooding. Historic field boundaries. Five Listed Buildings nearby. A public footpath runs through the site.	Submitted site	The site consists of large fields within open countryside on either side of Brownbread Street, that allow far reaching views and contain many High Weald character features. Their development at the scale considered through the HELAA would adversely impact on the landscape and character of the High Weald National Landscape. The site is located within a very small historic hamlet sporadically clustered around Brownbread Street, in which the majority of buildings are listed, development here would likely cause harm to the historic rural setting of these neighbouring heritage assets. Brownbread Street itself is a narrow historic routeway, becoming very narrow to the south of the settlement. While there is a public house nearby, there are few other services or facilities. Accessibility for pedestrians and the sustainability of the location to accommodate the level of development considered through the HELAA are also significant constraints.	Potentially available
ASH0006	Street Farm - Farm Buildings at, Brownbread Street, Ashburnham	0.91	The site is within the High Weald National Landscape and contains historic field boundaries. It is adjacent to an area at risk of surface water flooding and two listed buildings. It is bisected by a Public Right of Way.	Council search	The site comprises a cluster of farm buildings within a very small historic hamlet sporadically clustered around Brownbread Street, in which the majority of buildings are listed. Brownbread Street itself is a narrow historic routeway, becoming very narrow to the south of the settlement. The site's setting is wholly rural, and existing agricultural development within the site is characteristic of the location. Development here at the scale considered through the HELAA would impact on the rural character and local landscape of the High Weald National Landscape and could adversely affect the setting of adjacent listed buildings. While there is a public house nearby, there are few other services or facilities. Accessibility for pedestrians and the sustainability of the location to accommodate the level of development considered through the HELAA are also significant constraints.	Potentially available
ASH0007	Land to the south of Northlands Cottage, Brownbread Street	0.68	The site is within the High Weald National Landscape. It is within the Pevensey Levels Hydrological Catchment. The site is adjacent to a listed building. The southern boundary is formed by a historic field boundary.	Council search	The site is within an open field to the south of historic development at Brownbread Street. The site is not directly accessible, and is separated from the road by a substantial bank and a row of trees, with the road itself being a historic and narrow sunken routeway. The site is topographically prominent and development would be exposed to views to the south, east and west, harming the landscape and character of the High Weald National Landscape. While there is a public house nearby, there are few other services or facilities. Accessibility for pedestrians and the sustainability of the location to accommodate the level of development considered through the HELAA are also significant constraints.	Unknown

BATTLE - NORTH

IDENTIFIED SITES (Existing allocations and sites with planning permission¹. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site Size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Development Potential	Anticipated Timescale for Development
BAT0109	Land at Caldbec House, Caldbec Hill	0.47	The site is within the High Weald National Landscape and an Archaeological Notification Area. Adjacent to Historic Field Boundaries and Public Right of Way. Nearby to protected trees and several Listed Buildings.	Allocated site	The site is allocated in the Battle Neighbourhood Plan for 5 dwellings.	5 dwellings	Within 10 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site Size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability	Estimated Development Potential	Anticipated Timescale for Development
BAT0097	Market Square and Car Parks, Battle	1.14	The site is within the High Weald National Landscape. Some areas at risk of surface water flooding. Partly within an Archaeological Notification Area and the Conservation Area. Several Listed Buildings nearby.	Council-owned land	The site comprises a building occupied by retail uses, including a supermarket and associated car park, a large public car park and coach park, a pedestrianised market square, and public toilets. It is within the Battle development boundary and the northern part is within the defined Town Centre. There could be scope to redevelop the retail building and improve the public realm, potentially increasing density and including additional uses such as residential above the retail units. However, any proposal to reduce the existing public car parking capacity is likely to be resisted locally. The northern part of the site was identified as a broad location in the SHLAA (2013) when it was assumed that it could accommodate 30-35 additional dwellings by years 10-15 of the (current) Local Plan period, however, clearly, development has not come forward. It is understood that the site could still come forward for redevelopment and it potentially accommodate a higher density development.	Potentially available	Mixed use: 52 dwellings, 1,000sqm retail floorspace	Within 15 years
BAT0100	Land north of Rutherford's Business Park, Marley Lane, Battle	0.82	The site is in the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitat. Part of the site is at risk of Surface Water Flooding.	Allocated site	This is a section of a field adjoining the northern boundary of the Rutherford's Business Park. Ancient woodland lies to the north and west. The site was allocated for employment purposes as an extension to the business park through the Rother Local Plan (2006) (no longer extant). Its western section also has an extant planning permission dating from	Potentially available	Employment floorspace: 2700 sqm (with BAT0112)	Within 10 years

¹ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

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			Nearby to Archaeological Notification Area.		the 1990s for an additional 4,500sqm employment floorspace (permission implemented but not constructed). However, the previous Local Plan allocation suggested an alternative lower figure of 2,700sqm of additional employment space across the permitted section and the adjoining undeveloped land to the east (site BAT0112), to take account of the site's landscape and other constraints. The site is considered to be suitable for development on the scale previously envisaged.			
BAT0112	Rutherfords Business Park, Marley Lane, Battle	1.96	The site is within the High Weald National Landscape. Contains Priority Habitat. Adjacent to further areas of Priority Habitat and also Ancient Woodland. Parts of the site there are areas at risk from Surface Water Flooding. Nearby to an Archaeological Notification Area, Historic Field Boundaries and a Public Right of Way.	Allocated site	This site is an existing Business Park, currently vacant. It was previously allocated, through Policy EM4 of the Rother District Local Plan 2006 (no longer extant), together with land to the north (BAT0100) for business purposes. The existing site could still be suitable for redevelopment and potential intensification, which could result in additional floorspace. In line with the previous Local Plan allocation, a figure of 2,700sqm of additional employment floorspace across this and the adjoining land (BAT0100) is estimated.	Potentially available	Employment floorspace: 2700 sqm (with BAT0100)	Within 10 years
BAT0121	Land at Quarter Mile Farm, Marley Lane, Battle	4.58	The site is within the High Weald National Landscape and Biodiversity Opportunity Area - Great Wood. Contains an area of surface water flooding with historic field boundaries abutting the north-east boundary. PROW runs adjacent to the south-western boundary.	Submitted site	The site comprises a field adjoining the development boundary of Battle, located to the east of the settlement. The site offers a potential opportunity for residential-led growth in a sustainable location close to the railway station. However, there are environmental and heritage constraints. The site is sloping, lies within the High Weald National Landscape and abuts a historic field boundary to the north and is adjacent to a wastewater treatment works to the north. There is an area abutting the northern boundary that is at high risk of surface water flooding. The sloping nature of the site would require careful design. Vehicular access would need to be determined, with a transport assessment undertaken to analyse junction capacity and safety along with developing a suitable method of linking to existing pedestrian travel routes. Subject to the resolution of all of these matters, a sensitive development to include residential and open space could contribute to sustainable development in the eastern part of Battle.	Potentially available	80 dwellings	Within 5 years

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability
BAT0009	Hughs' Field, Land opposite Caldbec House, Caldbec Hill, Battle	1.01	The site is within the High Weald National Landscape. Contains Deciduous Woodland Priority Habitat and protected trees. Within an Archaeological	Submitted site	The site is a field that forms part of a group of historic meadows at Caldbec Hill, which are a remnant of an ancient field pattern on the edge of Battle. Its undeveloped nature makes a positive contribution to the rural High Weald setting of this part of the town, which would be significantly eroded through its development. Development here would have an urbanising impact, eroding the historic field pattern and harming the historic character and local landscape of the National Landscape and the rural setting of Battle.	Potentially available

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			Notification Area. Adjacent to historic field boundaries.		The site has been subject to two recently dismissed appeals for residential development which found the site is not a suitable location for housing, having regard to local and national policies to conserve and enhance the landscape and scenic beauty of the High Weald National Landscape.	
BAT0025	Land to rear of Virgins Lane	0.71	The site is in the High Weald National Landscape. Parts of the site are at risk of Surface Water Flooding.	Previously assessed	The site comprises the northern parts of a number of adjoining rear gardens relating to dwellings fronting Virgins Lane. Development here would be out of keeping with the settlement pattern and would adversely affect the rural setting of this part of Battle within the landscape of the High Weald National Landscape. The impact on the residential amenity of adjoining occupiers is an additional concern. The fact that the site is in multiple ownerships also makes it highly unlikely to come forward.	Unknown
BAT0027	Car Park off Battle High Street	0.22	The site is in the High Weald National Landscape. Adjacent to Deciduous Woodland Priority Habitat. Parts of the site are at risk of Surface Water Flooding. Within both the Battle Archaeological Notification Area and the Battle Conservation Area. Adjacent to a Partial Historic Field Boundary. Nearby to a number of Grade II Listed Buildings. Adjacent to a Public Right of Way.	Previously assessed	The site comprises land to the rear of the characteristic linear development along Battle High Street, including a small private car parking area, within Battle Conservation Area. Development of this site would be an erosion of the notable settlement pattern, including remnant of burghage plots, which is a key feature of the Battle Conservation Area, while also impacting on the setting of the adjacent listed buildings.	Unknown
BAT0028	Land north of Battle High Street	0.35	The site is in the High Weald National Landscape. Adjacent to a Deciduous Woodland Priority Habitat. Part of the site is at risk from Surface Water Flooding. Within the Battle Archaeological Notification Area and the Battle Conservation Area. Adjacent to a Public Right of Way.	Previously assessed	The site comprises an undeveloped area containing grass and trees to the rear of the characteristic linear development along Battle High Street, within Battle Conservation Area. Development of this site would be an erosion of the notable settlement pattern, including remnants of burghage plots which is a key feature of the Battle Conservation Area, while also impacting on the setting of the adjacent listed buildings. Access and the impact on trees are additional constraints.	Unknown
BAT0035	Land South of Caldbec Hill	3.62	The site is in the High Weald National Landscape. Adjacent to protected trees. Parts of the site are at risk of Surface Water Flooding. Within the Caldbec Hill Archaeological Notification Area. Contains Historic Field Boundaries. Adjacent to a Public Right of Way.	Previously assessed	The site comprises a plant nursery and adjoining fields and woodland which also contains a pond, and Public Rights of Way. It has a strong rural character on the edge of the settlement and provides an important buffer area that connects this part of Battle to the wider countryside, allowing long views to the north. Further development here at the scale considered through the HELAA would constitute an inappropriate encroachment into the countryside, which would have an adverse impact on the landscape and character of the High Weald National Landscape. Moreover, Uckham Lane is very narrow, and would not adequately serve as a suitable access for the site. The effect on trees within the site and historic field boundaries are additional constraints.	Unknown
BAT0036	Land North of Car Park, Park Lane	0.30	The site is in the High Weald National Landscape. Nearby to Deciduous Woodland Priority Habitat. Within the Battle Archaeological Notification Area and the Battle Conservation Area.	Previously assessed	The site comprises land to the rear of development fronting Battle High Street. It is within the Battle Conservation Area, and covers an area formed of several medieval Burghage plots that relate to the adjoining listed buildings. Development of this site would be an erosion of the notable historic settlement pattern, which is a key feature of the Battle Conservation Area, while also impacting on the setting of adjacent Listed Buildings. Access and the effect on trees within the site are additional constraints.	Unknown

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			Adjacent to the Battle of Hastings 1066 Registered Battlefield. Nearby to Grade II Listed Battle Abbey Registered Park and Garden. Adjacent to a Public Right of Way.				
BAT0041	Land at Whitehayes, Caldbec Hill	0.49	The site is in the High Weald National Landscape. Adjacent to protected trees. Adjacent to an Archaeological Notification Area and Historic Field Boundaries. In close proximity to a Public Right of Way.	Previously assessed	The site comprises a single detached dwelling and its large curtilage, within the Development Boundary. While it could potentially accommodate a higher density of residential development, there is no evidence that it is available. Furthermore, access to the site is narrow, and represents a significant constraint.	Unknown	
BAT0045	Land rear of 19 and 21 Virgins Lane	0.34	The site is in the High Weald National Landscape. Nearby to protected trees. Contains areas at risk of Surface Water Flooding.	Previously assessed	The site comprises a small area of field to the rear of existing residential linear development fronting Virgins Lane. It has been subject to refused planning applications and dismissed appeals for residential development, rejected for reasons including harm to the landscape setting of Battle and the character of this part of the High Weald National Landscape. However, planning permission for a single, earth-sheltered (underground) house was granted on the western side of the site in 2017, although this does not appear to have been implemented. Having regard to the planning history and to the previously permitted scheme, the site is not large enough to acceptably accommodate the level of development considered through the HELAA, as such development would be out of keeping with the settlement pattern and cause harm to the rural setting of Battle and the landscape and character of the High Weald National Landscape.	Unknown	
BAT0048	Caldbec House South Field, Caldbec Hill	1.52	The site is within the High Weald National Landscape. Partly within an Archaeological Notification Area. Contains historic field boundaries.	Submitted site	This is an enclosed field at the rear of development on the southern side of Caldbec Hill. It adjoins land allocated for five dwellings in the Battle Neighbourhood Plan. While views of the site are limited due to thick hedges and mature trees on site boundaries, the development of this site at the scale considered through the HELAA would harm the character of the High Weald National Landscape and the historic settlement pattern. Development would extend out beyond the established pattern of development and would be out of character with the historic morphology. It would encroach into the countryside and impact on a post-medieval fieldscape with historic field boundaries, harming the semi-rural character of this edge of settlement location. The site is similar in character to the site on the northern side of Caldbec Hill (BAT0009), which has been the subject of two dismissed appeals for residential development due to harm to the National Landscape. Access to the site is also unclear and would impact on the settings of historic buildings, identified as local heritage assets in the Battle Neighbourhood Plan.	Potentially available	
BAT0072	Rosecourt, London Road, Battle	1.61	The site is within the High Weald National Landscape. Adjacent to Deciduous Woodland Priority Habitat. Contains areas at risk of surface water flooding as and adjacent to a watercourse. Nearby to a Listed Building.	Submitted site	This is an undulating field on the northern edge of Battle, adjacent to the A2100 London Road. The southern, level section is occupied by a single dwelling and sand-school, and the northern edges are contained by woodland. The southern, brownfield part of the site could be suitable for limited redevelopment and it is noted that a Permission in Principle application was approved in 2024 for up to six dwellings (RR/2024/1715/PIP). However, the northern, undeveloped section of the site extends beyond the historic settlement boundary and is more closely related to the adjoining countryside. It supports some of the key characteristic components of the High Weald in its early medieval historic fieldscape, mature trees and ghyll woodland. Development of the undeveloped field would be harmful to the landscape setting of Battle and the character of National Landscape. While there is a new housing development on the opposite side of the A2100, that site is set low in the landscape and is more closely associated with the urban area than the wider countryside, which makes it markedly different to this site.	Potentially available	

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BAT0073	Land south of Virgins Lane, Battle	0.96	The site is within the High Weald National Landscape. Nearby to deciduous woodland priority habitat and contains protected trees. Nearby to areas at risk of surface water flooding. Within an Archaeological Notification Area and nearby to a Listed Building.	Submitted site	The site is a field that forms part of a group of historic meadows at Caldbeck Hill, which are a remnant of an ancient field pattern on the edge of Battle. The undeveloped character of this site makes a positive contribution to the High Weald setting of this section of the town, which would be significantly eroded through its development. It would also diverge from the existing development pattern which features dwellings with shared boundaries with frontages onto the road. In any event, any developable area would be significantly limited by mature and protected trees within and adjoining the site. Overall, the development of this site would have an adverse impact on the landscape and character of the National Landscape and the setting of Battle.	Potentially available
BAT0074	Black Firs Farm, London Road, Battle	8.86	The site is within the High Weald National Landscape. Contains and is adjacent to priority habitats. Also adjacent to Ancient Woodland. Contains areas at risk of surface water flooding. Contains historic field boundaries.	Submitted site	This is a large site comprising three adjoining fields set within the countryside to the north of Battle. It is wholly rural in context and has important High Weald characteristics, largely comprising a Medieval assart fieldscape with historic field boundaries and adjoining areas of ancient woodland. Development here at the scale considered through the HELAA would be an intrusion into the countryside, out of keeping with the settlement pattern and would harm the landscape and character of the National Landscape. While there is a new housing development on the opposite side of the A2100, that site is set low in the landscape and is more closely associated with the urban area than the wider countryside, which makes it markedly different to this site, which in any event extends far further northwards. In addition, the site is remote from services and facilities.	Potentially available
BAT0076	Land to the East of Battle	71.84	The site is within the High Weald National Landscape. Contains and adjacent to Ancient Woodland priority habitats. Contains protected trees. Adjacent to the Battle Cemetery Local Wildlife Site. Contains areas at risk of surface water flooding along the watercourses within the site. Contains many historic field boundaries. Contains an Archaeological Notification Area and is adjacent to the Battle Conservation Area. Contains a Listed Building and is adjacent to several more. Contains several Public Rights of Way.	Submitted site	This is a very large site, comprising an expanse of countryside to the east of Battle including undulating fields, areas of ancient woodland, a dwelling and collection of farm buildings. It is crossed by public rights of way. The area has a unique character as the setting for the historic town and is highly valued as unspoilt, accessible countryside. Its development as a whole would constitute major development within the National Landscape, contrary to the NPPF, and would represent a significant urban extension to Battle, contrary to the historic settlement pattern and very harmful to the landscape and character of the High Weald National Landscape and the historic rural setting of Battle. If a small part of the site is considered instead, it still proves unsuitable for development due to impacts on rural character and the landscape and character of the National Landscape. The steep topography on the boundaries of the built-up area would be a major constraint to development, and development at the rear of the High Street would have additional adverse impacts on the setting of the Conservation Area and many listed buildings.	Potentially available
BAT0077	Land at and to rear of Mount Street car park, Battle	2.71	The site is within the High Weald National Landscape. Adjacent to Priority Habitats. Contains areas at risk of surface water flooding. Contains historic field boundaries and is partly within an Archaeological Notification Area. Nearby to the Conservation Area. Contains Public Rights of Way.	Submitted site	The site comprises a public car park together with an adjoining, irregularly shaped field, on the eastern edge of Battle, adjacent to the Battle Conservation Area. Access would be via the public car park which would result in a reduction in car parking spaces, although these could potentially be re-provided elsewhere within the site. The main part of the site, the field, forms part of the wider, adjoining countryside. Development here, or on the car parking area, would represent encroachment into the countryside and would have an adverse impact on the National Landscape (an AONB) and on the historic and legible linear character and form of Battle, with development on the site being a departure from the linear form of the historic settlement. Development in this location would also be harmful to the setting of adjacent heritage assets, including the Conservation Area and listed buildings. While the existing car park and adjacent 20th century development are already a departure from the historic settlement pattern, these were built prior to the designation of the AONB or conservation area and do not provide justification for further development	Potentially available

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					which would increase the existing level of harm to the town's setting and Conservation Area. The effect on mature trees within the site is an additional constraint.	
BAT0079	Land east of Cherry Tree Allotments, Mount Street, Battle	1.73	The site is within the High Weald National Landscape. Contains areas at risk of surface water flooding. Adjacent to historic field boundaries. Nearby to an Archaeological Notification Area and the Conservation Area. Adjacent to a Public Right of Way.	Submitted site	The site is a sloping field to the rear of Mount Street car park and allotment. It has a strong rural character, forming part of the wider countryside and is important in the historic rural High Weald setting of Battle and its Conservation Area, allowing long views to the east and north-east. Development here would be out of keeping with and harmful to the historic settlement pattern and nearby heritage assets, and to the landscape and character of the National Landscape.	Potentially available
BAT0081	Marley Farm - Land at, Battle	0.27	The site is within the High Weald National Landscape. Contains areas at risk of surface water flooding.	Submitted site	This is a small site on the western side of Marley Lane, well outside the development boundary. It contains two derelict agricultural buildings and is overgrown with trees and scrub. The site has been subject to a number of recent planning refusals for residential development and holiday let accommodation, and has been dismissed at appeal for residential development, however, it is now considered for potential employment floorspace. In a recent appeal for a single dwelling on the site, the Inspector found that the proposal would result in harm to the character and appearance of the National Landscape; noting that, among other factors, it would result in harm to the surrounding landscape due to its overall scale. As there is very little actual structure remaining on site, it would be necessary to construct new buildings at the site to accommodate employment floorspace. Given the minimum size considered through the HELAA (500sqm) these would need to be substantial and would be out of keeping with the rural character of the locality, causing harm to the National Landscape. Therefore, for the purposes of the HELAA, the site is not considered suitable for employment development either. Access and the impact on the amenity of nearby residents are further potential constraints.	Potentially available
BAT0082	Land north of Battle Wastewater Treatment Works, Battle	9.89	The site is within the High Weald National Landscape. Adjacent to deciduous woodland priority habitat. Contains areas at risk of surface water flooding, historic field boundaries, and a Public Right of Way.	Submitted site	The site comprises two agricultural fields in the countryside with historic field boundaries. It lies north of and does not adjoin the settlement of Battle and is wholly rural in character, although it is adjacent to a wastewater treatment works to the south. Development of the site at the scale considered through the HELAA would have an adverse impact on landscape and character of the National Landscape. Furthermore, the site is distant from the facilities and services in Battle and is not a sustainable location for additional development.	Potentially available
BAT0106	Land at Kingsmead, Battle	2.54	The site is within the High Weald National Landscape. Contains protected trees. Contains and is adjacent to areas at risk of surface water flooding. Within an Archaeological Notification Area. Contains historic field boundaries. Adjacent to a Grade II Listed Building. Contains a Public Right of Way.	Council-owned land	The site comprises two fields that form part of a group of historic meadows at Caldbeck Hill, which are a remnant of an ancient field pattern on the edge of Battle. The immediate topography means that the site is visible from a distance. The undeveloped character of this site makes a positive contribution to the High Weald setting of this section of the town, which would be eroded through its development. Development would have an adverse impact on the landscape and character of the National Landscape and the setting of Battle. Furthermore, it is allocated as Local Green Space in the Battle Neighbourhood Plan and the loss of public open space is contrary to local and national planning policy. The impact on nearby heritage assets is an additional constraint.	Potentially available
BAT0107	Equestrian centre, Marley Lane, Battle	77.54	The site is within the High Weald National Landscape. Contains Ancient Woodland and Deciduous Woodland Priority Habitat.	Council search	This is a very large site in the countryside, outside of any settlement. It consists almost entirely of ancient woodland. Areas not wooded are occupied by countryside uses including equestrian and agricultural uses.	Unknown

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			Adjacent to protected trees. Contains areas at risk of surface water flooding. Within an Archaeological Notification Area and contains a Scheduled Monument. Adjacent to historic field boundaries. Contains Public Rights of Way.		Due to its isolated rural location and environmental constraints, the site is wholly unsuitable for residential or employment uses at the scale considered through the HELAA.	
BAT0113	Church Hall, St Mary the Virgin, Upper Lake, Battle	0.10	The site is within the High Weald National Landscape. Adjacent to Priority Habitats. Contains an area at risk from Surface Water Flooding. Within both an Archaeological Notification Area and a Conservation Area. Nearby to a Listed Building and Historic Field Boundaries. Adjacent to a Public Right of Way.	Council search	This is a church hall and community building associated with the nearby Grade I listed St Mary's Church. It is within Battle Conservation Area and close to the town centre. It is in use as a community facility, the loss of which would be contrary to local and national planning policy. Therefore, it is neither available nor suitable for redevelopment for housing or economic development.	Unknown
BAT0120	Land off Uckham Lane, Battle	2.24	The site is within the High Weald National Landscape, an Archaeological Notification Area and enclosed by Historic Field Boundaries. The site contains an area of surface water flood risk, with TPO trees nearby and a PROW running adjacent.	Submitted site	The site comprises a smaller area of site BAT0076. The site has a unique character as the setting for the historic town and is highly valued as unspoilt, accessible countryside. Its development would be contrary to the historic settlement pattern and harmful to the landscape and character of the High Weald National Landscape and the historic rural setting of Battle.	Potentially available
BAT0122	Rutherfords Business Park and adjoining land, Marley Lane, Battle	6.35	Within High Weald AONB. Ancient woodland, deciduous woodland and Archaeological Notification Area envelopes the northern half of the site. High risk of surface water flooding running adjacent to the southern boundary with a ribbon ingress of medium risk through the middle of the site. Historic Field Boundaries run adjacent to the south-western boundary of the site. PROW runs adjacent to the eastern boundary.	Submitted site	The site comprises the Rutherfords Business Park, plus adjoining, undeveloped land. The site contains BAT0100 and BAT0112, which includes the Business Park and adjoining section of field, allocated through Policy EM4 of the Rother Local Plan 2006 (no longer extant) for business purposes. The site is within the High Weald National Landscape, contains Priority Habitat and is adjacent to further areas of Priority Habitat and Ancient Woodland. Parts of the site are at risk from Surface Water Flooding and adjoins an Archaeological Notification Area, Historic Field Boundaries and a Public Right of Way. It is considered that development of the additional land above that which is contained within BAT0100 and BAT0112 included in this site, would lead to unacceptable impacts at the scale considered through the HELAA.	Potentially available

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BATTLE - SOUTH

IDENTIFIED SITES (Existing allocations and sites with planning permission². Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site Size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Development Potential	Anticipated Timescale for Development
BAT0110	Land to east of Glengorse, Battle	0.84	The site is within the High Weald National Landscape. Adjacent to Priority Habitats and protected trees. Part of the site is at risk from surface water flooding.	Allocated site	The site is allocated in the Battle Neighbourhood Plan for 15 dwellings.	15 dwellings	Within 10 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site Size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability	Estimated Development Potential	Anticipated Timescale for Development
BAT0026	Land at and adjacent to Glengorse Broad Location, Battle	7.78	The site is within the High Weald National Landscape. Part of the site is at risk of Surface Water Flooding. Adjacent to Battle Archaeological Notification Area.	Council search/Submitted sites	This broad location comprises a series of adjoining fields on the south-eastern edge of Battle. At its centre is a small site allocated for residential development (15 dwellings) through the Battle Neighbourhood Plan. Other land within the broad location offers a potential opportunity for further residential-led growth in a sustainable location close to the railway station and town centre. However, there are environmental and heritage constraints. The site is undulating and lies within the High Weald National Landscape, an AONB. Long views are gained from parts of the site, although views of the site would be mitigated to an extent by the presence of existing development, and could be further enhanced by additional landscaping. There is Priority Habitat and a High Weald Wildflower Meadow in the western part of the site and woodland in the southern section and on adjoining land. Protection and enhancement of biodiversity would be necessary. The significant changes in level throughout the site would require careful design and could affect viability and access between different field parcels. Parts of the site are at risk of surface water flooding. A significant part of the site is within the Glengorse Estate, which is allocated through the Battle Neighbourhood Plan (NP) as a non-designated heritage asset, noted to be of substantial local architectural and historic significance, contributing to the Parish distinctiveness. The NP confirms that proposals affecting such assets will be assessed based on the scale of any	Potentially available	155 dwellings	Within 10 years

² Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

					loss or harm set against the significance of the asset. Vehicular access would need to be determined, and transport assessment undertaken to analyse junction capacity, safety and opportunities to travel by sustainable modes. Subject to the resolution of all of these matters, a sensitive development to include residential and community uses and open space could contribute to the sustainable community in the southern part of Battle.			
BAT0040	Land south of Hastings Road, Battle	2.47	The site is in the High Weald National Landscape. Adjacent to Deciduous Woodland Priority Habitat. Contains areas at risk of Surface Water Flooding.	Previously assessed	The site comprises a sloping field at the rear of development fronting Hastings Road. The eastern part of the site is at risk of surface water flooding which would constrain its development potential, together with the need to protect the woodland on its southern boundary. Access is a further constraint as it has no direct boundary with the road. However, the site does adjoin land which is potentially available for development and if this were to come forward it could allow access to this site, which could potentially accommodate housing to form part of a comprehensive development on the southern edge of Battle. Such a development would need to include green infrastructure and new pedestrian linkages to existing facilities and services to the north-west, although the acceptability of major development in the High Weald National Landscape would be a key consideration.	Unknown	50 dwellings	Unknown
BAT0069	Land Adjoining Little Brans, 124 Hastings Road, Battle	5.08	The site is within the High Weald National Landscape. Contains Ancient Woodland and Deciduous Woodland Priority Habitat. Contains areas at risk of surface water flooding and a watercourse.	Submitted site	The site comprises a parcel of land located to the rear of ribbon development along the southern side of Telham Road. The site offers a potential opportunity for residential-led growth, however, there are environmental and heritage constraints that would require careful consideration. The site lies within the High Weald National Landscape and is relatively enclosed, with existing residential development to one side and dense tree cover from Bushy Wood to the west; Bushy Wood is also an area of ancient woodland. There are areas at risk of surface water flooding, and the land slopes noticeably across the central and western parts of the site. In addition, the site forms part of a historic Medieval assart fieldscape, and is situated some distance from services and facilities in Battle although there is a bus service along Hastings Road, providing access to Battle and Hastings. Considering these constraints, any potential development would need to be focused on the eastern section of the site, where conditions are less constrained and any development would need to ensure the protection and enhancement of biodiversity.	Potentially available	65 dwellings	Within 5 years
BAT0083	Land adjacent to 1 Loose Farm Cottages, Hastings Road, Battle	0.79	The site is within the High Weald National Landscape.	Submitted site	The site comprises the northern section of a gently sloping field in equestrian use, to the south of ribbon development along Hastings Road and close to scattered development along the adjacent private lane, including cottages to the north and a residential care home and historic farmstead to the south. It is relatively well screened from views, other than to the south where there are limited long views to Telham Lane. The site could be suitable for limited development, in keeping with the adjoining, scattered pattern of development. A strong boundary hedge would be needed along the southern boundary to help limit views from the south. However, the sustainability of the location is not ideal, the site	Potentially available	5 dwellings	Within 5 years

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					being some distance to Battle town centre, although there is a bus service along Hastings Road nearby.			
HAF0007	Land at Breadsell Farm, Hastings Road	6.95	This site is adjacent to the High Weald National Landscape. Adjacent to ancient woodland, deciduous woodland priority habitat, and an SSSI. Nearby to Beauport Park Local Wildlife Site. Contains and is adjacent to areas at risk from surface water flooding. Within the Battle/Bexhill/Crowhurst and Hastings Strategic Gap. Adjacent to a Public Right of Way and a Local Geological Site.	Submitted site	The site comprises the northern sections of wide, open fields on high ground to the south of the A2100, adjacent to the Hastings Borough boundary, together with a single dwelling. The site forms part of a larger area of land, extending south into Hastings, which has been considered by both Local Authorities in the past for a potential strategic, cross-boundary, mixed-use development, the larger part of which would be in Hastings. Long-term water monitoring work will be required as per the requirement of Natural England to determine the potential impact on the adjoining Marline Valley Woods SSSI and it is understood that the landowner intends to commence this. There are also additional environmental, access and transport constraints. The land within Rother is not suitable for development without the adjoining land within Hastings due to it being too small for a strategic development and being in a relatively unsustainable location, not well related to other development or services. It is also in a sensitive landscape adjacent to the High Weald National Landscape and within the Strategic Gap between Crowhurst, Battle and Hastings, allocated in order to maintain the separate identities of the settlements. As such, a sensitive design would be required. Subject to the resolution of all these matters, a sensitive development to include residential, community uses and open space could contribute to a sustainable development on the boundary with Hastings.	Potentially available	145 dwellings	Unknown

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability
BAT0010	Land at Telham Farm, Hastings Road	0.43	The site is in the High Weald National Landscape. Nearby to protected trees and an Historic Landfill Site.	Planning application	The site forms part of a field on high ground adjacent to the A2100, which slopes down away from the road. Its undeveloped nature forms a break in the ribbon development alongside the road, contributing to the semi-rural nature of the locality and the landscape setting of Battle within the National Landscape. It has been subject to recent planning refusals and a dismissed appeal for 4 dwellings, the Inspector citing concerns with the sustainability of the location, the effect on the character and appearance of the area and on highway safety. While this does not necessarily mean that the site is unsuitable for development in principle, the constraints are such that it is not considered suitable for the level of development considered through the HELAA.	Unknown
BAT0021	Land rear of 26 Hastings Road	0.78	The site is in the High Weald National Landscape.	Previously assessed	The site comprises land within two adjoining residential gardens adjacent to the development boundary in the southern part of Battle. It was previously assessed through the SHLAA (2013) as being potentially suitable for residential development alongside adjoining land at Glengorse (part of which, site BAT0110, is now allocated for housing). Its availability was investigated through the Battle Neighbourhood Plan and the site was at that time found to be unavailable for development. There is no evidence that this situation has changed. Furthermore, the site is heavily treed in parts, including a significant tree belt between it and the	Unknown

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					adjoining allocated site, which would constrain any potential developable area. Together these factors mean that the site is not suitable for further consideration.	
BAT0029	Station Approach, Battle	0.71	The site is in the High Weald National Landscape. Parts of the site are at risk of Surface Water Flooding. Contains and is also adjacent to a Public Right of Way.	Previously assessed	The site is an existing employment site containing buildings and hard-standing and also two dwellings. There is limited scope for the redevelopment or extension of the current business/commercial floorspace, based on the existing density of the site, and the need for parking provision within the curtilage. Furthermore, there is no evidence the site is available for redevelopment.	Unknown
BAT0030	Land north of Abbots Close	0.29	The site is in the High Weald National Landscape. Contains Deciduous Woodland Priority Habitat. Parts of the site are at risk of Surface Water Flooding. Within the Battle Archaeological Notification Area.	Previously assessed	The site comprises a small area of deciduous woodland (a Priority Habitat) to the rear of dwellings within Abbots Close, adjacent to the railway line. The site's development would require the removal of mature trees and a section of Priority Habitat and would cause harm to biodiversity and the character of the area.	Unknown
BAT0037	Land South of Greatwood Cottage, Marley Lane	3.03	The site is in the High Weald National Landscape. Adjacent to Ancient Woodland and Deciduous Woodland Priority Habitat. Part of the site is at risk of Surface Water Flooding.	Previously assessed	The site comprises two fields, bound on two sides by ancient woodland, on the southern side of Marley Lane. The site is prominent in local views and reads as part of the wider rural landscape and is characteristic of the High Weald National Landscape, forming part of an Early Post-Medieval fieldscape adjacent to ancient woodland, a pond, and historic routeways. It serves as an important green edge to the built form of the town and is within a Green Gap, designated through the Battle Neighbourhood Plan, where development will only be supported if it maintains the openness of the area. Development here would significantly erode this openness and would be harmful to the landscape and character of the National Landscape. Pedestrian accessibility is an additional constraint, Marley Lane having no footways on this section.	Unknown
BAT0043	Land at Glengorse Farm (North), Glengorse	3.74	The site is in the High Weald National Landscape. Contains several Priority Habitats as well as protected trees. Contains areas at risk of Surface Water Flooding. Adjacent to the Battle Archaeological Notification Area, Historic Field Boundaries and a Public Right of Way.	Previously assessed	The site occupies undulating land to the south of Battle. It contains a substantial country mansion, 'Glengorse', set within a large curtilage, currently used as a school. The site also contains office uses, a large stable complex, landscaped park-land and mature trees, including potential Priority Habitat. The existing main building, estate land and landscaped grounds are identified as non-designated heritage assets in the Battle Neighbourhood Plan (NP). While adjoining open land to the north and east has been identified as potentially suitable for development (Broad Location BAT0026), including a small field which is already allocated for development through the NP, this particular site is not suitable for significant additional development due to the extensive tree cover and the impact on the main building, Glengorse. Furthermore, it is occupied and in use and not available.	Not available.
BAT0046	Telham Field, Land south of Hastings Road, Battle	2.11	The site is within the High Weald National Landscape. Contains an area at risk of surface water flooding. Within the Battle/Bexhill/Crowhurst and Hastings Strategic Gap.	Submitted site	The site comprises a rectangular field on the southern side of the A2100 between Telham and Hastings. While there is limited development on the opposite side of the road, including a garage with car sales area, the site itself reads as part of the countryside and is topographically prominent, open to sloping countryside to the south. Development here would appear isolated and out of place, as an intrusion into a rural area and harmful to the landscape and character of the High Weald National Landscape. The site also lies within the Strategic Gap between Battle, Crowhurst and Hastings, allocated through the Local Plan. Development here would significantly undermine the objectives of the Strategic Gap. Furthermore, the site is in an unsustainable location, with few services and facilities nearby, and no footway outside the site.	Potentially available
BAT0053	Senlac Storage, Station Approach	0.90	The site is in the High Weald National Landscape. Contains area at risk of Surface Water Flooding. Within the Battle Archaeological	Previously assessed	This is an existing employment site and a pay and display car park. There is no significant scope for redevelopment or extension of the existing employment floorspace and no evidence the site is available.	Unknown

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			Notification Area. Adjacent to a Public Right of Way.				
BAT0055	Land at Glengorse Farm (South West), Glengorse	13.20	The site is in the High Weald National Landscape. Contains Deciduous Woodland Priority Habitat. Adjacent to protected trees. Contains areas at risk of Surface Water Flooding. Contains Historic Field Boundary. Contains a Public Right of Way.	Previously assessed	This is a large field with substantial woodland cover, including areas of Priority Habitat. It does not adjoin the built form of Battle and its development would represent a significant intrusion into open countryside, out of keeping with the settlement pattern and harmful to the landscape and character of the National Landscape. Access is an additional significant constraint, together with impacts on Priority Habitat and biodiversity.	Unknown	
BAT0056	Land at Glengorse Farm (South East), Glengorse	8.02	The site is in the High Weald National Landscape. Contains Deciduous Woodland Priority Habitat. Contains areas are at risk of Surface Water Flooding. Contains a Public Right of Way.	Previously assessed	This comprises an area of woodland, including areas of Priority Habitat, to the south of Glengorse, a substantial country mansion currently used as a school, which is identified as a non-designated heritage assets in the Battle Neighbourhood Plan. It is unsuitable for development due to the impact on woodland and biodiversity. There are also significant changes in levels throughout the site and large areas at risk of surface water flooding. Furthermore, it does not relate well to the built form of Battle and its development would constitute a significant intrusion into the countryside, out of keeping with the settlement pattern and harmful to the landscape and character of the National Landscape.	Unknown	
BAT0059	Land rear of Tesco Express, Battle Hill, Battle	2.30	The site is in the High Weald National Landscape. Adjacent to Priority Habitats. Contains Historic Field Boundaries. Partly within the Battle Archaeological Notification Area. Contains a Public Right of Way.	Previously assessed	This site is a sloping field with treed boundaries, which forms part of a network of fields and areas of woodland to the rear of ribbon development fronting Battle Hill. While adjacent fields to the east relate more closely to existing built development, this site is more isolated and has stronger rural characteristics and a stronger sense of place, with long views afforded across the wider countryside to the south-west. Due to its topography, the edge of development at Battle is not readily visible from the site. Consequently, development on this site would represent harmful encroachment into the countryside, out of keeping with the settlement pattern, harming the landscape and character of the High Weald National Landscape and the rural setting of Battle. There are also significant access constraints.	Potentially available	
BAT0061	Land south of Station Approach, Battle	0.22	The site is in the High Weald National Landscape and the Battle Archaeological Notification Area.	Previously assessed	The site is an existing employment site consisting of workshops and an area of hardstanding. The site is relatively small and is in a viable use covering a significant footprint of the site. It is not considered that there is significant scope for redevelopment or expansion of the employment use of the site and there is no evidence it is available.	Unknown	
BAT0080	Land at Loose Farm, Hastings Road, Battle	4.39	The site is within the High Weald National Landscape. Contains deciduous woodland priority habitat. Contains areas at risk of surface water flooding.	Submitted site	The site comprises a sloping field and scattered woodland at the rear of ribbon development to the south of the A2100. It is rural in character, and forms part of the countryside to the south-east of Battle which is a generally exposed landscape. Its development at the scale considered through the HELAA would be at odds with the existing, largely linear development pattern and would constitute a large encroachment into the countryside, harming the landscape setting of Battle. In addition, the site is relatively peripheral with respect to services in Battle Town Centre, and it does not represent an optimal location in terms of sustainable transport options. While land further west has been assessed as potentially suitable for development (Broad Location BAT0026), this particular site is of a different character, being more exposed in the landscape, and is less well related to the existing pattern of development.	Potentially available	
BAT0089	Land at The Cedars, Telham Lane	2.07	The site is in the High Weald National Landscape. Adjacent to Deciduous Woodland Priority Habitat. Adjacent to areas at risk of Surface Water Flooding.	Previously assessed	The site comprises a field to the south of Telham Lane that sits among low density, road-fronting residential development. It has High Weald character features including historic field boundaries and forming part of a probable Medieval assart fieldscape, accessed via a historic routeway. It is also within the Strategic Gap between St Leonards, Crowhurst and Battle, allocated to maintain the separate identities of the settlements. The low density and spacious nature of development in this part of Telham Lane is important	Unknown	

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			Contains Historic Field Boundaries. Within the Strategic Gap between Battle/Bexhill/Crowhurst and Hastings.		in defining its rural character and the landscape setting of the settlement, and the undeveloped nature of this site forms an important feature. Development here at the scale considered through the HELAA would be harmful to the character and appearance of the locality and the landscape of the National Landscape. Furthermore, it is distant from services and facilities and has no connecting footway, meaning it is not a sustainable location for additional development.	
BAT0104	Land north of Coronation Gardens, Battle	0.18	The site is within the High Weald National Landscape.	Council-owned land	The site area forms the tree lined frontage of a public recreation area adjacent to a residential area at Coronation Gardens. Its development would involve the loss of public open space, contrary to local and national planning policy. Furthermore, it is allocated as Local Green Space in the Battle Neighbourhood Plan. Development here at the scale considered through the HELAA would also harm the open aspect of the area, and its character and appearance, and the loss of trees would be harmful to biodiversity.	Not available
BAT0105	Land south of Coronation Gardens, Battle	0.09	The site is within the High Weald National Landscape. Contains protected trees. Nearby to areas at risk of surface water.	Council-owned land	The site is a narrow green area between Marley Lane and the Coronation Gardens residential area, comprising an open grassed area and mature trees on the Marley Lane boundary. Development here would result in a loss of amenity green space which is important to the character of the local area, and could harm mature trees and biodiversity. Furthermore, it is allocated as Local Green Space in the Battle Neighbourhood Plan and its development would involve the loss of public open space, contrary to local and national planning policy. It is also likely to be too small for the minimum requirement of 5 dwellings considered through the HELAA.	Not available
BAT0117	Land at 1 Loose Farm Cottages - south, Battle	1.43	The site is within the High Weald National Landscape. Adjacent to areas at risk from surface water flooding. Nearby to a Listed Building.	Council search	The site comprises the southern section of a field which slopes down from north to south, beyond development alongside Loose Farm Lane. The northern section of the field is assessed separately as site BAT0083. Unlike the northern section, this part of the field is not well related to the existing pattern of development, and it extends significantly into the countryside, away from the lane to the north. Development here would be out of keeping with the settlement pattern and harmful to the character and landscape of the High Weald National Landscape. Ancient woodland on the southern boundary is a further constraint to development.	Potentially available
BAT0119	Land at Crowhurst Park, Crowhurst Park, Telham Lane, Battle	0.90	The site is almost entirely deciduous woodland, within the High Weald National Landscape, Battle/Bexhill/Crowhurst and Hastings Strategic Gap and has a PROW running along the south-western boundary of the site.	Submitted site	The site comprises a heavily treed parcel of land enclosed by, and containing, Priority Habitat Deciduous Woodland, located on the southern side of the A2100 between Telham and Hastings. While there is limited development on the opposite side of the road, the site itself reads as part of the countryside. Development here would appear isolated and out of place, as an intrusion into a rural area and harmful to the landscape and character of the High Weald National Landscape. The site also lies within the Strategic Gap between Battle, Crowhurst and Hastings, allocated through the Local Plan. Development here would significantly undermine the objectives of the Strategic Gap. Furthermore, the site is in an unsustainable location, with few services and facilities nearby, and no footway outside the site.	Potentially available
BAT0125	Crowhurst Park, Maize Maze Field, Land south of Hastings Road, Battle	1.96	The site is within the High Weald National Landscape and is adjacent to Priority Habitat Deciduous Woodland. Contains an area at risk of surface water flooding with two Grade II listed buildings and a PROW opposite. The site is also within the Battle/ Bexhill/ Crowhurst and Hastings Strategic Gap.	Submitted site	The site comprises a field on the southern side of the A2100 between Telham and Hastings. While there is limited development on the opposite side of the road, including a garage with car sales area, the site itself reads as part of the countryside and is topographically prominent, open to sloping countryside to the south. Development here would appear isolated and out of place, as an intrusion into a rural area and harmful to the landscape and character of the High Weald National Landscape. The site also lies within the Strategic Gap between Battle, Crowhurst and Hastings, allocated through the Local Plan. Development here would significantly undermine the objectives of the Strategic Gap. Furthermore, the site is in an unsustainable location, with few services and facilities nearby, and no footway outside the site.	Potentially available

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HAF0027	Land at Breadsell Farm Bungalow, Breadsell Lane	2.55	The site is within the High Weald National Landscape. Contains areas at risk from surface water flooding. Within the Strategic Gap between Battle/Bexhill/Crowhurst and Hastings. Adjacent to Public Right of Way.	Submitted site	The site comprises a field with wooded edges and a single dwelling and its curtilage, to the south of the A2100. It is within the countryside between Hastings, Crowhurst and Telham and is wholly within the High Weald National Landscape and the Strategic Gap, allocated in order to maintain the separate identities of the settlements. Development here would appear isolated and would detract from the openness of the landscape between settlements and would constitute an intrusion into the countryside. Furthermore, being some distance from services and bus stops, the site is not a sustainable location for additional development at the scale considered through the HELAA.	Potentially available
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BATTLE - WEST

IDENTIFIED SITES (Existing allocations and sites with planning permission³. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site Size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Development Potential	Anticipated Timescale for Development
BAT0050	Land at Whitelands Cottage, North Trade Road	1.24	The site is in the High Weald National Landscape and contains protected trees. Adjacent to Deciduous Woodland Priority Habitat as well as Partial Historic Field Boundaries.	Planning application	The site has planning permission for 20 dwellings. It is understood that development has commenced.	20 dwellings	Within 5 years
BAT0070	Beech Farm, Battle	0.91	The site is within the High Weald National Landscape and a Groundwater Source Protection Zone. Historic field boundaries adjacent. There is a public footpath to the south.	Planning application	The site has an extant planning permission for a development comprising 8 new business units across 1895 sqm new business floorspace.	Employment floorspace: 1895 sqm	Within 5 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site Size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability	Estimated Development Potential	Anticipated Timescale for Development
BAT0002	Land north of Sunny Rise, North Trade Road, Battle	0.58	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Deciduous Woodland Priority Habitat. Part of the site is at risk of surface water flooding.	Previous Local Plan allocation	This is an enclosed field at the rear of development, bordered by ancient woodland to the north. Together with adjoining land to the south, the site was allocated in the Rother Local Plan (2006) for 30 dwellings (policy no longer extant) and it remains partly within the development boundary. The southern part of the allocated site was developed some time ago with a high-quality residential development (24 dwellings), in keeping with the adjacent listed building. This site remains potentially suitable for a small-scale residential development, in line with the former allocation, providing that access is via Sunny Rise to the south. An appropriate buffer to the ancient woodland would be needed, and mature trees on other boundaries protected as far as possible. Other considerations include the need to protect the amenity of adjoining residents and mitigate for an area at risk of surface water flooding which runs north to south in the central part of the site. However, the access	Potentially available	12 dwellings	Within 10 years

³ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

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					via Sunny Rise and the site itself are in different ownerships and while both are potentially available, the need for negotiation on access could affect the viability of the site, given its limited capacity. An alternative access route from the south-east via a narrow private track would be unacceptable in respect of impacts on residential amenity, established woodland and highway safety. Consequently, while the site is potentially suitable and available for residential development, its achievability is unknown at this stage.			
BAT0127	Land at Almonry Farm, North Trade Road, Battle	4.8	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Deciduous Woodland Priority Habitat. Protected trees on the boundary of the site. Parts of the site are within Flood Zones 2 and 3 and at risk of surface water flooding. Nearby to a Groundwater Source Protection Zone. Historic field boundaries across the site. Battle of Hastings 1066 Registered Battlefield, Battle Abbey Registered Park and Garden and Battle Conservation Area are a short distance to the east. A public footpath runs along the north boundary.	Submitted site	The site comprises two fields located adjacent to existing development to the southern side of Battle. The site offers a potential opportunity for residential-led growth, however, there are environmental and heritage constraints that would require careful consideration including its location within the High Weald National Landscape, an AONB, its proximity to heritage assets including the Battle Conservation Area and Registered Battlefield and a Listed Building, areas at risk of surface water flooding in its northern section and on its boundaries, an area of ancient woodland adjacent to its entire eastern boundary, intact historic field boundaries within the site defined by mature trees and hedges, a pond, and access via an existing residential area. An adjoining field to the west has recently been developed with a residential scheme of 63 dwellings, being relatively contained within the landscape and well related to the existing built-up area of Battle. Linkages to existing public footpaths and to local services could be achieved. Initial Highway Authority comments suggest that a vehicular access via Tollgates appears achievable, although further assessments of junction capacity on North Trade Road and the A2100 roundabout would be required.	Potentially available	80 dwellings	Within 10 years

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability
BAT0013	Land adjacent to Frederick Thatcher Place, North Trade Road	1.79	The site is in the High Weald National Landscape. Parts of the site at risk of Surface Water Flooding.	Submitted site	This is a largely wooded site on the northern side of North Trade Road containing a pond in its eastern section. The site forms a green gap and an important visual break at the point where the character and appearance of the northern side of the road changes from denser built development to more scattered dwellings within a semi-rural setting. Its development would be harmful to the landscape setting of Battle within the National Landscape, having an urbanising effect and harming the character of the locality. Furthermore, the loss of woodland would be harmful to biodiversity. Development could also harm the setting of the adjacent Grade II listed building. The eastern section has been subject to a recently dismissed appeal for 4 dwellings.	Potentially available
BAT0014	Land at Almonry Farm, North Trade Road, Battle	13.66	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Deciduous Woodland Priority Habitat.	Submitted site	This is a large site comprising a network of historic fields, located on the southern side of Battle. It has a number of constraints including its location within the High Weald National Landscape, an AONB, its proximity to heritage assets including the Battle Conservation Area and Registered Battlefield and a Listed Building, areas at risk of surface water flooding in its northern section and on its boundaries, an area of	Potentially available

			Protected trees on the boundary of the site. Parts of the site are within Flood Zones 2 and 3 and at risk of surface water flooding. Nearby to a Groundwater Source Protection Zone. Historic field boundaries across the site. Battle of Hastings 1066 Registered Battlefield, Battle Abbey Registered Park and Garden and Battle Conservation Area are a short distance to the east.		ancient woodland adjacent to its entire eastern boundary, intact historic field boundaries within the site defined by mature trees and hedges, a pond, and access via an existing residential area. The landscape character of the site increase in sensitivity, becoming more rural, tranquil and exposed in the southern areas of the site. As such development here at the level identified within the HELAA would be considered to cause harm to the landscape and character of the National Landscape.	
BAT0024	North-west Battle	6.83	The site is in the High Weald National Landscape. Contains protected trees. Adjacent to Priority Habitats and Ancient Woodland. Contains areas at risk of Surface Water Flooding and partly within a Source Protection Zone. Adjacent to Historic Field Boundaries. Contains a public right of way.	Previously assessed	The site comprises land on the northern side of North Trade Road, including many individual residential properties. It was previously considered through the SHLAA (2013) as a Broad Location which found it had potential for redevelopment in two areas in particular: land off Chain Lane and land off Vale Road. Since that time, several individual properties off Chain Lane have been subject to planning permissions for alterations, replacement dwellings or small numbers of additional dwellings. Land off Vale Road comprises the long rear gardens of properties fronting North Trade Road and adjoining land. There have been no planning applications for additional dwellings in this location since the publication of the SHLAA. Having regard to the fact that the whole site (BAT0024) is in multiple ownerships, and the lack of demand for any comprehensive redevelopment scheme, it is considered that the site as a whole cannot reasonably be considered likely to become available or to come forward for redevelopment in the Local Plan period. The site falls within the Development Boundary and additional housing could come forward as windfall development, but the site cannot be relied upon to provide the minimum numbers of additional dwellings considered through the HELAA.	Unknown
BAT0031	Land to the rear of North Lodge, North Trade Road	2.01	The site is in the High Weald National Landscape. Contains Lowland Meadows Priority Habitat. Adjacent to Ancient Woodland. Parts of the site are at risk of Surface Water Flooding and a Grade II listed building.	Previously assessed	The site is a clearing surrounded by woodland at the rear of a large dwelling (and Grade II listed building) on the northern side of North Trade Road. The southern part of the site is within the development boundary although there are mature trees on the southern boundary, and likely access constraints. The rear part of the site is rural in character and reads as part of the surrounding countryside, while being enclosed by ancient woodland and wet woodland to the north. It is identified as lowland meadow Priority Habitat. The site is not suitable for development at the scale considered through the HELAA due to impacts on the High Weald National Landscape, biodiversity and the settings of adjacent Grade II listed buildings.	Unknown
BAT0038	Land at Stream Farm, Netherfield Road	10.85	The site is in the High Weald National Landscape. Contains areas of protected trees. Adjacent to Priority Habitat. Part of the site is in Flood Zone 2 and 3a and is also at risk of Surface Water Flooding. Additionally, an area in the centre of the site is also at risk of Surface Water Flooding. The southwest corner of the site is in a Source Protection Zone. There is a mix of Original, Partial and Merged Historic Field Boundaries across the whole site.	Previously assessed	This is a large site that forms part of the countryside to the west of Netherfield Road. While it adjoins development and is close to services in Battle, it is considered unsuitable for development at the present time due to its landscape sensitivities. It is rural in character and contiguous with the wider rural landscape. It has topographical constraints, with land to the south-east having the highest gradient and landscape impact. It also supports key components of the High Weald National Landscape (HWNL) including historic field boundaries. Development here would be harmful to the landscape and character of the HWNL. Access is an additional significant constraint, the site lacking any suitable access or any potential to create an adequate junction.	Unknown

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			There is a Grade II Listed Building to the east of the site boundary. There is a Public Right of Way adjacent to the southwest corner of the site boundary.				
BAT0042	Land at Coultershaw, Saxonwood Road	0.51	The site is in the High Weald National Landscape. Adjacent to Ancient Woodland and Deciduous Woodland Priority Habitat. Adjacent to an area of Surface Water Flooding. Within the Battle of Hastings 1066 Registered Battlefield. Adjacent to a Public Right of Way.	Previously assessed	The site comprises a single dwelling within a large curtilage, within the Development Boundary. While it could potentially accommodate a higher density of development, there is no evidence it is available. Furthermore, it has environmental constraints, including an area of ancient woodland and Priority Habitat in the south-western corner, and adjoining areas of trees, which would reduce the developable area and means it is unlikely the level of development considered through the HELAA could be accommodated. It is also largely within the Battle of Hastings 1066 Registered Battlefield, meaning there could be archaeological constraints to development, and access is a further constraint.	Unknown	
BAT0051	Land at Netherfield Hill Farm, Netherfield Hill	10.05	The site is in the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitat. Contains an area at risk of Surface Water Flooding. Contains Historic Field Boundaries. Adjacent to Grade II listed buildings. Within a Minerals Consultation Area. Adjacent to a Public Right of Way.	Previously assessed	The site comprises three large fields and a complex of agricultural buildings, that together form a significant area of countryside at the far end of linear residential development along Netherfield Road. It is bound by ancient woodland to the south and west. Development here would be a significant departure from the linear settlement pattern and would represent a large intrusion into open countryside, harming the landscape and character of the High Weald National Landscape. Furthermore, the site is disconnected from services and facilities, there being no pedestrian footway along Netherfield Road. Consequently, it is not a sustainable location for additional development at the scale considered through the HELAA.	Unknown	
BAT0060	Land south of Field Way, Battle	3.76	The site is in the High Weald National Landscape. Contains protected trees. Adjacent to Deciduous Woodland Priority Habitat. Contains areas at risk of Surface Water Flooding, areas within Flood Zone 2 and Flood Zone 3, and a Source Protection Zone. Adjacent to Historic Field Boundaries.	Previously assessed	The site comprises two small, enclosed fields to the south of newly constructed residential development at Field Way to the south of Battle. It is of a rural character, typical of the High Weald National Landscape, and at a lower topography than the adjoining development. For this reason, it does not relate well to the developed area, and development here would appear as a harmful encroachment into the countryside in a relatively isolated location. Furthermore, the northern part of the site forms part of the Claverham College Playing Fields and is designated in Neighbourhood Plan as Local Green Space.	Unknown	
BAT0075	Land adjacent to Whitelands, Mile Oak Wood, North Trade Road, Battle	2.15	The site is within the High Weald National Landscape. Wholly contains a priority habitat. Adjacent to Ancient Woodland. Contains historic field boundaries.	Submitted site	This is a field that sits in the countryside to the west of Battle. It occupies a prominent position adjacent to a road junction and is important in defining the rural character of the edge of Battle. It has key High Weald characteristics, forming a Medieval assart fieldscape with historic field boundaries and is also identified as a High Weald Wildflower Meadow, bounded by ancient woodland along the entire northern boundary. Development here at the scale considered through the HELAA would appear as a harmful intrusion into the countryside, adversely impacting on the landscape and character of the National Landscape and the rural setting of Battle. Additionally, it is not a sustainable location for additional development, being a considerable distance from services and facilities in Battle with no connecting footway.	Potentially available	

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BAT0090	Squirrel Field, North Trade Road, Battle	9.36	The site is in the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitats. Contains an area at risk of Surface Water Flooding.	Previously assessed	The site is a large, sloping field, beyond the western edge of Battle, south of the A271. The site adjoins a public house to the east but is otherwise isolated. It has High Weald characteristics, constituting a probable Medieval assart fieldscape bound by ancient woodland. It is prominent in views and of a strong rural character. Given its rural location and character, development here at the scale considered through the HELAA would appear as an intrusion into the countryside in an isolated location, adversely impacting on the character of the countryside and the National Landscape. Furthermore, it is distant from services and facilities and has no connecting footway and is not a sustainable location for additional development.	Unknown
BAT0101	Land rear of Isherwood, Battle	1.14	The site is in the High Weald National Landscape. Adjacent to a Priority Habitat. Contains a Source Protection Zone. Adjacent to a Public Right of Way.	Council search	The site comprises land beyond the rear garden boundaries of 6 adjoining detached dwellings at Isherwood, to the north of North Trade Road. There is no access to the site area, and it is in multiple ownership which makes its availability problematic. The impacts on the amenity of adjoining residents and on the landscape setting of Battle are further constraints.	Unknown
BAT0114	Land west of North Lodge, the Avenue, North Trade Road, Battle	0.32	The site is wholly within the High Weald National Landscape. Contains priority habitats. Contains and is adjacent to ancient woodland.	Submitted site	This is a small, wooded area at the rear of ribbon development fronting North Trade Road. It is largely covered by Priority Habitats and adjoins ancient woodland to the north. Development here would be harmful to biodiversity and the character and appearance of the locality, also resulting in the loss of trees. Achieving a safe access from the road is an additional constraint.	Potentially available

SITES TO BE ASSESSED

Site ID	Site Address	Site Size (hectares)	Site Identification	Availability
BAT0092	Land at Saxon Hill Farm, Battle	8.3	Submitted site	Potentially available

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BATTLE - NETHERFIELD

IDENTIFIED SITES (Existing allocations and sites with planning permission⁴. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site Size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Development Potential	Anticipated Timescale for Development
BAT0088	Swallow Barn, Netherfield	0.43	The site is within the High Weald National Landscape. Within a Minerals Consultation Area.	Allocated site	The site is allocated for residential development (10 dwellings) in the Battle Neighbourhood Plan. The interim HRA for the new Local Plan has identified that because the site is within the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	10 dwellings	Within 5-10 years
BAT0108	White House Poultry Farm, Netherfield	0.98	The site is within the High Weald National Landscape. Adjacent to protected trees as well as the Pevensey Levels Hydrological Catchment. Two Listed Buildings adjacent to the site. Most of the site is within a Minerals Consultation Area. A Public Right of Way is in close proximity.	Allocated site	The site is allocated in the Battle Neighbourhood Plan for 23 dwellings. It also has planning permission for 24 dwellings (RR/2023/164/P). The interim HRA for the new Local Plan has identified that because the site is directly adjacent to the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.	24 dwellings	Within 5 years

REJECTED SITES (Sites are assessed as currently unsuitable or unavailable or unachievable for development)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability
BAT0001	Land east of Darvel Down (Site A), Netherfield	5.48	The site is in the High Weald National Landscape. Adjacent to Ancient Woodland. Contains Deciduous Woodland Priority Habitat. Parts of the site at risk from Surface Water Flooding. Within a Minerals Consultation Area.	Planning application	The site comprises a section of open field and a wooded area to the east of residential development at Netherfield. It is a large site, and its development would represent a significant extension to Netherfield. It is sensitive in landscape terms, occupying a highly exposed, ridgeline position. Development would appear prominent and have an urbanising impact, harming the landscape and character of the High Weald National Landscape, an AONB, and the rural setting of Netherfield. Additional constraints include the impact on trees within the site and adjoining ancient woodland, and potential access difficulties, the site being located adjacent to a narrow road with no footways or accessed via a residential cul-de-sac. The site has been subject to two recent dismissed appeals for residential development.	Unknown
BAT0063	Land north-east of Darvel Down	2.48	The site is within the High Weald National Landscape. Contains Ancient Woodland and Deciduous Woodland Priority Habitat. Contains areas at risk of surface	Council-owned land	The site consists of a parcel of publicly accessible woodland, sandwiched between the residential development of Darvel Down and a larger area of deciduous woodland to the north, which links to ancient woodland and a small SSSI on the river line to the north-east. It is not suitable for development due to the impact on woodland and harm to biodiversity, as well as the loss of a publicly accessible open space. Furthermore, woodland is one of the five defining components of character of the High Weald National	Potentially available

⁴ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

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			water flooding. Within a Minerals Consultation Area.		Landscape, identified in the AONB Management Plan, and its removal here would cause harm to the landscape and character of the National Landscape.	
BAT0065	Land west of Netherfield Court, Netherfield	2.42	The site is in the High Weald National Landscape. Adjacent to protected trees. Contains an area at risk of Surface Water Flooding. Within a Minerals Consultation Area.	Previously assessed	The site comprises a field containing a number of mature trees, including protected trees on the eastern boundary. It is outside Netherfield village and has a rural character although there is some low density residential development to the east and west along Netherfield Road. Despite this, it is not a sustainable location for additional development, being some distance from services and facilities and not linked to the village with a footway. The site is also sensitive in landscape terms, being located on a ridgeway that is topographically prominent, meaning development would be exposed to the wider countryside and would adversely impact on the National Landscape.	Unknown
BAT0067	White House Poultry Farm, Netherfield	1.52	The site is in the High Weald National Landscape. Nearby to a Grade II listed building. Adjacent to Historic Field Boundaries. Within a Minerals Consultation Area.	Previously assessed	This is a triangular section of field that lies directly north of land allocated for 23 dwellings in the Battle Neighbourhood Plan. It is west of the small village of Netherfield and occupies a ridgeway position. While it adjoins the allocated site, it extends further into the countryside and beyond the established development form of the village. The ridge top location makes the site sensitive in landscape terms, and to extend northwards beyond the allocated site at the scale considered through the HELAA would be harmful to the National Landscape and the character of the settlement. The impact on the setting of the adjacent listed building is a further consideration.	Unknown
BAT0099	Land at Darvel Down, Netherfield	0.45	The site is within the High Weald National Landscape. Within a Minerals Consultation Area.	Council-owned land	The site comprises a children's playground area connected to the residential area of Darvel Down, in the centre of the small settlement of Netherfield. Development here would be contrary to local and national planning policy which resists the loss of open space and recreational land unless specific criteria are met. Furthermore, it is allocated as Local Green Space in the Battle Neighbourhood Plan and not suitable for development.	Potentially available
BAT0216	Netherfield Place Farm West, Netherfield Road	4.47	The site is located within the High Weald National Landscape, is an Early Medieval Fieldscape and is bound by Historic Field Boundaries.	Submitted site	The site is a very prominent open field south of Netherfield village, occupying a ridgeway position within long distance views across the countryside landscape to the south. Development here at the scale considered through the HELAA would be highly prominent and out of keeping with the settlement pattern, appearing as an intrusion into the countryside and harming the landscape and character of the High Weald National Landscape.	Potentially available
BAT0217	Netherfield Place Farm South Netherfield Road	3.09	The site lies within the High Weald National Landscape and the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area, with Priority Habitat and Ancient Woodland adjoining multiple boundaries. The eastern edge has high surface water flood risk, and intact historic field boundaries enclose the site as a medieval assart.	Submitted site	The site comprises a prominent field south of Netherfield village. There are environmental and heritage constraints. The site is within the High Weald National Landscape and Rother, Brede and Tillingham Woods biodiversity opportunity area, with Priority Habitat deciduous woodland and Ancient Woodland adjacent to the south and east boundaries, and opposite the road to the west along with Pevensey Levels Hydrological Catchment Area. High levels of surface water flood risk adjacent to the east boundary, with the whole site bound by historic field boundaries, enclosing the site as a historic medieval assart. The site is wholly rural in context and has important High Weald characteristics, as such, development here at the scale considered through the HELAA would be an intrusion into the countryside and would harm the landscape and character of the National Landscape.	Potentially available
BAT0218	Netherfield Place Farm North Netherfield Road	7.4	The site lies within the High Weald National Landscape and the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area, enclosed by historic field boundaries. Priority Habitat adjoins the northern boundary, a minor	Submitted site	The site comprises a prominent field east of Netherfield village. There are environmental and heritage constraints. The site is within the HWNL, Rother, Brede and Tillingham Woods biodiversity opportunity area and bound by historic field boundaries to the north, east and west. There is an area of Priority Habitat adjacent to north boundary and a small area of surface water flood risk in the south area of the site. A portion of the northern area of the site is within a minerals consultation area. The site is wholly rural in context and has important High Weald characteristics, as such, development here at the scale considered	Potentially available

CHAPTER 3 – BATTLE AND SURROUNDING SETTLEMENTS

			surface water flood risk affects the south, and the northern section falls within a Minerals Consultation Area.		through the HELAA would be an intrusion into the countryside and would harm the landscape and character of the National Landscape.	
BAT0219	Netherfield Place Farm East Netherfield Road	2.74	The site lies within the High Weald National Landscape, the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area, and a Minerals Consultation Area. It is enclosed by historic field boundaries, with Priority Habitat and Ancient Woodland adjoining multiple boundaries, high surface water flood risk to the west, and an Archaeological Notification Area to the east.	Submitted site	The site comprises a prominent field east of Netherfield village. There are environmental and heritage constraints. The site is bound by historic field boundaries and is within the HWNL, Rother, Brede and Tillingham Woods biodiversity opportunity area and minerals consultation area. There are areas of priority habitat adjacent to north and south boundary, and ancient woodland adjacent to the south boundary. There is an area of high surface water flood risk to the west boundary, and the site is adjacent to an archaeological notification area to the east. The site is wholly rural in context and has important High Weald characteristics, as such, development here at the scale considered through the HELAA would be an intrusion into the countryside and would harm the landscape and character of the National Landscape.	Potentially available
BAT0220	Netherfield Place Farm Central Netherfield Road	60.82	The site lies within the High Weald National Landscape, the Rother, Brede and Tillingham Woods Biodiversity Opportunity Area, and partly the Pevensey Levels Hydrological Catchment and a Minerals Consultation Area. It is enclosed by historic field boundaries, adjoined by Priority Habitat and Ancient Woodland, contains high surface water flood risk areas, an Archaeological Notification Area, and a north-south PROW.	Submitted site	This is a very large site, comprising an expanse of countryside to the south of Netherfield. The site is bound by and contains multiple historic field boundaries is within the HWNL, Rother, Brede and Tillingham Woods biodiversity opportunity area and partly within the Pevensey Levels Hydrological Catchment Area and a minerals consultation area. There are areas of priority habitat adjacent to all boundaries, and ancient woodland adjacent to the east, west and south boundaries. There are areas of high surface water flood risk snaking through the site, and the site contains an archaeological notification area to the south and listed building in the north west corner. A PROW runs through the site from north to south. The area has a unique character and is highly valued as unspoilt, accessible countryside. Its development as a whole would constitute major development within the National Landscape, contrary to the NPPF, and would represent a very significant urban extension to Netherfield, contrary to the historic settlement pattern and very harmful to the landscape and character of the High Weald National Landscape and the historic rural setting of Netherfield. If a small part of the site is considered instead, it still proves unsuitable for development due to impacts on rural character and the landscape and character of the National Landscape.	Potentially available

BRIGHTLING

IDENTIFIED SITES (Existing allocations and sites with planning permission⁵. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
BRI0001	Coldharbour Farm Estate, Battle Road, Brightling	0.97	The site is within the High Weald National Landscape. It is within the Pevensey Levels Hydrological Catchment Area. There are two Grade II Listed Buildings to the west. It is partly within a Minerals Safeguarding Area for the British Gypsum underground mine.	Planning application	<p>The site had planning permission (RR/2018/480/P), granted in 2018, for the replacement of disused agricultural buildings with two new business units totalling 1,861 square metres of new business floorspace. It appears that the planning permission remains extant but the development has not yet been constructed.</p> <p>The interim HRA for the new Local Plan has identified that because the site is directly adjacent to the Pevensey Levels Hydrological Catchment Area, mitigation measures to protect against significant effects to the Habitats Site may be required.</p>	Employment floorspace: 1,861 sqm	Within 10 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Justification	Availability
BRI0002	Green Oak Farm, Brightling Road, Brightling	2.05	The site is within the High Weald National Landscape and includes areas of Priority Habitat. It is adjacent to ancient woodland. There are areas at risk of surface water flooding on the southern boundary. Adjoining land has historic field boundaries. It is within a Minerals Safeguarding Area for the British Gypsum underground mine and there is a public footpath just to the north.	Council search	The site is a field containing a single dwelling and agricultural uses. It is within an isolated location outside any settlement and is wholly rural in character, bounded by areas of woodland including ancient woodland. Development at the site at the scale considered through the HELAA would be out of keeping with the rural character of the locality. Accessibility for pedestrians and the sustainability of the location are also significant constraints due to the lack of local services and facilities.	Unknown
BRI0003	Land North of Park View, Brightling	0.33	The site is within the High Weald National Landscape. Partly within an Archaeological Notification Area. Adjoining land has historic field boundaries. It is within a Minerals Safeguarding Area for the British Gypsum underground mine.	Council-owned land	The site is an enclosed small field, just north of the small settlement of Brightling, within a distinctly rural and sensitive section of the High Weald National Landscape. Access is a significant constraint, with Brightling Road, a narrow and winding historic routeway with no footways, sitting at a much lower level than the site. The creation of an engineered access would affect the rural character of the road and would require the removal of trees bounding the site to the east, which have the function of providing screening to the site from the wider landscape. Accessibility for pedestrians and the sustainability of the	Potentially available

⁵ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

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			A public footpath runs adjacent to the site.		location to accommodate the level of development considered through the HELAA are also constraints, due to the lack of local services and facilities.	
BRI0004	Land adjacent to Twelve Oaks Cottages, Brightling	0.39	The site is within the High Weald National Landscape. Land to the west has historic field boundaries. There is a Grade II listed Brightling Park (Registered Park/ Garden) to the west and two Listed Buildings to the east. It is within a Minerals Safeguarding Area for the British Gypsum underground mine and there is a public footpath to the west.	Previously assessed	The site is a narrow, road-fronting section of a field just south of the small settlement of Twelve Oaks. It occupies an exposed ridgeline location meaning that development would be visible across the High Weald Landscape to the west and east. It is entirely covered by trees, which would need to be removed if developed, which would cause harm to the local landscape character and biodiversity. Development would also harm the setting of the adjoining Listed Park. Accessibility for pedestrians and the sustainability of the location to accommodate the level of development considered through the HELAA are also constraints, due to the lack of local services and facilities.	Unknown
BRI0005	Land at Giffords Farm, Battle Road	2.06	The site is within the High Weald National Landscape. It is partly within the Pevensey Levels Hydrological Catchment Area. It is partly within a Minerals Safeguarding Area for the British Gypsum underground mine.	Council search	The site comprises agricultural barns and an adjoining field, in an isolated location in the countryside, outside any settlement. Development at the scale considered through the HELAA would detract from the rural setting and the character of the High Weald National Landscape. Accessibility for pedestrians and the sustainability of the location to accommodate the level of development considered through the HELAA are also constraints, due to the lack of local services and facilities.	Unknown
BRI0006	Coldharbour Farm Estate, Battle Road	0.37	The site is within the High Weald National Landscape and the Pevensey Levels Hydrological Catchment Area. The Minerals Safeguarding Area for the British Gypsum underground mine is just to the north.	Previously assessed	The site is a small field containing a single caravan that sits between established light industrial development to the north and south. The site is visible within the surrounding landscape to the east and south-east. Development at the scale considered through the HELAA would be harmful to the landscape and character of the High Weald National Landscape. Accessibility for pedestrians and the sustainability of the location are also constraints, due to the lack of local services and facilities.	Unknown
BRI0007	Land to the north of Becket House, Brightling	0.22	The site is within the High Weald National Landscape and has a Historic Field Boundary. A public footpath passes through the site. It is within a Minerals Safeguarding Area for the British Gypsum mine. Adjoining land is within an Archaeological Notification Area and there are a number of listed buildings nearby.	Council search	This is a field or section of garden within the small settlement of Brightling. The site is relatively small, and for the purposes of the HELAA would amount to a density that would be inappropriate for its rural context. Its development would impact on the setting of nearby listed buildings, as well as the historic and rural character of the area. Given the limited site area, there would be no way to satisfactorily relocate the Public Right of Way which runs through the middle of the site. Accessibility for pedestrians and the sustainability of the location are also constraints, due to the lack of local services and facilities.	Unknown
BRI0008	Land north of Brightling	0.69	The site is within the High Weald National Landscape and has a Historic Field Boundary. An Archaeological Notification Area is adjacent. A public footpath passes through the site. It is within a	Council search	The site is an undeveloped field that is within the open countryside to the north of the small settlement of Brightling. It is prominent in the landscape, with far-reaching views to the south and east across the High Weald. Development here at the scale considered through the HELAA would harm the rural character of the area and the landscape of the National Landscape. Furthermore, the site has no direct access from a road. Accessibility for pedestrians and the sustainability of the location are also constraints, due to the lack of local services and facilities.	Unknown

			Minerals Safeguarding Area for the British Gypsum mine.				
BRI0009	Land to the south of Twelve Oaks Cottages, Twelve Oaks	0.12	The site is within the High Weald National Landscape. It adjoins the Darwell Reservoir Complex Local Wildlife Site. Areas of Priority Habitat are nearby. It includes Historic Field Boundaries and lies opposite the Grade II listed Brightling Park (Registered Park/Garden). It is within a Minerals Safeguarding Area for the British Gypsum mine.	Council search	The site is a narrow, road-fronting section of a field with historic field boundaries, just south of the small settlement of Twelve Oaks. It is too small to deliver the level of development considered through the HELAA. Extending the site beyond its eastern boundary would require the removal of a substantial section of historic field boundary, which would unacceptably impact on the historic field structure of the High Weald National Landscape and impact on the setting of the nearby Listed Park. Accessibility for pedestrians and the sustainability of the location are also constraints, due to the lack of local services and facilities.	Unknown	
BRI0010	Field to the south of Snail Farmhouse, Hollingrove	0.31	The site is within the High Weald National Landscape and has historic field boundaries. It is adjacent to listed buildings. It is within a Minerals Safeguarding Area for the British Gypsum mine.	Council search	The site is a paddock adjacent to a small cluster of dwellings, including listed buildings. It forms part of a larger fieldscape of medieval assarts and sits within a prominent topographical position, exposed to far-reaching views across the High Weald countryside to the north. Development at the scale considered through the HELAA would be harmful to the rural character of the area and the landscape of the High Weald National Landscape. Accessibility for pedestrians and the sustainability of the location are also constraints, due to the lack of local services and facilities.	Unknown	
BRI0011	Land to the north of Kent Lane, Hollingrove	0.15	The site is within the High Weald National Landscape and has historic field boundaries. It is within a Minerals Safeguarding Area for the British Gypsum mine.	Council search	The site is a small paddock east of a small cluster of dwellings, separated by dense hedgerows that are consistent with historic field boundaries. Given this separation the site sits within open countryside, with far-reaching views across the High Weald landscape to the north-east. Given the sparsely developed character of this rural location, the site is too small for the purposes of the HELAA. Development here at the scale considered through the HELAA would harm the rural character of the area and the landscape of the National Landscape. Accessibility for pedestrians and the sustainability of the location are also constraints, due to the lack of local services and facilities.	Unknown	
BRI0012	Land at Wyland Wood, Column Wood, Willards Hill, Robertsbridge	3.89	The site is within the High Weald National Landscape. It contains areas of ancient woodland and Priority Habitat which extends to the south and west. There are small areas at risk of surface water flooding within and adjacent to the site. It contains historic field boundaries. A public footpath passes through the centre of the site.	Submitted site	This is a greenfield site on the edge of a larger woodland in the countryside to the west of Robertsbridge. It comprises areas of woodland, including ancient woodland, and cleared areas. It is accessed via a rural lane with no footways and is in an unsustainable location, a considerable distance from services and facilities. Development here at the scale considered through the HELAA would represent encroachment into a rural area, out of keeping with the character and landscape of the High Weald National Landscape. Ancient woodland within and adjoining the site significantly constrains any developable area, and development would be likely to cause harm to biodiversity and irreplaceable habitats.	Potentially available	

CHAPTER 3 – BATTLE AND SURROUNDING SETTLEMENTS

CATSFIELD

IDENTIFIED SITES (Existing allocations and sites with planning permission⁶. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
CAT0001	Land west of B2204, Catsfield	1.66	The site is almost wholly within the High Weald National Landscape. A small section is at risk of surface water flooding. It is partly within the Pevensey Levels Hydrological Catchment Area. There are two listed buildings adjacent to the site. It has historic field boundaries. A public right of way runs adjacent to the south-west of the site.	Allocated Site	The site is allocated for 35 dwellings and open amenity space through Policy CAT1 of the DaSA Local Plan. There is some desire locally to reconsider the allocation for a smaller number of dwellings, and 30 may be more appropriate.	Residential: 30 dwellings	Within 10 years

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
CAT0014	The Brooks, Church Road	3.11	The site adjoins ancient woodland and Priority Habitat on its southern boundary. There are significant areas at risk of surface water flooding in the northern section. Adjacent to three Grade II listed dwelling buildings on the northern boundary.	Submitted Site	The site comprises a level area of fields immediately south of Catsfield village, just outside the High Weald National Landscape (HWNL). The site has flooding constraints, having high water levels and areas at risk of surface water flooding. The sequential test would need to be undertaken in accordance with national planning policy, and if passed, an exception test would need to demonstrate that development of the site would provide wider sustainability benefits to the community that outweigh flood risk, and that development would be safe for its lifetime. In terms of landscape impact, while just outside the HWNL, the site shares characteristics with the National Landscape and there are clear views between the site and the designated area. Additionally the site is important to the rural setting of the village providing a strong sense of place. The site has been subject to an outline planning application for 29 dwellings (RR/2020/1562/P), refused in 2023 due to a lack of information regarding flood risk, landscape and other impacts. However, subject to the resolution of all these matters, a sensitive	Potentially available	35 dwellings	Within 10 years

⁶ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

					development to include residential use and open space focussed in the south and eastern portion of the site could contribute to a sustainable community within Catsfield.			
CAT0016	Land at Wilton House Equestrian Centre, Broomham Bungalow, Catsfield	1.23	This site is within the High Weald National Landscape. It is adjacent to the Pevensey Levels Hydrological Catchment and a small area of surface water flooding affects the western section of the site. There is a Grade II Listed building nearby. The site is bounded and intersected by historic field boundaries. A public right of way runs adjacent to the site.	Submitted Site	The site forms the south-eastern section of a fieldscape situated between ribbon development in Catsfield village and a small cluster of development to the north-west. It is currently used for equestrian purposes. The site is reasonably sustainably located, close to services in the village. In landscape terms it could potentially accommodate limited residential development without harming the landscape or character of the High Weald National Landscape, given its relatively enclosed location. However, access is a potentially significant constraint, as the existing track from the B2204 is restricted in width and is also a public footpath and is unlikely to be suitable to provide access to a development here. The only alternative would appear to be via the adjacent allocated site (CAT0001), however, this would involve crossing the public footpath, require third party land, and would also affect the existing tree screen on the boundary of the allocated site. Ongoing investigation is required to determine whether a suitable access can be achieved. If this site were to be developed in addition to the adjacent allocated site (CAT0001), a sensitive development could contribute to a sustainable community within Catsfield, subject to the resolution of the above matters and accounting for the effects of both developments together in terms of traffic, the effect on the landscape and character of the High Weald National Landscape.	Potentially available	Residential: 20 dwellings	Unknown

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
CAT0002	Willy Woodpeckers, Powdermill Lane, Catsfield	0.28	The site is within the High Weald National Landscape. It is partially within and almost surrounded by ancient woodland and priority habitat, which is protected by a TPO. A public right of way runs adjacent to the east.	Council search	This is a rural employment site comprising a hard surfaced yard and buildings, outside any development boundary. It had planning permission for refurbishment and additional business units (RR/2017/528/P) but this was not implemented for viability reasons, and expired in 2020. While the site remains suitable in principle for the previously permitted development, there is no evidence that the site will be redeveloped in the future and consequently, for the purposes of the HELAA it is not considered to be available.	Not available
CAT0005	Land east of Catsfield Road (Site A), Catsfield	2.67	The site adjoins areas of ancient woodland and Priority Habitat.	Planning application	The site comprises open fields which form part of a larger site which was previously subject to a planning appeal for a solar farm (dismissed). It is in open countryside, wholly unsuited to residential or other employment development and there is no evidence that the site is likely to come forward again for a solar farm, or that the environmental constraints identified in the appeal (including impact on ancient woodland) could be overcome. Any future proposals for a solar farm on the site would be assessed on its merits in accordance with local and national planning policy.	Unknown

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CAT0006	Land east of Catsfield Road (Site B), Catsfield	9.82	The site adjoins areas of ancient woodland and Priority Habitat. It contains small areas at risk of surface water flooding. A public footpath adjoins the south-western boundary.	Planning application	The site comprises open fields which have previously been subject to a planning appeal for a solar farm (dismissed). It is in open countryside, wholly unsuited to residential or other employment development and there is no evidence that the site is likely to come forward again for a solar farm, or that the environmental constraints identified in the appeal (including loss of Grade 3a agricultural land and harm to the landscape) could be overcome. Any future proposals for a solar farm on the site would be assessed on its merits in accordance with local and national planning policy.	Unknown
CAT0007	Land east of Catsfield Road (Site C), Catsfield	8.05	The site adjoins areas of ancient woodland and Priority Habitat. It contains small areas at risk of surface water flooding.	Planning application	The site comprises open fields which form part of a larger site that have previously been subject to a refused planning application for a solar farm. It is in open countryside, wholly unsuited to residential or other employment development and there is no evidence that the site is likely to come forward again for a solar farm, or that the environmental constraints identified in the planning refusal (including harm to the landscape) could be overcome. Any future proposals for a solar farm on the site would be assessed on its merits in accordance with local and national planning policy.	Unknown
CAT0008	Normanhurst Estate, Catsfield	157.93	The site is within the High Weald National Landscape and contains parcels of ancient woodland and Priority Habitat. Areas within Flood Zones 2 and 3, and at risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment. There are a number of Grade II listed buildings within and adjacent to the site. Contains historic field boundaries and public rights of way. A Local Geological site is adjacent.	Planning application	The site covers the Normanhurst Estate to the north-west of Catsfield village, and forms a large section of countryside within the High Weald National Landscape. It is significantly larger than the existing village at Catsfield. The site has many environmental constraints, including large areas of ancient woodland, a blanket Tree Preservation Order across the whole site, streams with risks of surface water flooding, listed buildings, historic field boundaries and public rights of way. Development of the whole site for housing or economic development would represent major development in the National Landscape (an AONB) and would significantly alter the rural character and the historic settlement pattern of the locality, as well as harming the landscape and character of the National Landscape. Road access, the sustainability of the location and the impact of a large-scale development on the local road network are further constraints. The majority of the site has been subject to a recent outline planning application for up to 211 holiday lodges and other development, this was refused due to impact on the National Landscape and highway safety.	Potentially available
CAT0010	The White Hart, Catsfield	0.15	The site is directly adjacent to the High Weald National Landscape. It contains a Grade II Listed building, and there are several other listed buildings nearby. Historic field boundary to north-west.	Previously assessed	The site is occupied by a Grade II listed public house the 'White Hart Inn'. Further built development at the site at the scale considered through the HELAA would cause harm to the setting of the heritage asset, contrary to national planning policy. Any redevelopment of the existing buildings which resulted in the loss of the public house would be contrary to national planning policy which seeks to ensure the retention and development of accessible local services and community facilities such as public houses. In addition, considered alone, the site is likely to be too small to accommodate the level of development considered through the HELAA. Given the harm identified, it is not suitable to consider as an extension to the adjacent, allocated site.	Unknown
CAT0011	Land at Wilton House, Catsfield	1.27	This site is within the High Weald National Landscape. Adjacent to Priority Habitat and close to ancient woodland. Contains historic field boundaries. Grade II listed buildings nearby. Some risk of surface water flooding. Within the Pevensey Levels Hydrological Catchment Area. Adjacent to a public right of way.	Previously assessed	The site forms the north-western section of a small area of fields situated between ribbon development in Catsfield village and a small cluster of development to the north-west, within the High Weald National Landscape. It is currently used for equestrian purposes. While the site is relatively close to the centre of the village, it is separated from the existing ribbon development by a further area of paddocks (site CAT0016). While that site (CAT0016) has been assessed as potentially suitable for development, this section of land is less well related to the existing built form of the village and would appear as an encroachment into the countryside. There are also access constraints, with the existing access road having insufficient width to serve a development and also being a public right of way.	Unknown
CAT0012	Land off Church Lane, Catsfield	0.34	This site is within the High Weald National Landscape. There is a historic field boundary to the north.	Submitted Site	The site comprises the lower part of a field at the rear of residential development fronting Church Lane. It is reasonably well related to services in Catsfield, with the shop, school, village hall and recreation ground within walking distance. Vehicular access is not ideal due to Church Lane being a one-way road,	Potentially available

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			Listed building opposite to the south-west.		but may be achievable. The wider field slopes up from the road, meaning that the site is relatively well-screened from the north and east, especially this lower section, and while its character is contiguous with the wider rural landscape, it is visually separated from it by topography. However, a development at the scale considered through the HELAA would be out of keeping with the established and historic settlement pattern of the village and would appear as an encroachment beyond the ribbon development fronting Church Lane, highly visible from the lane and having an urbanising impact, harming the rural character of this part of the village and its setting within the High Weald National Landscape. The impact on the setting of the grade II listed building on the opposite side of the lane would also be a consideration.	
CAT0013	Piggery, Great Park Farm, Horns Corner, Catsfield	0.70	This site is within the High Weald National Landscape. Priority Habitat within and adjacent to the site. Land within Flood Zone 3 adjoins site to the north-east. Small areas at risk of surface water flooding. Historic field boundaries nearby.	Submitted Site	The site comprises a derelict piggery, now demolished, and a sizeable area of hard-standing surrounded by woodland. It has a long, winding access road from the B2088 which passes businesses and dwellings in close proximity, and it shares an access point with Great Park Farm farm shop and cafe. It has a rural character and is remote from Catsfield village services and public transport routes and would not be suitable for housing at the scale considered through the HELAA. It would also not be suitable for employment development at the scale considered through the HELAA due to its rural character and access limitations including the potential for disturbance to nearby residential properties.	Potentially available
CAT0015	Land between Park Gate Bungalows and Ivy House, Catsfield	0.48	This site is almost wholly within the High Weald National Landscape and almost wholly within deciduous woodland Priority Habitat. It is within the Pevensey Levels Hydrological Catchment.	Submitted site	This small site fronts the B2204, just north of the Catsfield development boundary and just south of the recreation ground. The site is covered by deciduous woodland, an identified Priority Habitat. Its development would involve the loss this habitat, harming biodiversity. Furthermore, woodland is one of the five defining components of character of the High Weald National Landscape (an AONB), as identified in the AONB Management Plan, and consequently the loss of this woodland and the development of the site would also cause harm to the landscape and character of the High Weald National Landscape.	Potentially available
CAT0017	Land north-west of Catsfield	2.29	This site is within the High Weald National Landscape. Bounded by Priority Habitat to the north east. Within the Pevensey Levels Hydrological Catchment. Minor areas at risk of surface water flooding.	Submitted Site	The site comprises part of a larger fieldscape, divided into paddocks, to the north-west of Catsfield village. It lies behind existing ribbon development but is separated from the main village by an area of trees and deciduous woodland. It forms part of an open landscape, contiguous with the fields around it, characteristic of the High Weald. Development here would represent a large extension to the village, out of character with the historic settlement pattern, encroaching into open countryside. It would also adversely affect the landscape and character of the High Weald National Landscape due to its size and its openness to views from the wider landscape.	Potentially available
CAT0018	Land west of Catsfield Road	4.60	This site is within the High Weald National Landscape. Bounded by Priority Habitat. Adjacent to the Pevensey Levels Hydrological Catchment to the east. Some risk of surface water flooding. Public right of way.	Submitted Site	The site comprises an open field with wooded, historic field boundaries, crossed by a public right of way. It lies some 200 metres north-east of Catsfield village and has the character of open countryside. Development here at the scale considered through the HELAA would be out of keeping with the settlement pattern and encroach into open countryside, harming the landscape and character of the National Landscape and the rural character of the locality. The impact on mature boundary trees and the sustainability of the location are further constraints, the site being some distance from services and facilities in the village.	Potentially available
CAT0019	Land north of Captain's Wood, Normanhurst Estate, Catsfield	10.06	This site is within the High Weald National Landscape. Bounded by ancient woodland and Priority Habitat. Within the Pevensey Levels Hydrological Catchment. Small areas at risk of surface water flooding.	Submitted Site	The site comprises an irregularly shaped field, south of the B2204, some 1.4km to the north of Catsfield village. It has the character of open countryside, with long views south-westwards and a substantial area of ancient woodland directly to the west. Development here at the scale considered through the HELAA would be harmful to the landscape and character of the National Landscape and the rural character of the locality. Furthermore, due to its isolated location outside of a settlement, it would not be a sustainable site for residential development, and due to its separation from Catsfield it would not enhance or maintain the vitality of rural communities in accordance with national planning policy. It	Potentially available

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					represents a poor option for the promotion of sustainable transport due to its distance from services in the village and lack of footways back to the village.	
CAT0020	Land rear of Spring Cottage, Church Lane, Catsfield, Battle	0.47	This site is within the High Weald. Historic field boundaries abound the site to the north and east. Grade II Listed Briar Cottage on the opposite site of Church Lane.	Submitted Site	The site comprises the upper part of a field at the rear of residential development fronting Church Lane. The lower part of the field is assessed separately as CAT0012. It is reasonably well related to services in Catsfield, with the shop, school, village hall and recreation ground within walking distance. Vehicular access is not ideal due to Church Lane being a one-way road, but may be achievable. While its character is contiguous with the wider rural landscape, it is visually separated from it by topography. However, development of this upper part of the field would have even greater adverse effects than the lower section, in terms of being out of keeping with the established and historic settlement pattern of the village and appearing as an incongruous encroachment beyond the ribbon development fronting Church Lane, highly visible from the lane. Development here at the scale considered through the HELAA would have an urbanising impact when viewed from Church Lane, adversely affecting the rural character of this part of the village and its rural setting within the National Landscape.	Potentially available
CAT0021	Nursery (glasshouses), Great Park Farm, Horns Corner, Catsfield	1.07	This site is within the High Weald National Landscape. Small area of Priority Habitat across the B2204. Grade II listed “Sunny Close Cottage” borders the site to the south.	Submitted Site	The site is occupied by glasshouses used in connection with the Great Park Farm shop and nursery. Its redevelopment for residential use would have an adverse effect on an established rural business. Furthermore, due to its somewhat isolated location outside of any settlement and with a lack of footway connections, the site would not be a sustainable choice for a residential development. The site could potentially be suitable for further small-scale employment development, subject to this being suitably designed having regard to the site's location within the High Weald National Landscape and adjacent to a grade II listed building (to the south). However, as the existing business still occupies the site, there is no evidence the site is available for alternative employment development or that additional floorspace could be accommodated.	Potentially available
CAT0022	Land opposite the Primary School, Catsfield	0.97	This site is within the High Weald National Landscape. Risk of surface water flooding along Church Road adjacent to the site. Public footpath within site. Grade II listed building adjacent to the west. Adjacent to a historic field boundary.	Previously assessed	The site comprises an open field on the edge of the village. It is crossed by a public right of way. It slopes up from the road and the upper part in particular is prominent in the landscape, affording views across the village. It is rural in character and contiguous with the wider rural landscape, if visually separated from it by topography. Development at the scale considered through the HELAA would detract from the rural character and the setting of the village. The mature hedge on the boundary with Church Lane is a constraint to access.	Unknown
CAT0023	Skinner's Lane - Land to the South of, Catsfield	0.88	The site is 65 metres from the boundary of the High Weald National Landscape. Partly within the Pevensey Levels Hydrological Catchment.	Council search	The site is a field to the rear of linear residential development south of Skinner's Lane, just outside the High Weald National Landscape. The northern part of this site (fronting Skinner's Lane) could potentially be suitable for limited residential development but it is not large enough to accommodate the level of development considered through the HELAA (minimum of five dwellings). Extending development to the southern part of the site (which slopes up from the lane) would be out of keeping with the village's development pattern and would encroach into the countryside, harming the rural character and landscape setting of the village.	Unknown
CAT0024	Land north of Skinner's Lane, Catsfield	1.32	This site is within the High Weald National Landscape. Bound by ancient woodland and Priority Habitat. Bound by Flood Zone 3 and area at risk of surface water flooding to the north. Within the Pevensey	Council search	The site is a small field at the far end of the ribbon residential development on the northern side of Skinner's Lane, within the High Weald AONB. It is undulating and has a strong rural character and sense of place, with mature trees and woodland on its boundaries, and is crossed by a public footpath. Development of this site at the scale considered through the HELAA would constitute an inappropriate extension of development into the countryside, intruding into the rural area and harming the landscape and character of the High Weald National Landscape. Access is also a likely constraint, Skinner's Lane is	Unknown

CHAPTER 3 – BATTLE AND SURROUNDING SETTLEMENTS

			Levels Hydrological Catchment. Public Right of Way bisects the site.		a historic routeway, and where it is adjacent to the site it forms a very narrow sunken routeway which is a landscape feature of the High Weald.	
CAT0026	Land to the east of The Warren, North Trade Road, Battle	1.57	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitat. Within the Pevensey Levels Hydrological Catchment Area.	Submitted Site	The site comprises an open field with wooded edges, which forms part of a network of small fields and woodland, characteristic of the High Weald. Development at the scale considered through the HELAA within this greenfield site would adversely impact on the landscape and character of the National Landscape and harm the rural character of the locality. Furthermore, the site is not suitable for residential development due to its isolated location outside of any settlement and a lack of footway connections to services and facilities. While there are employment sites in close proximity, the landscape constraints are such that the site is not considered suitable for employment development either.	Potentially available
CAT0027	Land at Pepperling Eye, Battle	0.25	The site is within the High Weald National Landscape. It is entirely covered by Ancient Woodland and Priority Habitat. Areas at risk of surface water flooding. Adjacent to a Groundwater Source Protection Zone. Public Right of Way on boundary.	Submitted Site	This is a small, isolated rural site that is entirely covered by ancient woodland. Its development would result in the loss of this irreplaceable habitat, harming biodiversity, contrary national planning policy. The loss of the woodland would also harm the landscape and character of the National Landscape. Additionally, the site is too small to accommodate the level of development considered through the HELAA and is in a highly unsustainable location outside any settlement.	Potentially available
CAT0028	Normanhurst Court Caravan and Motorhome Club, Freckley Hollow	9.03	The site is within the High Weald National Landscape. Areas of Priority Habitat within the site, and ancient woodland adjacent. Close to Ashburnham Park SSSI. Within the Pevensey Levels Hydrological Catchment area. Small areas at risk of surface water flooding. Opposite Grade II* listed garden and close to listed building. Adjacent to a Local Geological Site. Public right of way along north-eastern boundary.	Submitted Site	This is a holiday caravan site located within the countryside some 1.5 kilometres north-west of Catsfield village. While the site does have internal roads and areas of hard standing in association with its current use, it is also heavily treed, with significant areas of deciduous woodland, a Priority Habitat, within the site, and ancient woodland nearby. Consequently, it has a strong rural character, and the limited development within the site is well contained. Its redevelopment for residential or employment use at the scale considered through the HELAA would have an urbanising impact, resulting in the loss of trees and harm to biodiversity, and harm to the landscape and rural character. Furthermore, the site is not sustainably located for residential development due to its isolated location outside of any settlement and a lack of footway connections to services and facilities. Other constraints include the impact on the setting of nearby listed buildings and the grade II* listed garden Ashburnham Park, and the impact on Freckley Hollow, a Local Geological Site which extends into the eastern part of the site. The loss of tourism accommodation and resulting harm to the rural economy would also be a consideration, although the landowner has indicated the site would only be available for redevelopment if the existing use were to be relocated.	Potentially available
CAT0030	Land North of Parkgate Cottages, Horns Corner, Catsfield	0.22	The site is within the HWNL and comprises part of an area of priority habitat. There is an area at low risk of surface water flooding to the north boundary.	Submitted site	The site comprises a small, wooded area fronting the B2204, outside of the Catsfield development boundary. The site is covered by deciduous woodland, an identified Priority Habitat. Development of the site would involve the loss of this habitat in its entirety, harming biodiversity. Furthermore, woodland is one of the seven defining components of character of the High Weald National Landscape (an AONB), as identified in the AONB Management Plan, and consequently the loss of this woodland and the development of the site would also cause harm to the landscape and character of the High Weald National Landscape.	Potentially available

CHAPTER 3 – BATTLE AND SURROUNDING SETTLEMENTS

DALLINGTON

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
DAL0002	Land at Pantons, The Street, Dallington,	0.49	The site is within the High Weald National Landscape. The north-west part of the site is within an Archaeological Notification Area. There are two Grade II Listed Buildings immediately to the west.	Submitted site	The site is within the rear of a large residential curtilage of 'Pantons' which fronts the road running through the settlement. Dallington is set high within the High Weald topography, with long views across the surrounding landscape. As such, the site occupies a prominent position within the wider landscape. It is a linear settlement which consists almost entirely of listed buildings. Other than the listed 'Old Rectory' which is directly associated with the adjacent church, dwellings in the village are positioned fronting the road. Therefore, development at the rear of Pantons at the scale considered through the HELAA would be out of character with the well-preserved historic settlement pattern of Dallington. It would also impact on the settlement character within the High Weald National Landscape and on the setting of neighbouring heritage assets.	Potentially available
DAL0003	Land east of South Lane, Woods Corner	2.11	The site is within the High Weald National Landscape. It is partly within the Pevensey Levels Hydrological Catchment Area. There are historic field boundaries. There is a Minerals Consultation Area for the underground Gypsum mine nearby and a public footpath to the south-west.	Previously assessed	The site is a narrow field that extends south of the crossroads at Woods Corner. The site effectively forms part of the open countryside. It is prominent and exposed to wide views across the High Weald landscape to the south and is also visible from the ridge to the north/ northwest. Development at the scale considered through the HELAA would be out of character with the rural area and would impact on the landscape of the High Weald National Landscape. Access and accessibility are further constraints, the site being accessed via a narrow lane with no footways and no pedestrian linkages to the limited services in the locality.	Unknown
DAL0005	Land opposite Primary School, Dallington	1.16	The site is within the High Weald National Landscape and adjacent to an Archaeological Notification Area. There are historic field boundaries. There is a Grade II Listed Building nearby to the south-east.	Council search	This is a sloping ridgeline site that features wide and far-reaching views across the landscape to the west and northwest towards Dallington Woods. While adjacent to existing linear development and opposite the primary school, the openness to the northwest in this section of the village is highly distinctive and is important to its sense of place as a historic rural village. Development at the scale considered through the HELAA would impact on the historic character of the village and on the setting of nearby heritage assets, as well as on the wider landscape of the High Weald National Landscape. The location is also not particularly sustainable, as services and facilities in Dallington are limited.	Unknown
DAL0006	Land south of Yew Arch, The Street, Dallington	0.95	The site is within the High Weald National Landscape and adjacent to an Archaeological Notification Area. It has historic field boundaries. There are a number of Listed Buildings to the north-east.	Council search	The site is a road-fronting field adjacent to the south-west of the small settlement of Dallington. It occupies a prominent ridgeline location and features wide views across the landscape to the west. Development here at the scale considered through the HELAA would impact on the historic settlement pattern and the setting of nearby heritage assets as well as the wider landscape of the High Weald National Landscape. The location is also not particularly sustainable, as services and facilities in Dallington are limited. Access is a further constraint, being via a narrow lane with no footways.	Unknown
DAL0007	Land north of Acelands, The Street, Dallington	1.35	The site is within the High Weald National Landscape. There is an Archaeological Notification Area to the north and historic field boundaries.	Council search	The site is a field to the immediate south of the small settlement of Dallington. It is positioned along a ridgeline, where the topography slopes down to the south east and to the west across the road and is exposed to the surrounding landscape. It has the character of open countryside. Development here at the scale considered through the HELAA would impact on the historic settlement pattern and the wider landscape of the High Weald National Landscape. The location is also not particularly sustainable, as services and facilities in Dallington are limited. Access is a further constraint, being via a narrow lane with no footways.	Unknown
DAL0008	Land east of Woods Corner	0.90	The site is within the High Weald National Landscape. It is within the Pevensey Levels Hydrological Catchment Area. There are	Council search	The site is a field just east of the small settlement at Woods Corner. Development would be visible within the wider landscape to the north due to the prominence of the location, on a ridgeline. The historic development of Woods Corner is tightly focussed around the cross-roads to the west of the site, which includes several listed buildings, and development across this site at the scale considered	Unknown

			historic field boundaries. It is within a Minerals Safeguarded Area which has permission for exploratory drilling in connection with the underground Gypsum mine.		through the HELAA would be contrary to that historic settlement pattern, as well as impacting on the wider landscape of the High Weald National Landscape. The location is also not particularly sustainable, as services and facilities in the locality are limited.	
DAL0009	Sugar Loaf Yard, Brightling Road	1.55	The site is within the High Weald National Landscape. The Grade II listed Brightling Park is adjacent to the north. There is a historic field boundary and two Public Rights of Way. A TPO covers the western section. It is within a Minerals Safeguarded Area which has permission for exploratory drilling in connection with the underground Gypsum mine.	Council search	The site comprises a small rural employment site containing a warehouse building and hard standing, together with an adjoining field to the east, divided by a dense tree belt. The site does not adjoin a settlement and is located in a remote area of the countryside. It has no connecting footway to the very limited services in Woods Corner and offers very little opportunity for sustainable travel. Future users of the site would be dependent on the private car and access is via a narrow lane, meaning this is not a sustainable location for additional development at the scale considered through the HELAA. In addition, development at this scale would be out of keeping with the historic development pattern and would impact on the rural character of the locality and of the wider High Weald National Landscape (HWNL) and would affect the public enjoyment and understanding of the HWNL of users of the public footpaths that pass through the site. The impacts on protected trees within the site and on the setting of the adjacent heritage asset are further constraints.	Unknown

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MOUNTFIELD

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
MOU0004	Millham, Mountfield Lane, Mountfield, Robertsbridge	1.76	The site is within the High Weald National Landscape. Contains ancient woodland and Priority Habitat. Small area at risk of surface water flooding. Within a Minerals Consultation Area for the underground Gypsum Mine. Public footpath to east.	Council search	This is an isolated site containing a single dwelling between two areas of ancient woodland, close to the British Gypsum mining works and factory. Development at the scale considered through the HELAA would be out of keeping with the rural character of the locality and would harm the ancient woodland within the site, contrary to national planning policy. Furthermore, the site is not within a settlement and there are no local services or facilities which means it does not offer sustainable transport options. Access also appears to be a significant constraint, the site being approached via private roads.	Unknown
MOU0005	Land west of Hoath Hill, Mountfield	3.37	The site is within the High Weald National Landscape. The southern section is within Flood Zones 2 and 3 and at risk of surface water flooding. Historic field boundaries. Partly within a Minerals Consultation Area for the underground Gypsum Mine. A public footpath within the site.	Submitted site	The site is a large, gently sloping open field on the western side of Hoath Hill, divided into a northern and southern section by a tree line. Two alternative proposals are considered: five dwellings in the northern quarter of the site, or 20 dwellings and a village shop in the northern half of the site. The southern part of the site would remain undeveloped as a nature reserve. While there is ribbon development on the opposite side of the road, the site is a prominent and pleasant field with treed boundaries, characteristic of the High Weald National Landscape and forming part of an Early Post-Medieval fieldscape, with long views southwards. Development here at the scale considered through the HELAA would appear as an intrusion into the countryside, impacting on the rural character of the settlement and the landscape and character of the National Landscape. It would be out of keeping with the settlement pattern which generally confines development to the eastern side of the road (other than a short terrace north of this site). Furthermore, there are very few services in Mountfield and public transport is very limited, meaning new residents would be highly car dependent, which raises concern with the sustainability of the location. Access is a further constraint, the site being approached via narrow lanes with no footways.	Potentially available
MOU0006	Land adj. Harestone, Solomons Lane, Mountfield	1.20	The site is within the High Weald National Landscape. Southern section is within Flood Zones 2 and 3 and is at risk of surface water flooding. Historic field boundaries. Partly within a Minerals Consultation Area for the underground Gypsum Mine.	Previously assessed	The site forms part of a field on the southern side of Solomons Lane. It lies opposite ribbon development on the northern side of the lane, and just north of the Mountfield wastewater treatment works (recently constructed). The wastewater treatment works and its access road has introduced built development into the field and impacted the landscape character to an extent. However, there are significant constraints to development at the scale considered through the HELAA: it is unclear whether development in close proximity to the wastewater treatment works would be appropriate; the lane is narrow with no footways; and there are very few services in Mountfield and public transport is very limited, meaning new residents would be highly car dependent, which raises concern with the sustainability of the location.	Unknown
MOU0007	Land at Johns Cross	0.69	The site is within the High Weald National Landscape. Surface water flood risk on adjacent road. Historic field boundaries. A public footpath crosses the site.	Previously assessed	The site forms part of a wide arable field to the west of the A21 trunk road and roundabout. It has a strong rural character, forming part of open countryside and is exposed to long views across the landscape to the south. Development at the scale considered through the HELAA would be a prominent intrusion into the countryside, unrelated to other development and would harm character and landscape of the National Landscape.	Unknown
MOU0008	Land adjacent to Mountfield household waste site, Mountfield	2.04	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Risk of surface water flooding. Historic field boundaries. Within a Minerals Consultation	Previously assessed	This is an isolated greenfield site within the countryside, adjacent to the mainline railway line. It is wholly rural in character, and its development at the scale considered through the HELAA would be a significant intrusion into the countryside, unrelated to other development, and would harm the landscape and character of the High Weald National Landscape. There are also significant access constraints as the site does not adjoin a road, and there are no services in the locality which raises concern with the sustainability of the location. The effect on trees within the site and the adjoining	Unknown

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			Area for the underground Gypsum Mine. Adjacent to a historic landfill site.		ancient woodland are further constraints, together with potential contamination from the adjacent historic landfill site.	
MOU0009	Land at Johns Cross Farm, London Road, Johns Cross, Mountfield	0.42	The site is within the High Weald National Landscape. There is a Grade II Listed Building adjoining the western boundary.	Council search	The site consists of former agricultural buildings in B1 and B8 use, and additional storage uses. There is a Grade II listed farmhouse which is immediately adjacent to the south-west of the site area. The site is in active business use and a change of use to residential would be harmful to the rural economy, furthermore, there are very few services and limited public transport which raises concern with the sustainability of the location. Additional business floorspace could be considered, however, given its constrained shape, the adjoining heritage asset and the sensitive landscape character of the High Weald National Landscape, it is unclear if additional employment development at the scale considered through the HELAA could be accommodated. Furthermore, there is no evidence the site is available.	Unknown
MOU0010	Land at the former Johns Cross Inn, London Road, Johns Cross, Mountfield	0.44	The site is within the High Weald National Landscape. Small areas at risk of surface water flooding. There is a Grade II Listed Building within the site. Public footpath just to the north.	Council search	The site comprises the Grade II listed Johns Cross Inn (currently in residential use), including its former parking areas and gardens, together with some curtilage buildings. It is within a sensitive historic section of John's Cross, which features a number of listed buildings arranged in a linear pattern alongside the historic routeway where the A21 now sits. The John's Cross Inn is the most prominent of these listed buildings. The landscape at the rear of the site slopes down to the east, with open views across the countryside. Additional development here at the scale considered through the HELAA would harm the setting of the listed building and the landscape and character of the National Landscape.	Unknown
MOU0011	Land west of A21, Johns Cross	1.16	The site is within the High Weald National Landscape. Risk of surface water flooding on adjacent land. Historic field boundary. Listed buildings nearby. A public footpath crosses the site.	Council search	The site is an agricultural field formed by a historic field boundary to the south and west. The A21 is located directly to the east and a farmstead and access road to the north. It has a rural character, being an undeveloped area of countryside, and is exposed to long views across the landscape to the south. The development of the site at the scale considered through the HELAA would appear as an intrusion into a rural area, poorly related to existing development and would have an adverse impact on the landscape and character of the National Landscape.	Unknown
MOU0012	Johns Cross Motorhomes site, A21, Johns Cross	0.47	The site is within the High Weald National Landscape. Surface water flooding risk on adjacent land. Historic field boundary. To the north of the site is a Listed Building.	Council search	This is an employment site most recently used for caravan and camping retail sales and service. While it could have potential for limited redevelopment for employment purposes, the landowner has indicated it is not available.	Not available
MOU0013	Land to the south of New Cut, Mountfield	4.24	The site is within the National Landscape. Adjacent to ancient woodland and Priority Habitat. Partly at risk of surface water flooding. Biseected by public right of way. Historic landfill site nearby.	Council search	This is a large arable field at the rear of ribbon development along Solomon's Lane and Hoath Hill, affording long views southwards, bound by ancient woodland to the east. Development here at the scale considered through the HELAA would be out of keeping with the ribbon pattern of the adjacent development and would detract from the rural character of the area, impacting on the landscape and character of the National Landscape. Access and accessibility are further constraints, the site being approached via a land with no footways and there being very few services in the locality and limited public transport, which raises concern with the sustainability of the location.	Unknown
MOU0014	Land north of A21, Vinehall Street	0.29	The site is within the High Weald National Landscape. Historic field boundary. Grade II listed buildings nearby.	Council search	The site forms the road-fronting section of a large field which extends northwards and which also contains areas of woodland and ponds. Long views are afforded across the countryside to the north-east. While there is ribbon development on either side of this gap, including listed buildings to the east, additional development here at the scale considered through the HELAA would be out of character with the low density, sporadic development pattern, impacting rural character by enclosing views outwards to the countryside, and harming the landscape of the National Landscape. Furthermore, this is not a sustainable location for additional residential development, being accessed via a fast-moving section of the trunk road which does not have a footway on the same side as the site, and there being very few services in the locality and limited public transport. Mature trees within the site would also significantly constrain any developable area.	Unknown

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SEDLESCOMBE

IDENTIFIED SITES (Existing allocations and sites with planning permission⁷. Sites are assumed to be suitable, available and achievable for development, unless otherwise stated)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Development Potential	Anticipated Timescale for Development
SED0001	Land at Sunningdale, Sedlescombe	0.47	The site is within the High Weald National Landscape. Brede Valley Local Wildlife Site 20 metres to the south. Small areas on southern boundary within Flood Zones 2 and 3 and at risk of surface water flooding. Within an Archaeological Notification Area and adjacent to a Conservation Area. Historic field boundaries adjacent.	Allocated site	The site is allocated in the Sedlescombe Neighbourhood Plan for 6 - 9 dwellings under Policy 2. It also has an extant outline planning permission for 8 dwellings (RR/2019/2485/P, granted July 2023).	Residential: 8 dwellings	Within 5 years
SED0003	Land at Church Hill Farm, north of Village Hall, Sedlescombe	0.82	The site is within the High Weald National Landscape. Contains Priority Habitat and adjacent to some protected trees. Some risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries.	Allocated site	The site is allocated for 10-12 dwellings in the Sedlescombe Neighbourhood Plan under Policy 4.	Residential: 10-12 dwellings	Within 10 years
SED0004	Land at Sedlescombe Sawmills, Sedlescombe	1.16	The site is within the High Weald National Landscape. Adjacent to ancient woodland and contains an area of Priority Habitat. Small area at risk of surface water flooding. Within an Archaeological Notification Area. Historic field boundaries adjacent. Public footpath nearby.	Allocated site	The site is allocated for 6-8 dwellings and up to 1,115sqm of employment space through Policy 5 of the Sedlescombe Neighbourhood Plan 2018.	Residential: 6-8 dwellings and Employment: 1,115 sqm floorspace	Unknown
SED0005	Land adjacent to St John the Baptist Church, Sedlescombe	1.16	The site is within the High Weald National Landscape. Small areas at risk of surface water flooding on adjacent road. Largely within an Archaeological Notification Area. Historic field boundaries adjacent.	Allocated site	The site is allocated for 8 dwellings through Policy 6 of the Sedlescombe Neighbourhood Plan 2018.	Residential: 16 dwellings	Within 10 years
SED0006	Land at Gate Cottage, Sedlescombe	0.39	The site is within the High Weald National Landscape. Some risk of surface water flooding including along watercourse on eastern	Allocated site	The site is allocated for 6 dwellings through Policy 6 of the Sedlescombe Neighbourhood Plan 2018. It is also subject to a current outline planning application for 8 dwellings, which is delegated to approve subject to a Section 106 legal agreement (RR/2019/1332/P).	Residential: 8 dwellings	Within 5 years

⁷ Or a resolution to grant planning permission subject to the completion of a Section 106 legal agreement.

			boundary. Within an Archaeological Notification Area. Public footpath nearby.					
SED0007	Land at Church Hill Farm, Sedlescombe	0.46	The site is within the High Weald National Landscape. Small area at risk of surface water flooding. Largely within an Archaeological Notification Area. Public footpath nearby.	Allocated site	The site is allocated for 10 dwellings through Policy 8 of the Sedlescombe Neighbourhood Plan 2018. It is also subject to a current outline planning application for 10 dwellings which is delegated to approve subject to a S106 legal agreement (RR/2018/3064/P).	Residential: 10 dwellings	Within 5 years	
SED0010	Street Farm, Sedlescombe	1.13	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Minor areas at risk of surface water flooding on adjacent road. Historic field boundaries adjacent. Public footpath adjacent	Planning application	The site comprises part of a field adjoining residential properties on Brede Lane and East View Terrace, in the south-eastern part of Sedlescombe. It has an extant planning permission for 21 dwellings (RR/2022/2619/P).	Residential: 21 dwellings	Within 5 years	
SED0011	Marley Lane Business Park, Marley Lane	2.38	The site is within the High Weald National Landscape. Ancient woodland and Priority Habitat surrounds the site and extends into it. Tree Preservation Orders on the site's boundaries. There is a public footpath near to the western boundary.	Planning application	The site is on the northern side of Marley Lane, close to its junction with the A21 and outside of any settlement. It is within the Marley Lane Business Park, which comprises two large industrial buildings and associated car parking and forecourt areas, together with a large, open, grassed area in its eastern section which is surrounded by ancient woodland on three boundaries, much of which is protected with a TPO. This undeveloped section of the site was subject to a reserved matters planning application for a third industrial building, granted in 2007. It is understood this planning permission was implemented in 2009 before it expired. If this is the case then the planning permission remains extant. The site is listed for sale for business development.	Employment: 2,400 sqm floorspace	Unknown	
SED0028	Land at Felon's Field, Marley Lane	2.27	The site is within the High Weald National Landscape. Priority Habitat and Tree Preservation Orders on the site's boundaries and an area of Ancient Woodland to the west. Some areas at risk of surface water flooding. Flood Zones 2 and 3 nearby. Historic field boundaries adjacent. Public footpath to the south.	Allocated site	The site is allocated for 3,000sqm of employment space through Policy MAR1 of the DaSA Local Plan. It was previously allocated for employment/ storage space through the Local Plan (2006). Its development has not come forward in that time and there is no evidence it is likely to. Therefore, while it remains allocated, its availability and achievability are currently unknown.	Employment: 3,000 sqm floorspace	Unknown	

POTENTIAL SITES (Sites are potentially suitable, potentially available and potentially deliverable, subject to further assessment or investigation)

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability	Estimated Development Potential	Anticipated Timescale for Development
SED0020	Land north of Gorselands, Sedlescombe	2.62	The site is within the High Weald National Landscape. Adjacent to Priority Habitats and protected trees. Small areas at risk of surface water flooding on western	Submitted site	The site is an undulating field to the north of a 20th century residential estate, Gorselands. The southern part of it is relatively enclosed in the landscape, although the northern section, which rises, is more exposed. In landscape terms, some development could potentially be accommodated across part of the site, which could	Potentially available	Residential: 15 dwellings	Within 5 years

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			boundary. Historic field boundaries adjacent. Public footpath within the site.		continue the existing pattern of development northwards. However, the principle of developing the site in terms of the effect on the character of the National Landscape requires further consideration as this is a historic field, possibly an early Medieval Formal Enclosure with historic boundaries. The access road would need to be widened to serve a development and while it appears the landowner owns sufficient land to achieve this, this would need to be confirmed. The developable area of the site is further constrained by the topography, a public footpath running through the site, and Priority Habitats including protected trees adjacent to site boundaries.			
SED0032	Land north of Brede Lane, Sedlescombe	2.76	The site is within the High Weald National Landscape. Adjacent to Ancient Woodland and Priority Habitat including an area subject to a Tree Preservation Order. Small areas at risk of surface water flooding.	Submitted site	The site comprises an open field on the northern side of Brede Lane, beyond the eastern edge of the village. The site is within the High Weald National Landscape, forming part of an Early Post-Medieval fieldscape, and is bounded by ancient and ghyll woodland to the north-east, containing areas at risk of surface water flooding to the south-east. The landscape here comprises sloping countryside with well-managed pasture and woodland including some relatively enclosed areas; the landscape sensitivity of the site increases as the site progresses north. However, given the existing development on the opposite side of the road, a sensitive development across part of the site, continuing development from the south, could potentially be accommodated contributing to a relatively sustainable community in the east of Sedlescombe. Pedestrian access to the site will need to be established via a crossing point to the kerbside pathway opposite, to the satisfaction of the Local Highway Authority to enable access to services within the village.	Potentially available	38 dwellings	Within 10 years

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
SED0002	Land at Pestalozzi, Sedlescombe	0.42	The site is within the High Weald National Landscape. Adjacent to an area of ancient woodland, contains Deciduous Woodland Priority Habitat. Adjacent to trees which are subject to Tree Preservation Orders.	Allocated site	This is an irregularly shaped brownfield site within the former Pestalozzi international village, in the countryside to the south of Sedlescombe village. Its development has been accepted in principle through its allocation for 6-8 dwellings through Policy 3 of the Sedlescombe Neighbourhood Plan 2018. However, the land has changed hands since the Neighbourhood Plan was made and is no longer owned by the Pestalozzi charity. As the purpose of the policy was to facilitate the refurbishment or replacement of existing staff and volunteer accommodation as well as financially help to secure Pestalozzi's future operations, it is considered that the development subject to the allocation can no longer be achieved. The site is not considered suitable for general housing due to its unsustainable location outside the village and access via a long narrow private road.	Unknown
SED0012	Land at Brede Lane, Sedlescombe	3.42	The site is within the High Weald National Landscape. Adjacent to an area of ancient woodland and Priority Habitat. Small areas at risk of surface water flooding. Adjacent historic field boundaries. Public footpath nearby.	Planning application	The site forms part of a large field which slopes down from north to south, adjacent to the primary school. It is a designated Local Green Space in the Sedlescombe Neighbourhood Plan, the Neighbourhood Plan noting that the site is demonstrably special to the local community and that its loss to development would be unacceptable, it being an attractive green area giving open views of the High Weald countryside and Valley and providing a welcome green gap in an otherwise built-up frontage. Its loss would be contrary to the Neighbourhood Plan and also to national planning policy which seeks to retain open space unless it is surplus to requirements or would be replaced by	Unknown

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					equivalent or better provision. Furthermore, the site is exposed within the landscape, affording long views across the Brede Valley to the south. Development at the scale considered through the HELAA would impact the landscape and character of the National Landscape and of the rural setting of the village.	
SED0014	Sedlescombe Organic Vineyard, Sedlescombe	6.47	The site is within the High Weald National Landscape. Contains an area of ancient woodland and Priority Habitat. Contains areas at risk of surface water flooding. Largely within an Archaeological Notification Area. Historic field boundaries. A public footpath crosses the site.	Council search	The site is a well-established vineyard and contains an area of ancient woodland in the southern section. Alternative development here would harm the vitality of an established rural business. Additionally, the site has a strong rural character, being exposed in the landscape with characteristic High Weald National Landscape features including woodland and historic field boundaries. It forms an integral part of this open section of countryside, and development at the scale considered through the HELAA would represent an intrusion into the countryside. The site does not adjoin a settlement, and has no adjoining footway, meaning it is not suitable in terms of offering sustainable transport options or providing safe access for pedestrians.	Unknown
SED0016	Land at Balcombe Green, Sedlescombe	0.78	The site is within the High Weald National Landscape. Largely covered with Deciduous Woodland Priority Habitat. Risk of surface water flooding along watercourse to the east. Adjoining historic field boundaries.	Previously assessed	The site is a small area of woodland between modern residential development within the northern part of Sedlescombe village and the wider countryside to the north. Being almost wholly covered by Deciduous Woodland, a Priority Habitat, the site's development at the scale considered through the HELAA would involve significant harm to biodiversity and landscape character. Avoiding tree loss would result in a site area which is too small for the purposes of the HELAA.	Potentially available
SED0017	Land north of Village Hall, The Street, Sedlescombe	1.37	The site is within the High Weald National Landscape. Priority Habitat on adjacent land. Tree Preservation Orders adjacent. Some areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries. Public footpath nearby.	Previously assessed	This is a sloping field to the north of the village. It is topographically prominent within the landscape and features far reaching views across the countryside of the High Weald National Landscape to the west. While it adjoins a smaller site allocated for development in the Neighbourhood Plan, the allocated area is at a lower topography, and it is noted in the Neighbourhood Plan policy that the acceptability of the allocation is partially contingent upon this site forming a landscape buffer between it and the countryside to the east. Development of this wider site at the scale considered through the HELAA would harm the landscape and character of the National Landscape.	Unknown
SED0018	Rear of Village Hall, Sedlescombe	0.73	The site is within the High Weald National Landscape. Tree Preservation Orders on boundaries. Partly within an Archaeological Notification Area. Historic field boundaries. Public footpath nearby.	Previously assessed	This is an area of meadow adjacent to the south-east of the Village Hall, and designated as Local Green Space in the Neighbourhood Plan, and identified for its importance as a public nature park, as well as habitat preservation. As a Local Green Space, it has been demonstrated that the site is special to the local community. It has a sense of place and is important for the setting of the village hall. Due to the loss of Local Green Space, its development would be contrary to the Neighbourhood Plan and also to national planning policy which seeks to retain open space unless it is surplus to requirements or would be replaced by equivalent or better provision.	Unknown
SED0019	Land to rear of The Green, Sedlescombe	0.77	The site is within the High Weald National Landscape. Adjacent to a Local Wildlife Site. Small section is within Flood Zone 2 and there are areas at risk of surface water flooding. Within an Archaeological Notification Area and partly within a Conservation Area. Historic field boundaries. A public footpath crosses the site.	Previously assessed	This is an area comprised of village allotments and small fields to the rear of historic development along the east of The Street, publicly accessible via a public right of way. A significant section of this site is within the Sedlescombe Conservation Area, while the whole site is integral to the historic character and development pattern of the village. Development here at the scale considered through the HELAA would constitute a deviation from this historic development form, and would impact on the setting of the adjacent listed buildings and Conservation Area. The public footpath provides a quick transition between The Street and the countryside to the east of the village, and development would impact the character of the High Weald National Landscape. The allotments are themselves a well-used community facility that are meaningfully located at the centre of the village and their loss would be contrary to national planning policy which seeks to retain open space and community facilities. Access is an additional constraint.	Unknown

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SED0021	Land rear of Harriet House, Sedlescombe	0.58	The site is within the High Weald National Landscape. Contains Traditional Orchard Priority Habitat. Tree Preservation Orders to the north. Areas at risk of surface water flooding along the watercourse that crosses the site. Within an Archaeological Notification Area and Conservation Area. Historic field boundaries. Listed Buildings nearby.	Previously assessed	The site is wholly within the Sedlescombe Conservation Area, and features medieval burgage plots within the curtilage of the listed buildings that front The Street. The overall site area is integral to the historic character of this section of the village which has mostly retained its historic road-fronting development form. Development of this site at the scale considered through the HELAA would constitute a deviation from this historic development form, and harm the setting of the adjacent listed buildings and the Conservation Area. Additionally, there is no existing vehicular access to the site, and the creation of a new formalised access would be determinantal to the character of the Conservation Area.	Unknown
SED0022	Land east of The Street, Sedlescombe	0.21	The site is within the High Weald National Landscape and the Brede Valley Local Wildlife Site. Largely within Flood Zone 3b and almost entirely at risk of surface water flooding. Within an Archaeological Notification Area and Conservation Area. Historic field boundaries. Adjacent to a Listed Building. Contains a public footpath.	Previously assessed	The site forms a gap between residential development on the eastern side of The Street at the southern end of the village, within the Brede Valley. It has significant flooding constraints, being in close proximity to the River Brede and lying almost entirely within Flood Zone 3b (functional floodplain), with risks of surface water flooding across its extent. The national Planning Practice Guidance notes that only water-compatible development or essential infrastructure should be permitted in Flood Zone 3b and consequently, the site is not suitable for residential or other commercial development. Additionally, the site is wholly within the Conservation Area, and bound by listed buildings adjacent to the road. Development here at the scale considered through the HELAA would adversely impact on the setting of these heritage assets.	Unknown
SED0023	Land south of Eastview Terrace, Brede Lane, Sedlescombe	13.16	The site is within the High Weald National Landscape and partly within the Brede Valley Local Wildlife Site. Contains an area of Ancient Woodland and Priority Habitat. The southern half of the site is within Flood Zone 3b and at risk of surface water flooding. Historic field boundaries. Archaeological Notification Area to the west. Public footpaths nearby.	Previously assessed	The site comprises a significant expanse of open countryside to the south-east of Sedlescombe village and includes an area of ancient woodland. It is characteristic of the High Weald National Landscape and significant for the open and tranquil setting of the Brede Valley. The southern area of the site is also within the Brede Valley Local Wildlife Site. The site's development would represent substantial encroachment into the countryside, adversely impacting on the landscape and character of the National Landscape as well as harm biodiversity. The southern half of the site is within Flood Zone 3b (functional floodplain), with risks of surface water flooding across its extent. The national Planning Practice Guidance notes that only water-compatible development or essential infrastructure should be permitted in Flood Zone 3b and consequently, the site is not suitable for residential or other commercial development.	Unknown
SED0024	Land west of The Street opposite Church Hill Farm, Sedlescombe	1.83	The site is within the High Weald National Landscape. Contains Lowland Meadow Priority Habitat. Significant areas at risk of surface water flooding. Partly within an Archaeological Notification Area. Historic field boundaries.	Previously assessed	This is a triangular shaped field that sits beyond but adjacent to the village's northern boundary. It is a characteristic open section of landscape marking the gap between the main area of the village and the church to the north. Development here at the scale considered through the HELAA would be an intrusion into the countryside, harming the rural setting of the village within the National Landscape. The impact on Lowland Meadow, a Priority Habitat and important to the character of the High Weald National Landscape, is a further constraint.	Unknown
SED0025	Land north side of Ladybird Lane, Sedlescombe	0.89	The site is within the High Weald National Landscape. Tree Preservation Order within the site and several more protected trees to the south and west.	Previously assessed	The site is an isolated field within the countryside to the south-east of Sedlescombe village. It is prominent within the open landscape setting of the Brede Valley, and does not abut any existing development, forming part of the wider countryside. Development of the site at the scale considered through the HELAA would appear as an intrusion into the rural area, harming the landscape and character of this part of the High Weald National Landscape. Furthermore, given its relatively isolated location and lack of pedestrian linkages, the site cannot be considered suitable in terms of offering sustainable transport options.	Unknown

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SED0026	Land at Pestalozzi - south of Oaklands Manor, Sedlescombe	1.32	The site is within the High Weald National Landscape. Contains an area of Ancient Woodland and Priority Habitat, and adjacent to protected trees.	Previously assessed	This is an undeveloped field within a larger site previously occupied by a residential educational facility. It is located on raised topography to the south of Sedlescombe village and is relatively prominent in the landscape, with far reaching views across the landscape to the west and north-east. While there is a level of development on adjoining land, including structures associated with the former use of the wider site, the overriding character of this site remains rural, and its development at the scale considered through the HELAA would represent encroachment into the countryside, adversely impacting on the landscape and character of the National Landscape. Additionally, the site does not adjoin a settlement and there are no pedestrian linkages or public transport options back to services in Sedlescombe village, meaning the site is not considered suitable in terms of offering sustainable transport options.	Unknown
SED0027	Land at Pestalozzi - east of office building, Sedlescombe	0.75	The site is within the High Weald National Landscape. Contains a number of trees which are subject to Tree Preservation Orders. Further protected trees and areas of Deciduous Woodland Priority Habitat adjacent to the north and south boundaries.	Planning application	The site comprises part of a field within a larger site previously occupied by a residential educational facility. It is located on raised topography to the south of Sedlescombe village and is relatively prominent in the landscape, with far reaching views across the landscape to the west and north-east. It contains a number of mature trees subject to Tree Preservation Orders which would significantly reduce its development potential. While there is a level of development on adjoining land, including structures associated with the former use of the wider site, the overriding character of this site remains rural, and its development at the scale considered through the HELAA would represent encroachment into the countryside, adversely impacting on the landscape and character of the National Landscape. Additionally, the site does not adjoin a settlement and there are no pedestrian linkages or public transport options back to services in Sedlescombe village, meaning the site is not considered suitable in terms of offering sustainable transport options.	Unknown
SED0029	Land at eastern end of Marley Lane Business Park, Marley Lane	1.56	The site is within the High Weald National Landscape. Covered by Ancient Woodland, Priority Habitat and a Tree Preservation Order. There are areas at risk of surface water flooding adjacent to the northern boundary.	Previously assessed	The site comprises an area of woodland to the north of an existing employment site at Marley Lane. The site is wholly covered by Ancient Woodland and Deciduous Woodland, a Priority Habitat. The whole site is also subject to a collective Tree Preservation Order. The site's development would involve a significant loss of irreplaceable habitat and harm to biodiversity, contrary to national planning policy.	Unknown
SED0030	Land rear of Blackbrooks Garden Centre, A21, Sedlescombe	0.76	The site is within the High Weald National Landscape. There are areas at risk of surface water flooding along the northern boundary. There is a public footpath to the south.	Considered through the Neighbourhood Plan	This is a brownfield site that forms a storage yard for the established Garden Centre to the east. It does not adjoin a settlement, and is some distance from Sedlescombe village, with no pedestrian linkages to the village. Consequently, future residents would be highly reliant on the use of the car. The site cannot therefore be considered suitable in terms of offering sustainable transport options. While an employment use could be considered, there is no evidence the site is available for redevelopment, and constraints including access, the effect on boundary trees and the impact on the landscape would need to be considered.	Unknown
SED0031	Luffs Farm, Paygate Road, Sedlescombe	0.32	The site is within the High Weald National Landscape. It has historic field boundaries.	Considered through the Neighbourhood Plan	The site comprises the southern section of a linear field that lies just north of ribbon development alongside Tollgate Road. The site does not adjoin a settlement and is some distance from the village of Sedlescombe, with no adjoining footway. The site cannot therefore be considered suitable in terms of offering sustainable transport options or safe access for pedestrians. Furthermore, except for the adjacent residential development, the site is within the countryside and its raised topography in relation to land to the west would make development appear prominent in this direction. Development here at the scale considered through the HELAA would represent encroachment into a rural area, impacting the landscape and character of the High Weald National Landscape.	Unknown
SED0033	Land west of Pestalozzi, Sedlescombe	5.58	The site is within the High Weald National Landscape. Contains Tree Preservation Orders. Adjacent to Ancient Woodland and Priority Habitat. Small parts of the site	Council search	The site forms part of an open field to the south of the village. It comprises part of the unspoilt parkland of the former Pestalozzi estate and is visually sensitive. Development here at the scale considered through the HELAA would represent an intrusion into the countryside, out of character with the historic settlement pattern, and would harm the landscape and character of the High Weald National Landscape and the rural setting of the village.	Unknown

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			affected by Flood Zones 2 and 3 and risks of surface water flooding.				
SED0035	Land at Compasses Lane, Cripps Corner	0.28	The site is within the High Weald National Landscape and an Archaeological Notification Area. Adjacent historic field boundaries.	Submitted site	This is a small undeveloped site in between and close to the junction of Compasses Lane and Junction Road. It is bordered by a small number of residential properties to the north and south but it lies outside of any village. The site is unsuitable for residential development at the scale considered through the HELAA due to it being in an unsustainable location. The closest settlement is Cripps Corner which lies 400m to the north but there is no safe pedestrian access route and due to the relatively long distance and narrow, rural nature of the roads, no real scope to provide a footway. In any event, services in Cripps Corner are extremely limited. New residents would be highly car reliant. Boundary trees are a further constraint. Similarly, the site is not considered suitable for employment development at the scale considered, due to its small size, access constraints (with access on the western side via a narrow lane and access on the eastern side needing to break through a significant treed boundary) and the impact on the amenity of the adjoining residents.	Potentially available	
SED0036	Buildings at Pestalozzi, Ladybird Lane, Sedlescombe	2.50	The site is within the High Weald National Landscape. Contains Tree Preservation Orders and areas of Priority Habitat. Adjacent to Ancient Woodland. Small areas of the site are at risk from Surface Water Flooding. Partly within an Archaeological Notification Area.	Council search	The site comprises the brownfield part of the Pestalozzi Estate, which was formerly occupied by an educational charity, and the various buildings and structures within the site were used in connection with that. The site is outside Sedlescombe village and not well related to services or public transport connections, with access via long, private lanes. Large-scale residential development would be out of character with the local settlement pattern, harmful to the landscape of the High Weald National Landscape and unacceptable in terms of accessibility and sustainable transport options. An employment development would also be problematic due to the narrow lanes and the landscape impact. However, there could be opportunities to replace the buildings with high quality buildings sympathetic to the rural landscape for other uses such as leisure or education. This would need to be supported by positive management and enhancement to the character and biodiversity of the wider landscape of the parkland.	Unknown	
SED0037	Land east of Tollgate Road, Sedlescombe	2.08	The site is within the High Weald National Landscape. Close to the Brede Valley Local Wildlife Site. Close to an area at risk of surface water flooding and Flood Zones 3. Historic field boundaries. Adjacent to Grade II listed barn at Luff's Farmhouse to the east.	Council search	The site consists of a linear Early Post-Medieval field, which forms an important countryside gap between a short stretch of 20th Century ribbon development along the B2244, and the rural southern approach of the south of Sedlescombe village. Development of the site would effectively entail the creation of ribbon development up to the southern end of the village, which would adversely impact on the countryside and historic setting of the village within the National Landscape.	Unknown	
SED0038	Land to the south of Sedlescombe Primary School, Sedlescombe	0.92	The site is within the High Weald National Landscape. Adjacent to The Brede Valley Local Wildlife Site, an area of ancient woodland and Priority Habitats. Adjacent to land at risk of surface water flooding. Historic field boundaries. Adjacent to the Sedlescombe Conservation Area and Archaeological Notification Area. Contains public footpaths.	Council search	This is an area of land to the east of The Street that is densely covered by vegetation, including deciduous trees. The site's development would result in a significant loss of trees and harm to biodiversity and the landscape character of the National Landscape, intruding into the countryside east of the village, contrary to the historic settlement pattern. Access and the impact on the setting of the conservation area are further significant constraints.	Unknown	
SED0039	Land to the south of The Manor, The Street, Sedlescombe	0.48	The site is within the High Weald National Landscape. Contains traditional orchard Priority Habitat. Risk of surface water flooding on adjacent land. Adjacent to the Sedlescombe Conservation	Council search	The site is formed of three small fields to the rear of historic ribbon development within the Conservation Area on the western side of Sedlescombe village. Development here at the scale considered through the HELAA would be contrary to the historic settlement pattern and would adversely impact on the setting of the conservation area and the adjacent listed buildings, also harming the character of the National Landscape. Access and impact on Priority Habitat are further significant constraints.	Unknown	

			Area, an Archaeological Notification and Grade II listed buildings.				
SED0040	Land south of Marley Lane	0.48	The site is within the High Weald National Landscape. Contains woodland subject to a Tree Preservation Order. Adjacent to land within Flood Zone 3 and at risk of surface water flooding. Historic field boundary and public footpath adjacent.	Council search	This is an existing employment site at the junction of Marley Lane and the A21 trunk road. It comprises two sites: the western section is used as National Highways depot and appears fully occupied. The eastern part of the site contains two relatively old industrial buildings, both of which appear occupied. Use of the eastern part of the site could potentially be intensified for business use and the buildings redeveloped, but there is no evidence it is available. Furthermore, there are unconstructed employment developments and allocations in the immediate vicinity which have not come forward, suggesting achievability could be an issue.	Unknown	
SED0041	Gotways, Kent Street, Sedlescombe	0.65	Within High Weald National Landscape with deciduous woodland priority habitat and Ancient Woodland nearby to the north of the site. High risk of surface water flooding across the southern half of the site. PROW starts nearby to the west of the site.	Submitted site	The site comprises a mostly wooded strip of land, containing a single dwelling to the western part of the site. The site is within the High Weald National Landscape, adjoins Sedlescombe Golf Club, but is outside of the development boundary in an open, countryside location located some distance from village services and amenities. The majority of the site contains undesignated woodland, with high risk of surface water flooding across the southern half of the site. Development here would represent an intrusion into the countryside, result in the loss of biodiversity, be out of character with the historic settlement pattern, and would harm the landscape and character of the HWNL.	Potentially available	
SED0042	Whydown House, Whydown Hill, Sedlescombe	2.00	The site lies within the High Weald National Landscape, contains historic field boundaries, and includes Priority Habitat in the north and adjacent to the south, with Ancient Woodland to the south. High surface water flood risk affects the northern edge	Submitted site	The site comprises a large area of land comprising a series of fields and a wooded area outside the development boundary, in an open countryside location, located some distance from amenities and services. The site is within the High Weald National Landscape and contains historic field boundaries, an area of priority habitat deciduous woodland to the north part of the site and adjacent to the south, alongside ancient woodland adjacent to the south. There is an area at high risk of surface water flooding adjacent to the north of the site. Development here would represent an intrusion into the countryside, result in the loss of designated habitat, be out of character with the historic settlement pattern, and would harm the landscape and character of the HWNL.	Potentially available	
SED0043	Land at Balcombe Green, Sedlescombe	0.30	The site is within the HWNL and comprises part of a larger area of priority habitat. There is an area at high risk of surface water flooding adjacent to the east boundary.	Submitted site	The site comprises a small area of woodland between residential development within the northern part of Sedlescombe village and the wider countryside to the north. Being almost wholly covered by Deciduous Woodland, a Priority Habitat, the site's development at the scale considered through the HELAA would involve significant harm to a designated habitat, loss of biodiversity and landscape character. Avoiding tree loss would result in a site area which is too small for the purposes of the HELAA. This site is a smaller portion of SED0016.	Potentially available	

SITES TO BE ASSESSED

Site ID	Site Address	Site Size (hectares)	Site Identification	Availability
SED0045	Land at Whydown Hill, Sedlescombe	4.97	Submitted site	Potentially available

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WHATLINGTON

REJECTED SITES – Assessed as Currently Unsuitable/ Unavailable/ Unachievable

Site ID	Site Address	Site size (hectares)	Summary of Environmental Constraints	Site Identification	Site Assessment	Availability
WHA0001	Hillside Nursery, Woodmans Green Road, Whatlington	0.90	The site is within the High Weald National Landscape. Adjacent to historic field boundaries. Grade II Listed Building nearby.	Planning application	The site is in existing business use, having recently been expanded. There is no obvious scope for further expansion/intensification/redevelopment at the scale considered through the HELAA. Redevelopment for residential use would result in the loss of a rural business, contrary to local planning policy.	Unknown
WHA0003	Land at Springfield, Whatlington Road, Battle	0.35	The site is within the High Weald National Landscape. Adjacent to historic field boundaries.	Council search	The site comprises a section of a large residential curtilage on the southern side of Whatlington Road. Its development at the scale considered through the HELAA would give rise to a density and massing of development that would be incongruous with the density and rural character of the surrounding area. The sustainability of the location is also a significant constraint as there are no local facilities or services and no adjoining or nearby pedestrian footway.	Unknown
WHA0004	Land at and rear of White Chapel Fireplaces, A21	2.17	The site is within the High Weald National Landscape. Adjacent to ancient woodland and Priority Habitat. Historic field boundaries. Contains a Grade II Listed Building.	Council search	The site is formed of two contiguous fields on the eastern side of the A21, partly behind linear development. It is prominent in far-reaching views across the countryside to the west, and contains characteristic components of the High Weald landscape, comprising a medieval assart, bound and bisected by historic field boundaries and by an area of ancient woodland. Development here at the scale considered through the HELAA would impact on the landscape and character of the National Landscape. In addition, there are very few nearby services and facilities, while this is a busy and winding section of the A21 with no footways, raising concern with the sustainability of the location. The impact on adjoining listed buildings is a further constraint.	Unknown
WHA0005	Vinehall Farm Business Centre, Vinehall Road	2.85	The site is within the High Weald National Landscape. Contains areas at risk of surface water flooding. Close to a Grade II Listed Building and a Public Right of Way.	Council search	The site comprises Vinehall Farm Business Centre, which contains a number of small business units. There is little opportunity for the further expansion/intensification/redevelopment of the site at the scale considered through the HELAA. The majority of the site is already developed, with the remaining area consisting of adjoining grass areas, and around these areas a dense tree belt that encloses the site from the surrounding countryside.	Unknown
WHA0006	Land south of Dorrells, Vinehall Road, Whatlington	0.24	The site is within the High Weald National Landscape. Close to a Listed Building and a Historic Field Boundary.	Council search	The site is a small field on the eastern side of the A21 that sits within sporadic development to the north of Woodmans Green. The site backs onto open countryside, while the land on the other side of the A21 is undeveloped. This is a topographically prominent stretch of landscape that features wide and open countryside that slopes westward down to the river line, with far reaching views across the National Landscape towards the Battle-Netherfield ridge. Development here at the scale considered through the HELAA would appear prominent and would intensify the existing level of development, having an urbanising impact, and impacting on the landscape and character of the National Landscape. The sustainability of the location is a further constraint as there are almost no nearby services and facilities and no adjacent footway.	Unknown
WHA0007	Land at Vinehall Street, Whatlington	4.56	The site is within the High Weald National Landscape. Contains Priority Habitats. Historic Field Boundaries and listed buildings nearby.	Council search	This is a large triangular field bound by three roads. It sits outside any settlement, and forms part of the wider countryside. It is located atop a ridgeline and slopes down from east to west, which in combination with its openness makes it exposed to far-reaching views to the west and south west. Development here at the scale considered through the HELAA would encroach into the countryside, impacting the landscape and character of the National Landscape. The sustainability of the location is a further constraint as there are almost no nearby services and facilities and no adjacent footway.	Unknown
WHA0008	Land at Kinca Farm, Whatlington	2.26	The site is within the High Weald National Landscape. Contains Priority Habitats. Adjacent to	Council search	The site comprises small adjoining fields adjacent to a short row of dwellings that front Whatlington Road. This area is rural in character, comprising sporadic ribbon development interspersed with areas of fields and woodland between Battle and Whatlington. Development of either section of the site at the scale considered through the HELAA would increase the extent of ribbon development, impacting	Unknown

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			ancient woodland. Contains historic field boundaries.		on the openness of the gap between Battle and Whatlington and harming rural character and the National Landscape. The sustainability of the location is a further constraint as there are almost no nearby services and facilities and no adjacent footway.	
WHA0009	Land to the west of Hollybank, Whatlington	1.06	The site is within the High Weald National Landscape. Adjacent to Priority Habitats. Contains a historic field boundary. Adjacent to a Grade II listed building.	Council search	The site is a small field on the northern side of Whatlington Road. While it is relatively enclosed in the landscape, it is in an area of rural character, including sporadic development interspersed with fields and woodland. Development here at the scale considered through the HELAA would be out of character, intruding into the countryside and impacting on the landscape and character of the National Landscape. The impact on the setting of an adjacent Grade II listed building and the sustainability of the location are further constraints as there are almost no nearby services and facilities and no adjacent footway.	Unknown
WHA0010	Land east of the Royal Oak Inn, Woodmans Green	3.11	The site is within the High Weald National Landscape. Contains Priority Habitats and is adjacent to Ancient Woodland. Contains a historic field boundary. Nearby to Grade II listed buildings.	Council search	The site is a field on the northern side of the A21. It is characteristic of the High Weald, comprising a Medieval assart adjacent to ancient woodland, also containing a pond. Development here at the scale considered through the HELAA would be out of keeping with the historic settlement pattern, encroaching into the countryside and harming the character of the National Landscape. The sustainability of the location is a further constraint as there are almost no nearby services and facilities and no adjacent footway.	Unknown

