

## **Appendix D(ix)**

### **Site Assessments by Area**

## **Mid Sussex**



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*South Downs National Park*

*Strategic Housing Land Availability Assessment 2014*

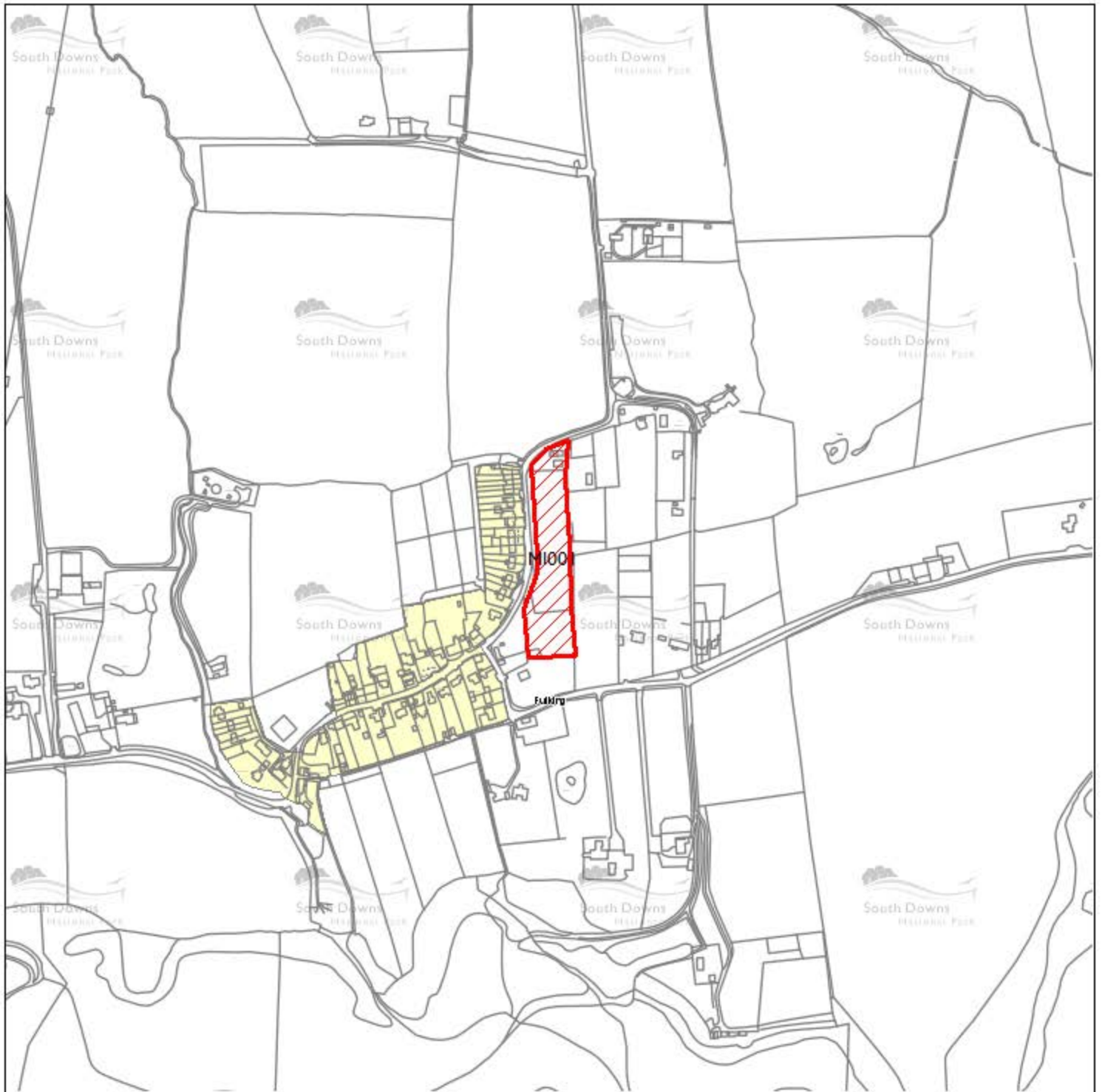
## **Appendix D(ix) - Mid Sussex**

### **Site Assessments by Settlement**




# **Fulking**

# Settlement Map

## Fulking



### Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Fulking</b>									
M1001	Land at Clappers Lane	Fulking	Fulking	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.

<b>Total by Settlement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Fulking</b>									
MI001	Land at Clappers Lane	High Sensitivity The site has High Sensitivity to development due to the high visibility of the village from the scarp slope and the proximity of destination viewpoints on the downs to the village. There is significant potential for inappropriate development to intrude on the underhill setting of the village. A modest development which mirrors the semi detached cottages opposite (not a cul-de-sac) could be a possible solution.	The site is not well related to the settlement and is a large in scale in relation to the adjacent settlement. The site is in close proximity to the conservation area and listed buildings.	No	There is no evidence that the site is being actively promoted or is available for development.	No	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.



*South Downs National Park*

*Strategic Housing Land Availability Assessment 2014*

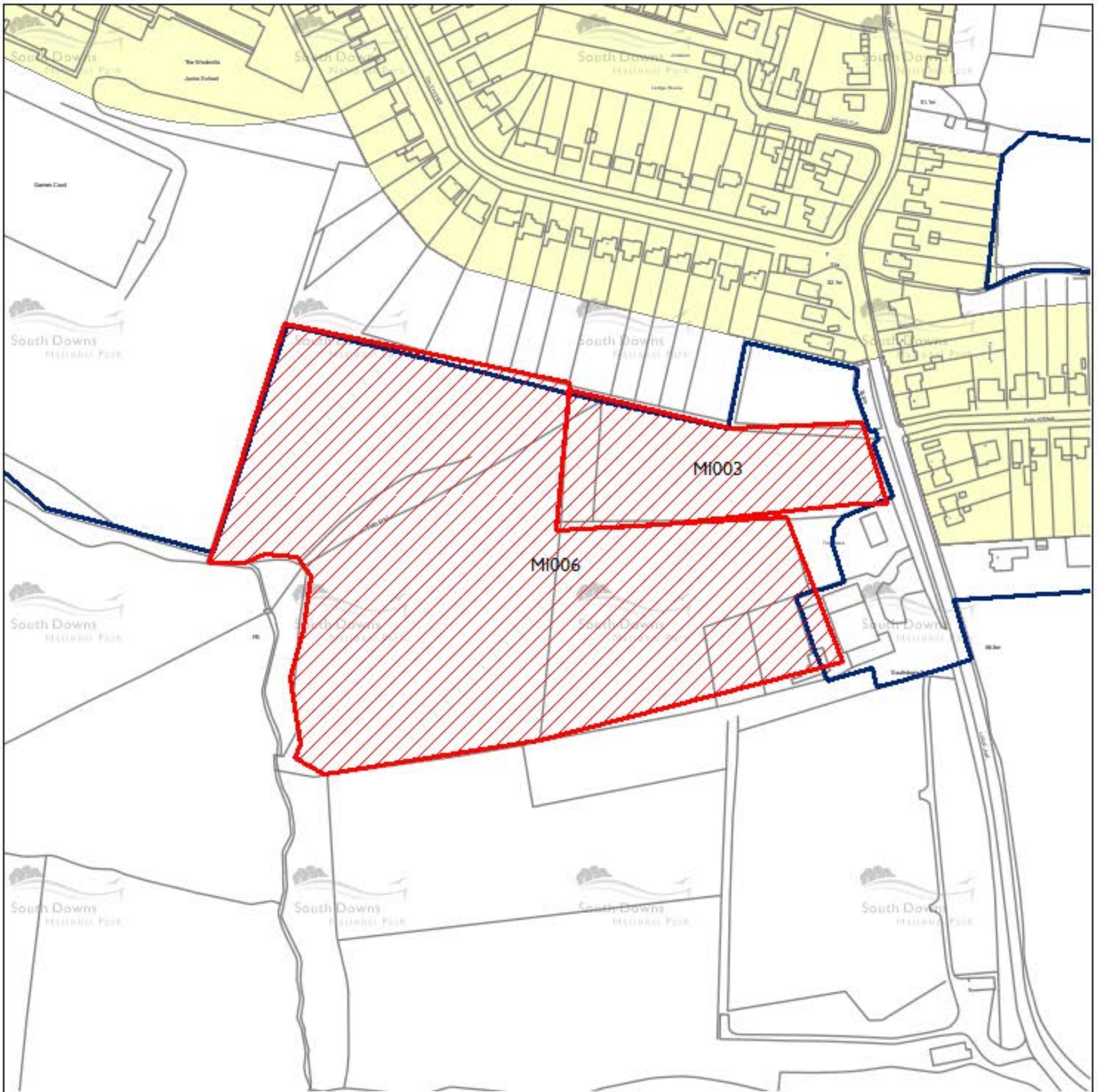
## **Appendix D(ix) - Mid Sussex**

### Site Assessments by Settlement




# **Hassocks**

# Settlement Map

## Hassocks



### Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
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**Settlement Hassocks**

MI003	Land at Southdowns Farm	Hassocks	Hassocks	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
MI006	Land west of Lodge Lane	Hassocks	Hassocks	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

<b>Total by Settlement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Hassocks</b>									
MI003	Land at Southdowns Farm	Medium Sensitivity Medium sensitivity to development which matches surrounding density and layout. The public right of way which passes the north of the site provides a significant local connection to the south downs.	There are protected trees on the eastern boundary, along Lodge Lane. A public right of way runs along the northern boundary of the site.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
MI006	Land west of Lodge Lane	High Sensitivity The site has High Sensitivity due to the connections to the wider countryside and the remote nature of the site. It is poorly connected to the settlement pattern and would be seen as an intrusive suburban development in the wider countryside. Development of the site is dependant on further development to the east of the site to gain access.	There is a parcel of ancient woodland which abuts the site on the south-western boundary. A public right of way runs through the site. The site is not considered to be well related to the existing settlement pattern.	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.



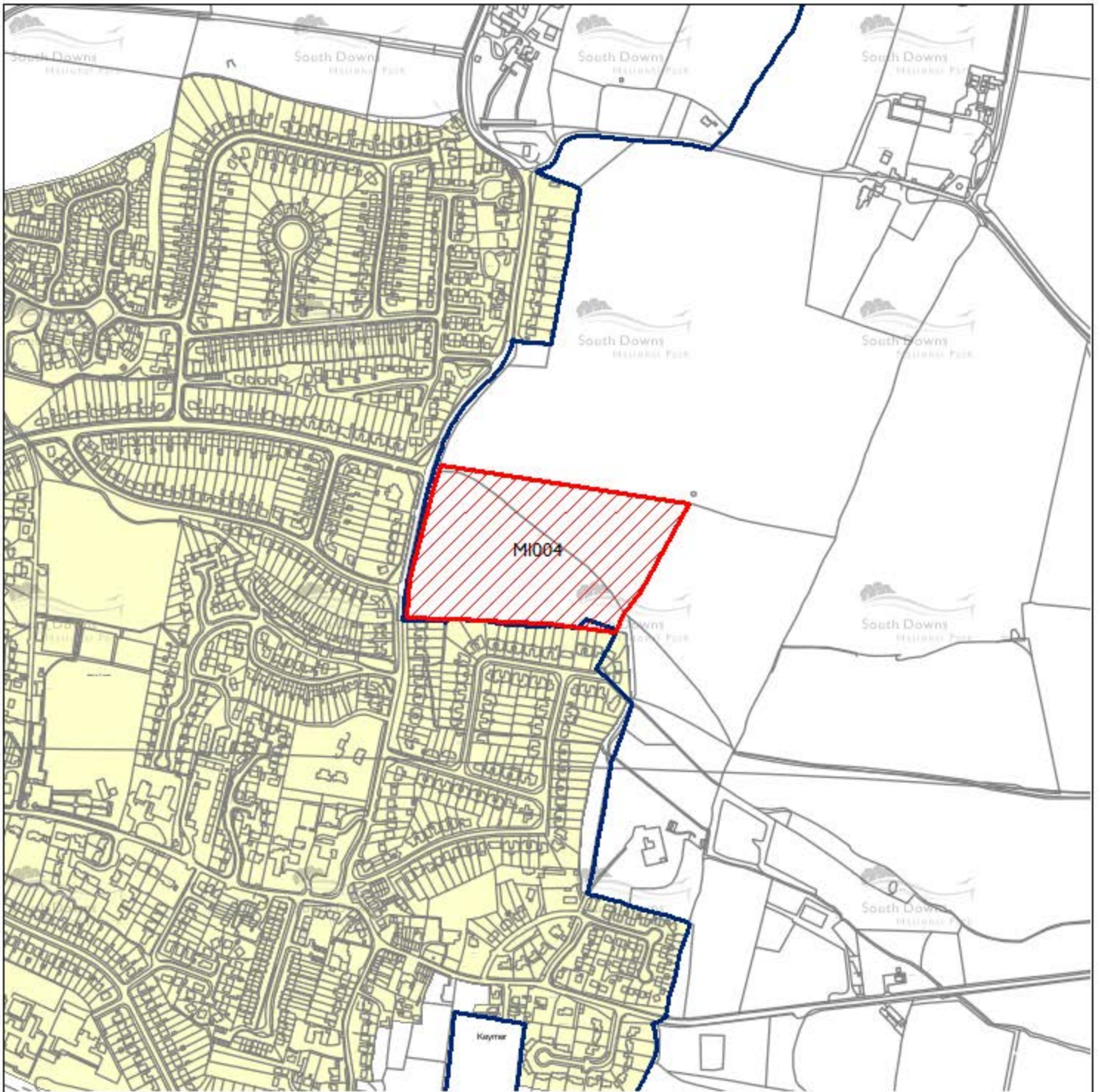
## **Appendix D(ix) - Mid Sussex**

### **Site Assessments by Settlement**




# **Keymer**

# Settlement Map

Keymer



## Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement      Keymer</b>									
MI004	Land to the east of Ockley Lane	Keymer	Hassocks	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.

<b>Total by Settlement</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Keymer</b>									
MI004	Land to the east of Ockley Lane	High sensitivity The site has High Sensitivity due to the expansive views of the chalk ridge and the well used public right of way connection to Ditchling which would be significantly affected by surrounding suburban development.	A prominent and visible site on the edge of the settlement. There is a public right of way which runs through the site. Due to the landscape assessment conclusions the site is not considered suitable.	No	There is no evidence that the site is being actively promoted or is available for development.	No	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is no evidence that the site is available or being actively promoted.



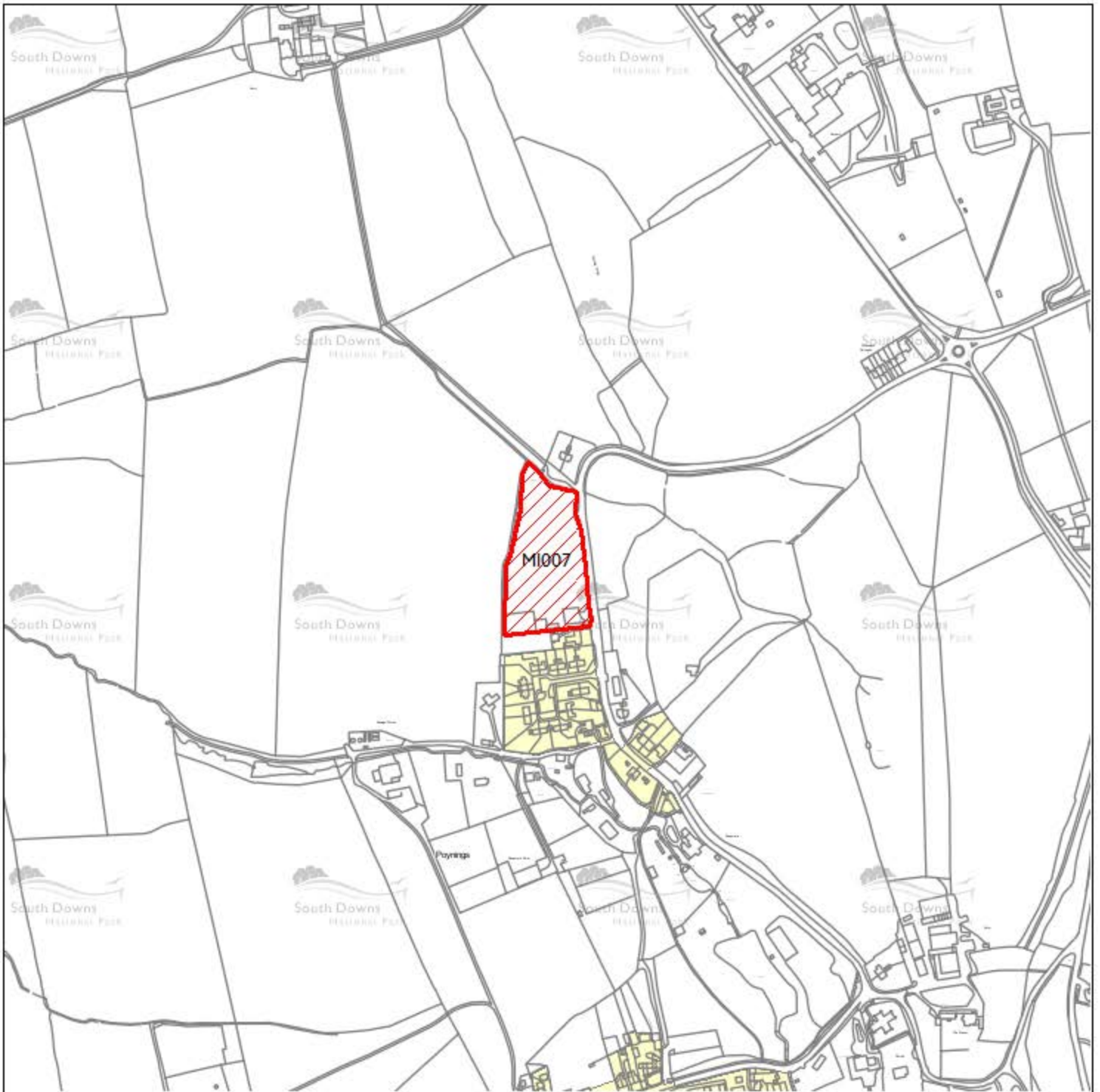
## **Appendix D(ix) - Mid Sussex**

### **Site Assessments by Settlement**




# **Poynings**

# Settlement Map

## Poynings



### Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Rejected
-  Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Poynings</b>									
MI007	Land at Poynings Road	Poynings	Poynings	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
<b>Total by Settlement</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	



Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
<b>Settlement Poynings</b>									
MI007	Land at Poynings Road	Medium/High Sensitivity Medium high landscape sensitivity views & proximity to the scarp slope are significant. The site is on the edge of the settlement and is substantial in comparison to the settlement	The site is a recreation ground located to the north of the settlement and adjacent to a part of the settlement boundary. However, the site is not considered to relate well to the existing settlement pattern and due to the conclusions of the landscape assessment, the site is not considered suitable.	No	The site is currently in active use as a recreation area. Availability would be subject to alternative recreation space being available/provided.	No	There is no reason to indicate why development on the site could not be achieved.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape.



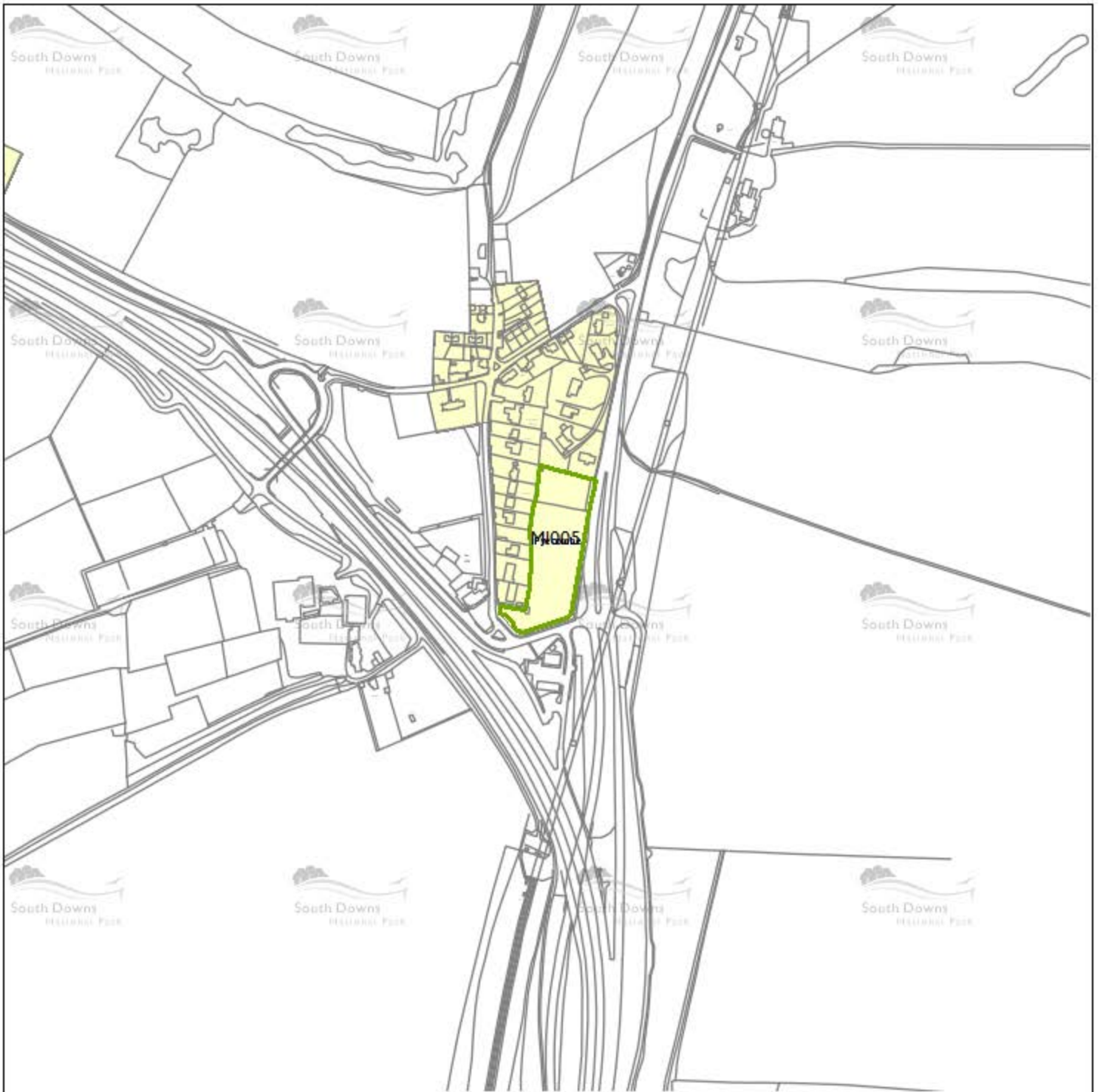
## **Appendix D(ix) - Mid Sussex**

### Site Assessments by Settlement

# **Pyecombe**

# Settlement Map

## Pyecombe




### Key

Recommendation

 Has Potential (Deliverable or Developable)

 South Downs National Park Boundary (where applicable)

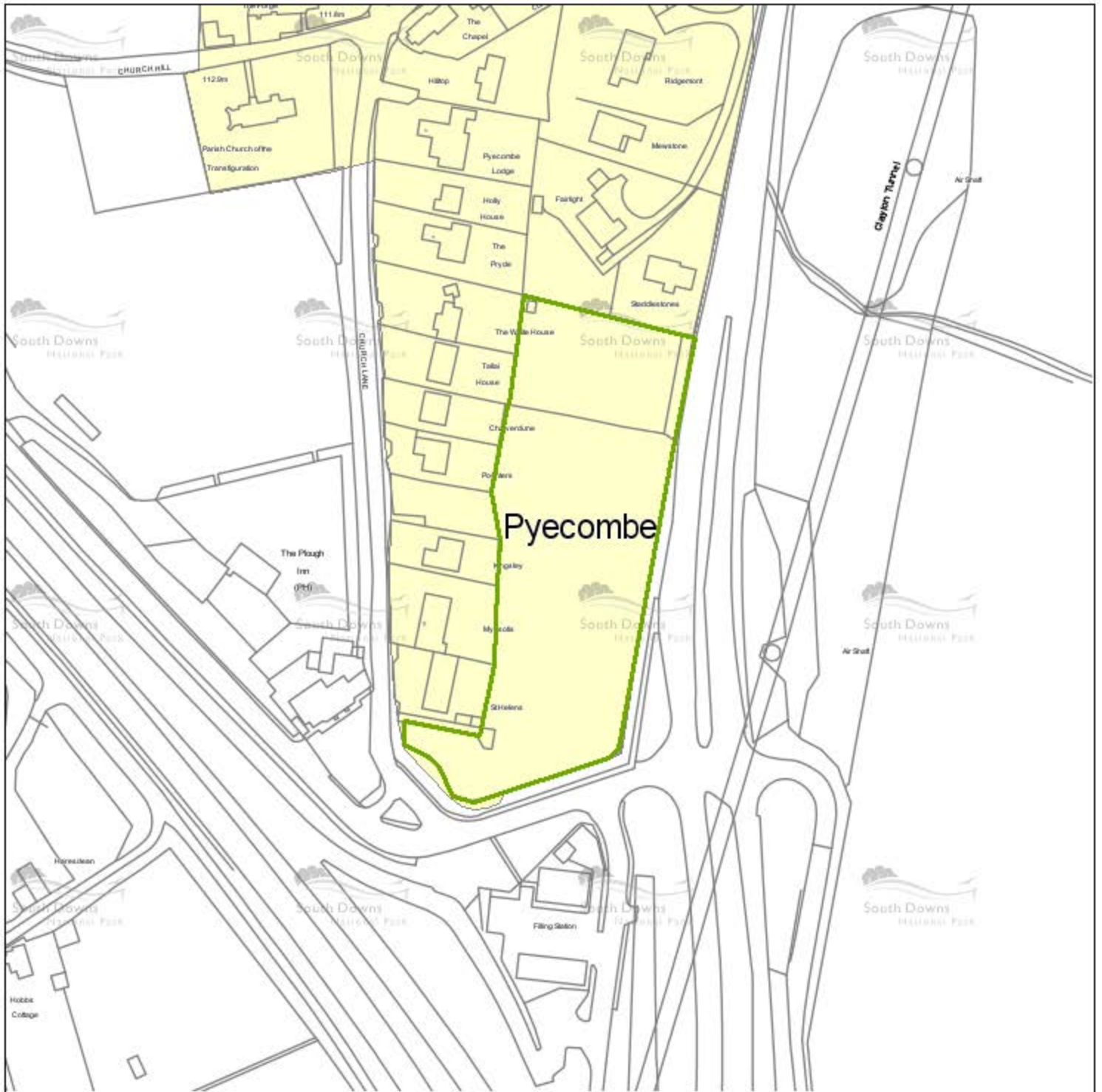
 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<b>Settlement Pyecombe</b>									
MI005	Land between Church Lane and A23	Pyecombe	Pyecombe	Has Potential (Deliverable)	6	6	0	0	Not Applicable.
<b>Total by Settlement</b>					<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	

MI005

Land between Church Lane and A23

Pyecombe



Key

Recommendation



South Downs National Park Boundary (where applicable)



Has Potential (Deliverable)



Settlement Boundary

<b>Site Reference</b>
MI005

Area  
Mid Sussex

<b>Site Address</b> Land between Church Lane and A23	<b>Settlement</b> Pyecombe
	<b>Parish</b> Pyecombe

<b>Source</b> Previously assessed by Borough/District Council	<b>Current Use</b> Agricultural/Grazing
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<b>Summary of Landscape Assessment</b> Medium Sensitivity The site has Medium Sensitivity due to views from the surrounding downland and public right of way network. These are in the context of the surrounding trunk road junction and service station. Existing hedgerow is important to retain and development should reflect surrounding densities to minimise visual impact and maintain consistency with surrounding character.
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<b>Summary of Suitability</b> The site is an existing allocation in the Mid Sussex Local Plan (2004) for 20 dwellings. The site is located within the existing settlement policy boundary. It is in close proximity to the A23 to the west and A273 to the east. The existing allocation policy states that the permission on the site would be subject to the provision of suitable noise attenuation measures.	<b>Is the site suitable?</b>  <b>Yes</b>
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<b>Summary of Availability</b> The site is allocated and is considered available for development.	<b>Is the site available?</b>  <b>Yes</b>
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<b>Summary of Achievability</b> If this site is to be taken forward, further consideration should be given to access to ensure there is a deliverable arrangement.	<b>Is development on the site achievable?</b>  <b>Yes</b>
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<b>Assessment Recommendation</b>	<b>Has Potential (Deliverable)</b>
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<b>Reason for Rejection</b> Not Applicable.  Details of full assessment in Appendix D.
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<b>Site Area (Ha)</b> 1	<b>Site Density (dph)</b> 6	<b>Estimated Yield</b> 6	<b>0-5 years</b> 6	<b>6-10 years</b> 0	<b>11-15 years</b> 0
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