

Appendix B(i)

Proformas for sites assessed as “Has Potential” in the Brighton & Hove and East Sussex Areas of the South Downs National Park

(Excluding sites where planning permission has been implemented).

This appendix includes sites assessed as “Has Potential” in the Brighton & Hove, Eastbourne, Lewes and Wealden District Areas of the South Downs National Park.

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE003	Site Name: Land at Old Malling Farm
Settlement	Lewes
Parish	Lewes
Ward	Lewes Bridge
District	Lewes
County	East Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2023 Planning Application

Landscape Assessment	Is the site suitable?
The site has a high landscape sensitivity due to impacts on the Ouse Valley Way and the conservation area to the south. Tranquillity and perceived human activity would significantly change the character of a large section of the Ouse Valley Way leading into Lewes in a transitional area between town and countryside.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD76. Outline planning permission was granted (SDNP/18/06103/OUT) and reserved matters approved (ref. SDNP/23/04659/REM), in March 2022 and September 2024, respectively. The above have established the principle and quantum of development, respectively.	

Availability	Is the site available?
The site is available for development as confirmed by recent approval of reserved matters under ref. SDNP/23/04659/REM.	Yes

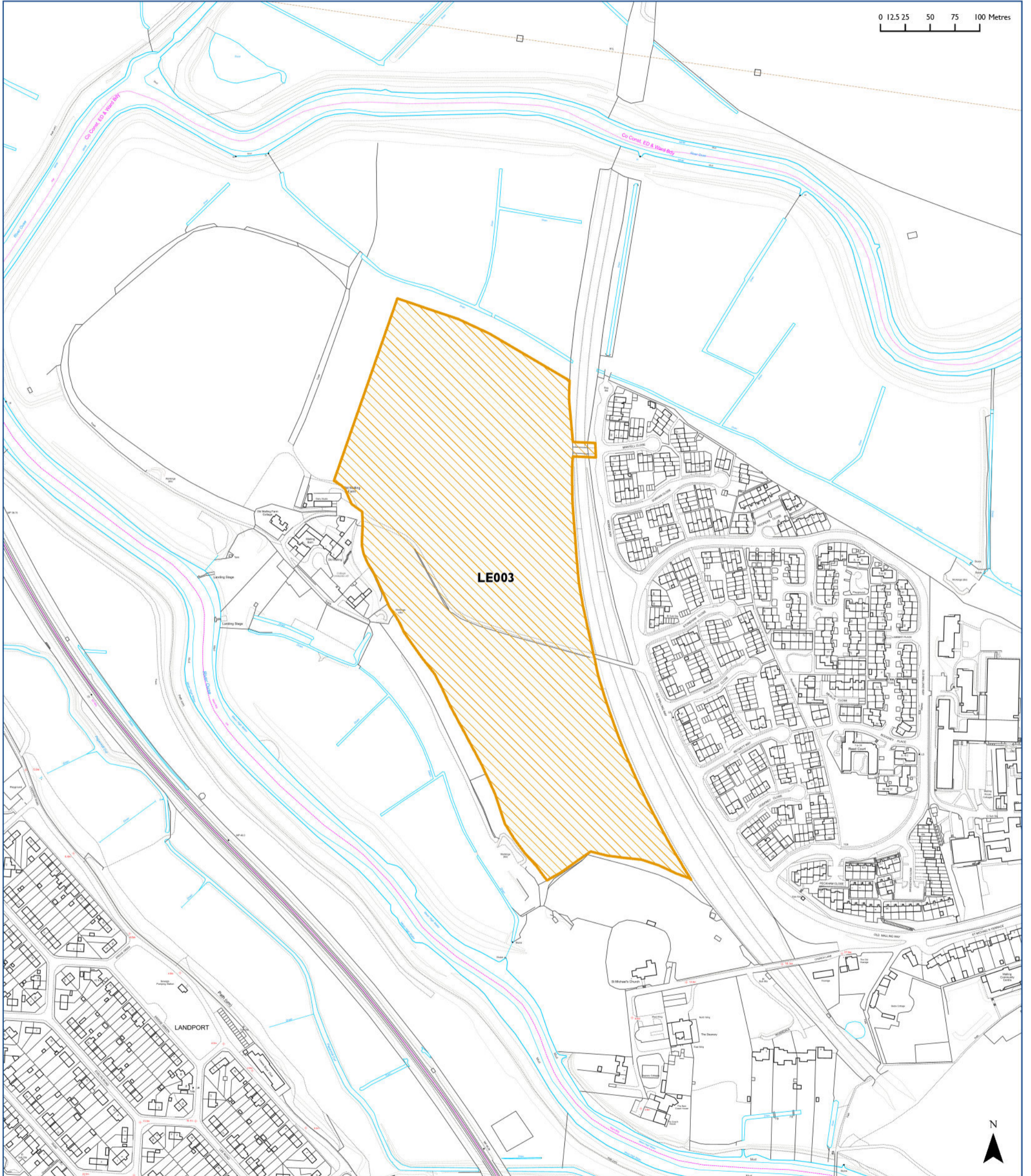
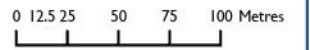
Achievability	Is the site achievable?
There are no reasons to indicate why development of the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
15.63	226 dwellings

0-5 years	6-10 years	11-15 years
X	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE039	Site Name: East Sussex County Hall, St Anne's Crescent
Settlement	Lewes
Parish	Lewes
Ward	Lewes Priory
District	Lewes
County	East Sussex
Current Use	Offices and Car Park
Proposed Use	Residential, Office and Community Uses
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site is considered to have a moderate landscape sensitivity. While the existing built form is incongruous in the landscape, there are visual and historic sensitivities.	
Suitability	Yes
There are a number of protected trees, especially in the south area. The site is within a SSSI Risk Zone and is adjacent to a Local Wildlife Site (LWS). The site is within a conservation area and in close proximity to listed buildings. The original villa at the core of the former St Anne's School building is a heritage asset. The site includes existing allocations from the made Lewes NDP – see Policy PL1B Sites 52 and 53 for 12 and 35 new dwellings, respectively.	

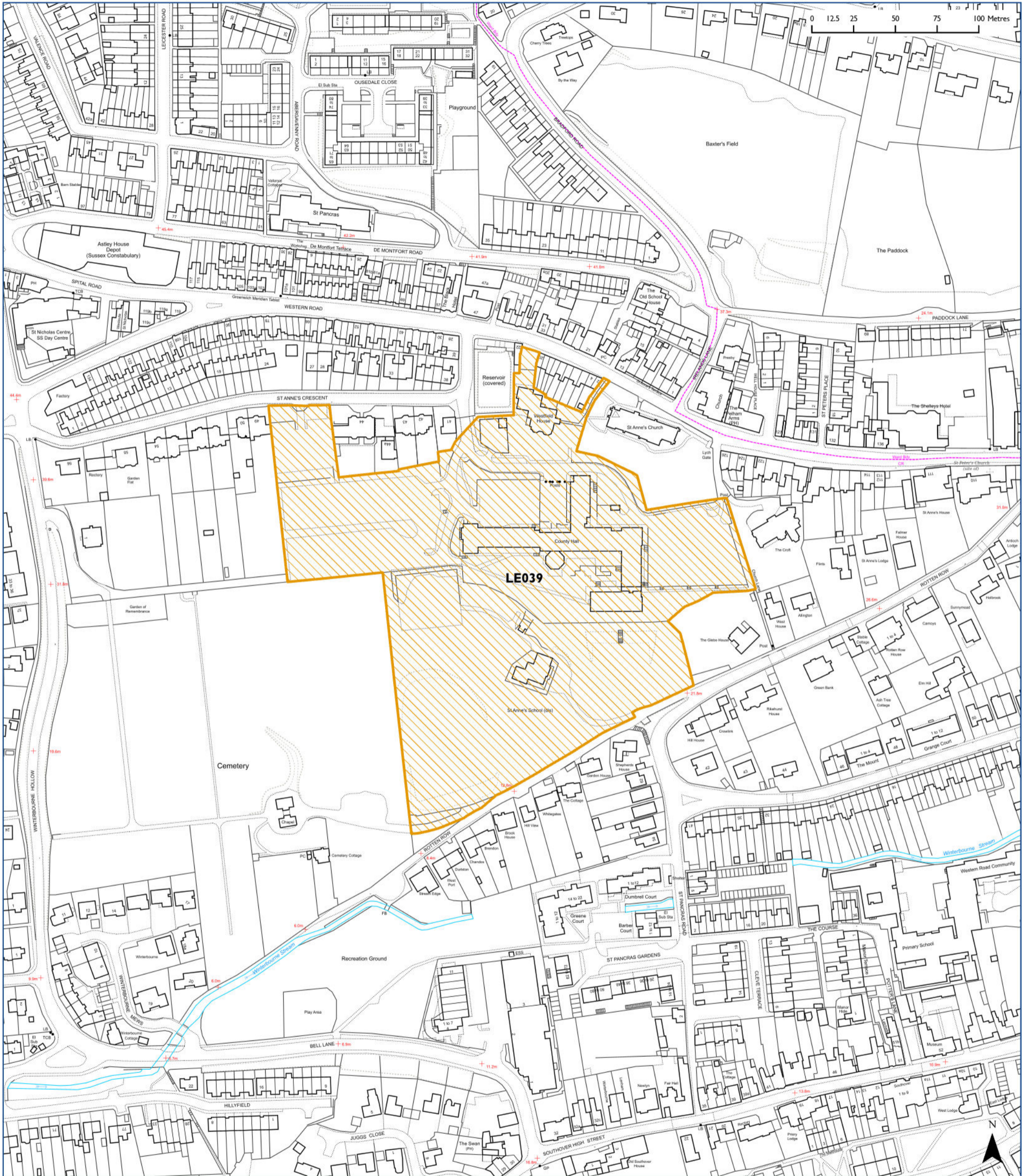
Availability	Is the site available?
The site was promoted during the 2022 Call for Sites by third parties and dialogue with the landowner has since been established. As of July 2025, it is understood that the landowner is considering a range of options and the site may be available within the plan period. The availability will need to be kept under review.	Keep under review

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
4.08	240 dwellings, 3,500sqm office floorspace, and community uses		X	X



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE040	Site Name: North Street Industrial Estate / Phoenix Area
Settlement	Lewes
Parish	Lewes
Ward	Lewes Castle
District	Lewes
County	East Sussex
Current Use	Commercial
Proposed Use	Residential and Commercial (incl. employment, community and hotel).
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity due to its scale and prominence in the flood plain, and proximity to the conservation area of Lewes.	
Suitability	Yes
The site is previously developed land in a sustainable town centre location. The majority of the site is in Flood Zones 2 and 3 and suitable flood defences will be required. The site is allocated in the adopted South Downs Local Plan under Policy SD57 and the South Downs Planning Committee resolved to grant planning permission (ref. SDNP/23/00526/OUT) in February and May 2025 for a residential-led mixed-use redevelopment of the site.	

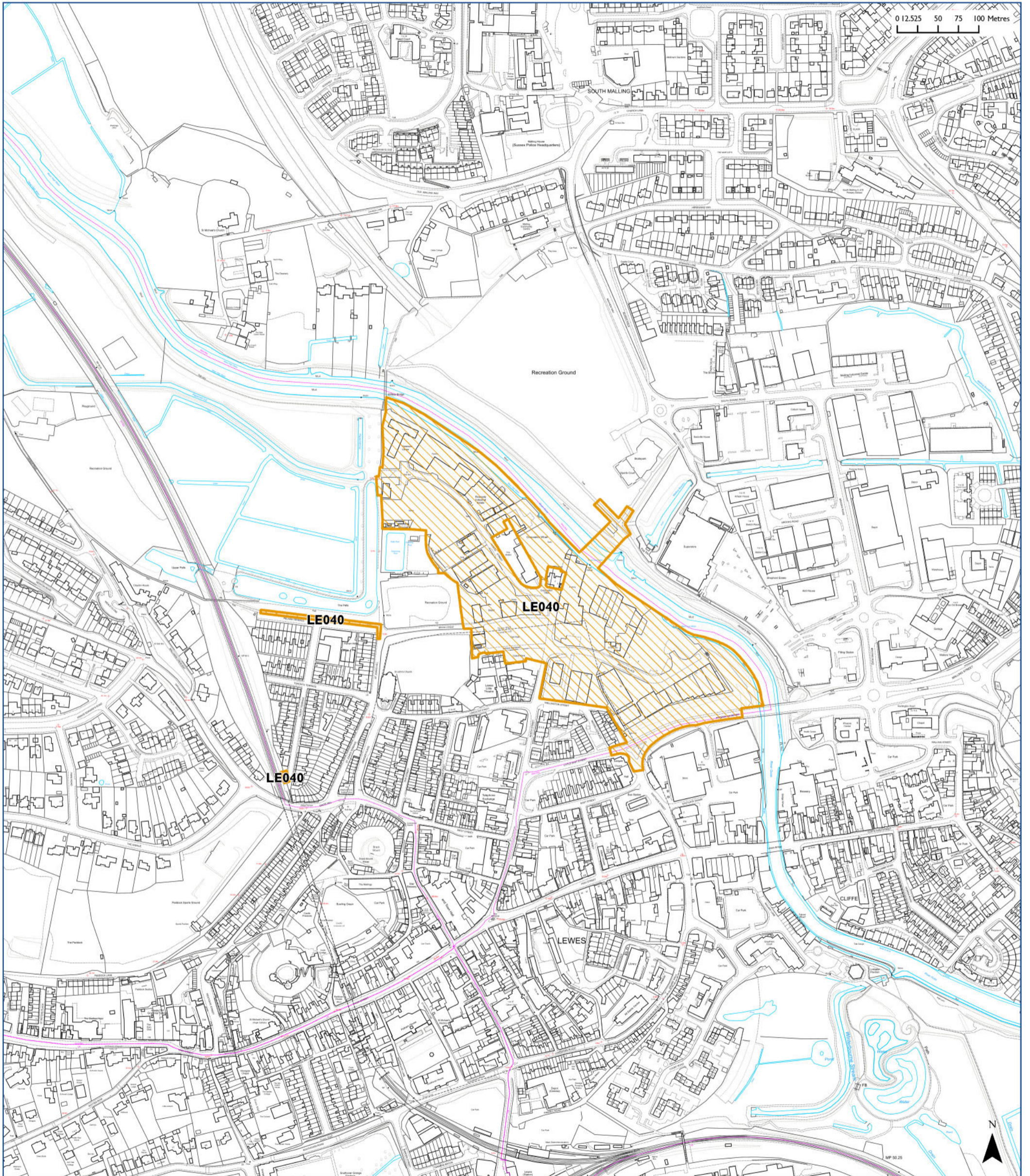
Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/23/00526/OUT.	
	Yes

Achievability	Is the site achievable?
Development is considered to be achievable but the costs associated with making the site suitable for development (i.e., flood defences and contamination remediation) will be high.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
7.32	685 dwellings, 3500sqm commercial floorspace, and community uses	X	X	



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LE056	Site Name: Land at Magistrates Court Car Park, Court Road
Settlement	Lewes
Parish	Lewes
Ward	Lewes Bridge
District	Lewes
County	East Sussex
Current Use	Car Park / Vehicle Rental
Proposed Use	Residential
Recent Source	2015/16 SHLAA

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity. It is previously developed land within the defined settlement boundary of Lewes.	
Suitability	Yes
The site is in Flood Zone 2 and adjacent to a conservation area and various listed buildings. The site is allocated in the Lewes NDP for 9 dwellings under Policy PL1B – see Site 36. Planning permission (ref. SDNP/16/01618/FUL) for 9 dwellings was granted in September 2016. The SDNPA certified in January 2020 that development had lawfully commenced by the excavation and laying of ground beams and piles, and excavation and laying of an underground attenuation tank.	

Availability	Is the site available?
The site is allocated in the Lewes NDP. The site is in active use as a vehicle rental business but this only has temporary permission until 31 December 2025 – see ref. SDNP/22/03583/FUL. Planning permission (ref. SDNP/16/01618/FUL) for 9 dwellings has lawfully commenced.	Yes

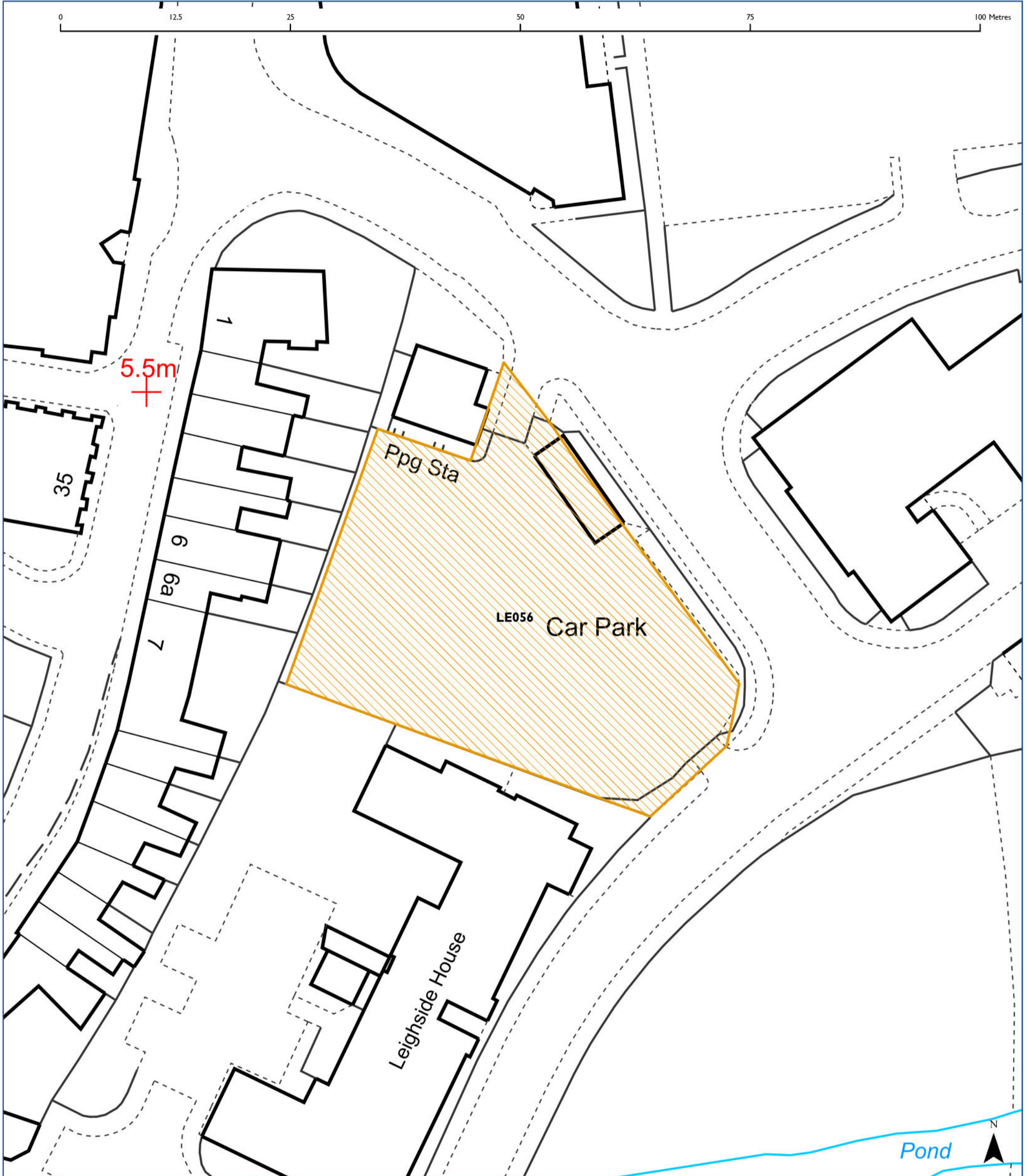
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.2	9 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LE090	Site Name: Land at Beechwood Lane
Settlement	Cooksbridge
Parish	Hamsey
Ward	Chailey, Barcombe and Hamsey
District	Lewes
County	East Sussex
Current Use	Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site is assessed as having a low-to-medium landscape sensitivity taking into account the proximity to the railway line and the settlement pattern / landscape relationship being quite modern – i.e., twentieth century.	
Suitability	Yes
The eastern area is considered suitable for housing. There are mature trees on the east boundary, including one with a Tree Preservation Order. There is unknown archaeological potential and the site will require a pre-application assessment.	

Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

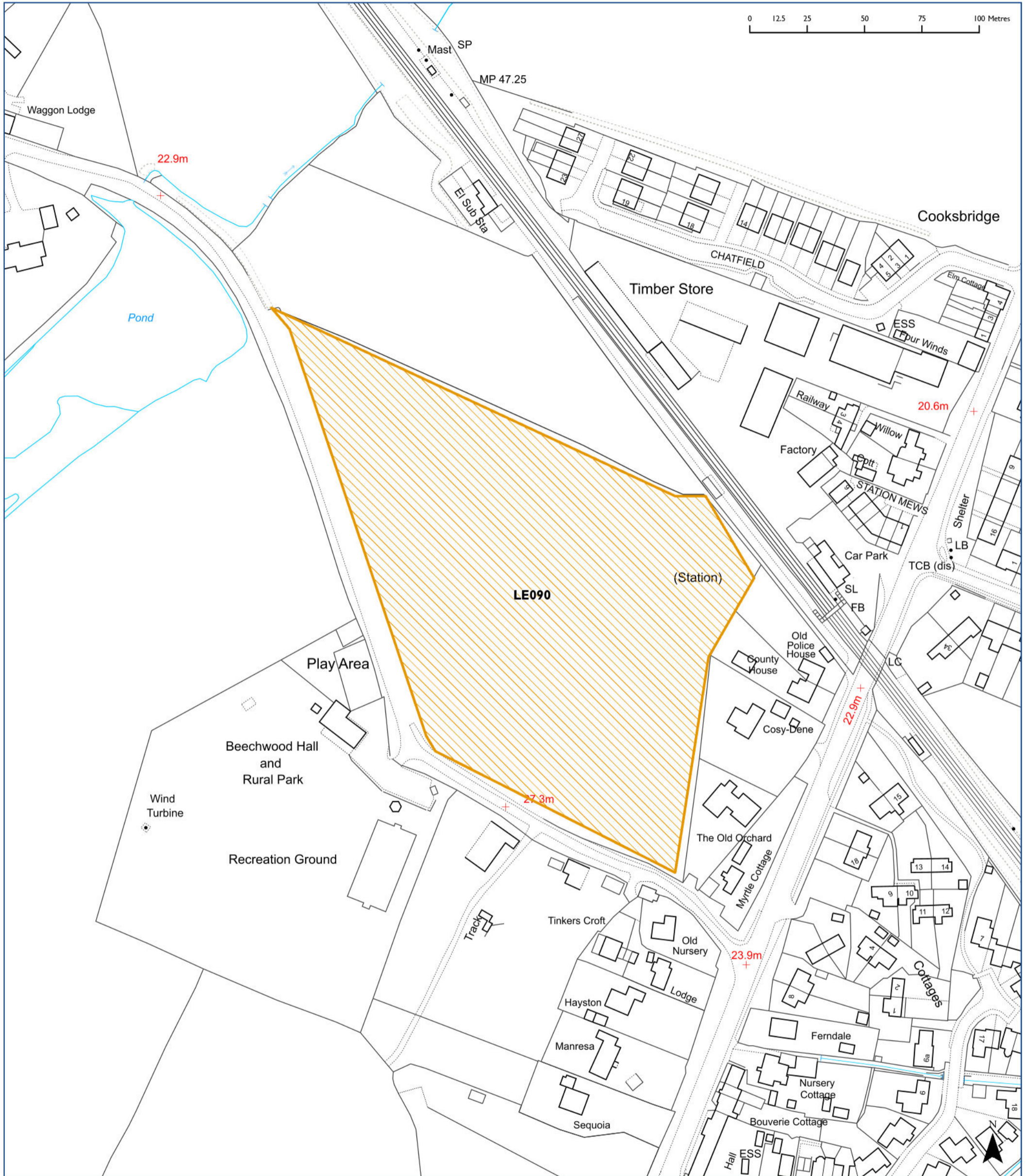
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to a safe and appropriate access being achieved.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
2.6	30 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LE103	Site Name: Land rear of White Hart Hotel, 55 High Street
Settlement	Lewes
Parish	Lewes
Ward	Lewes Priory
District	Lewes
County	East Sussex
Current Use	Hotel Annex
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has moderate landscape sensitivity. The site is previously developed land within the defined settlement boundary, conservation area and historic core of Lewes. The White Hart Hotel is a Grade II listed building.	
Suitability	Yes
The White Hart Hotel is a Grade II listed building within the conservation area. The hotel (but not the annex to rear) is within the defined town centre and primary shopping frontage of Lewes. The site levels fall to the south and any development would require an appropriate design response. The South Downs Planning Committee resolved to grant planning permission (SDNP/25/00496/FUL) in November 2025 for the demolition of the former hotel annex and construction of 5 dwellings with parking and associated landscaping.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/25/00496/FUL.	
	Yes

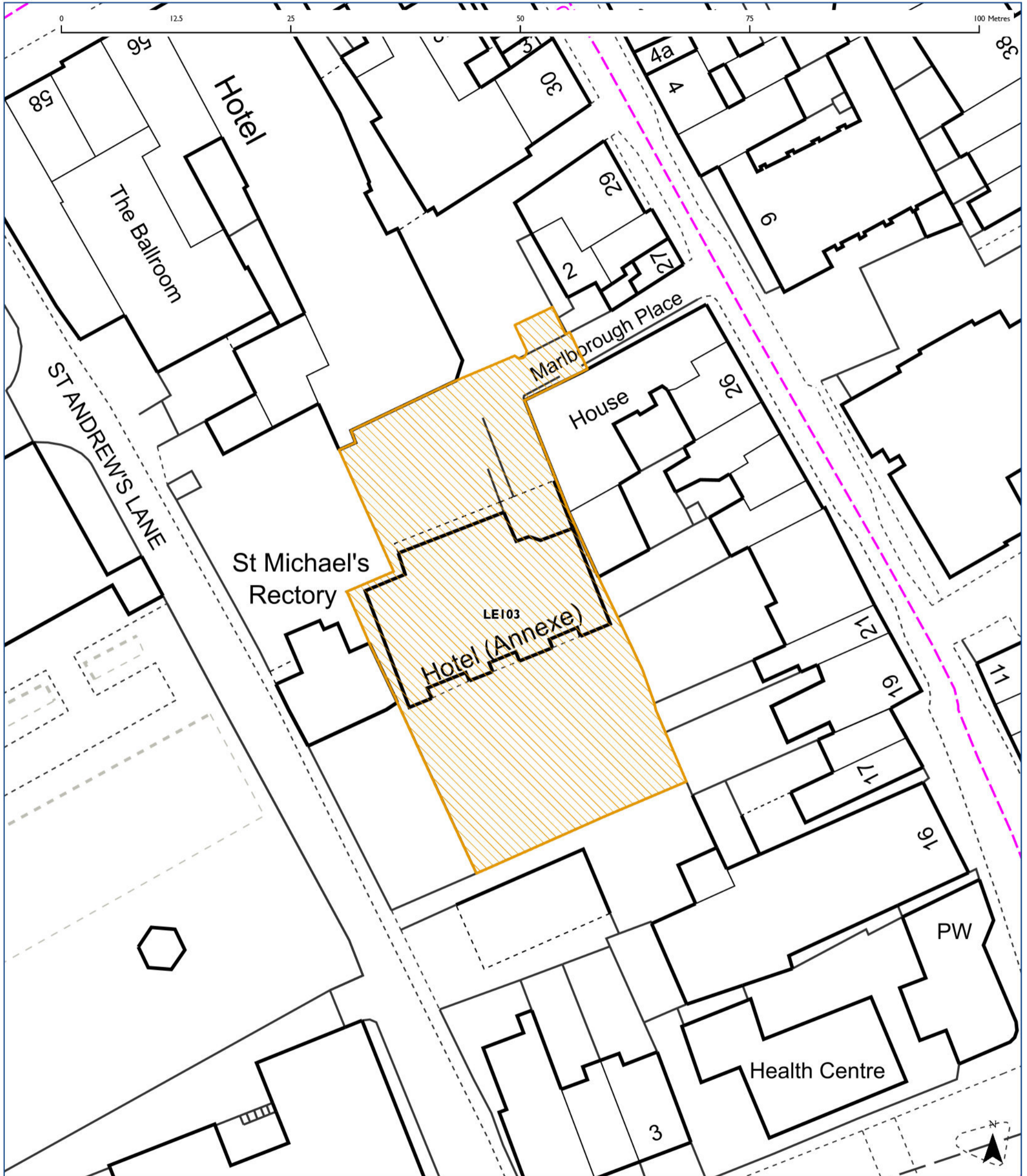
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.2	5 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LEI 18	Site Name: Land at Beaumont, Wellgreen Lane
Settlement	Kingston near Lewes
Parish	Kingston near Lewes
Ward	Kingston
District	Lewes
County	East Sussex
Current Use	Equestrian
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity sloping gently from south-to-north with sensitive views from the PRoW to south-east. The site is well enclosed by a mature tree boundary to the north and a mature hedgerow / immature tree boundary to the south and west. The mature tree boundary between the west and central land parcels includes at least two mature specimens capable of retention.	
Suitability	Yes
Access appears readily available from Wellgreen Lane, a 20mph highway benefiting from traffic calming measures, with good visibility. A low-density, small-scale infill development would appear to be suitable and in keeping with local character and the site's settlement edge location, providing the north mature tree boundary and the south hedgerow boundary are retained. Development will need to pay careful attention to trees within the site boundaries, and design, materials, heights and internal boundary treatments should be carefully formed to be as recessive in views as possible.	

Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

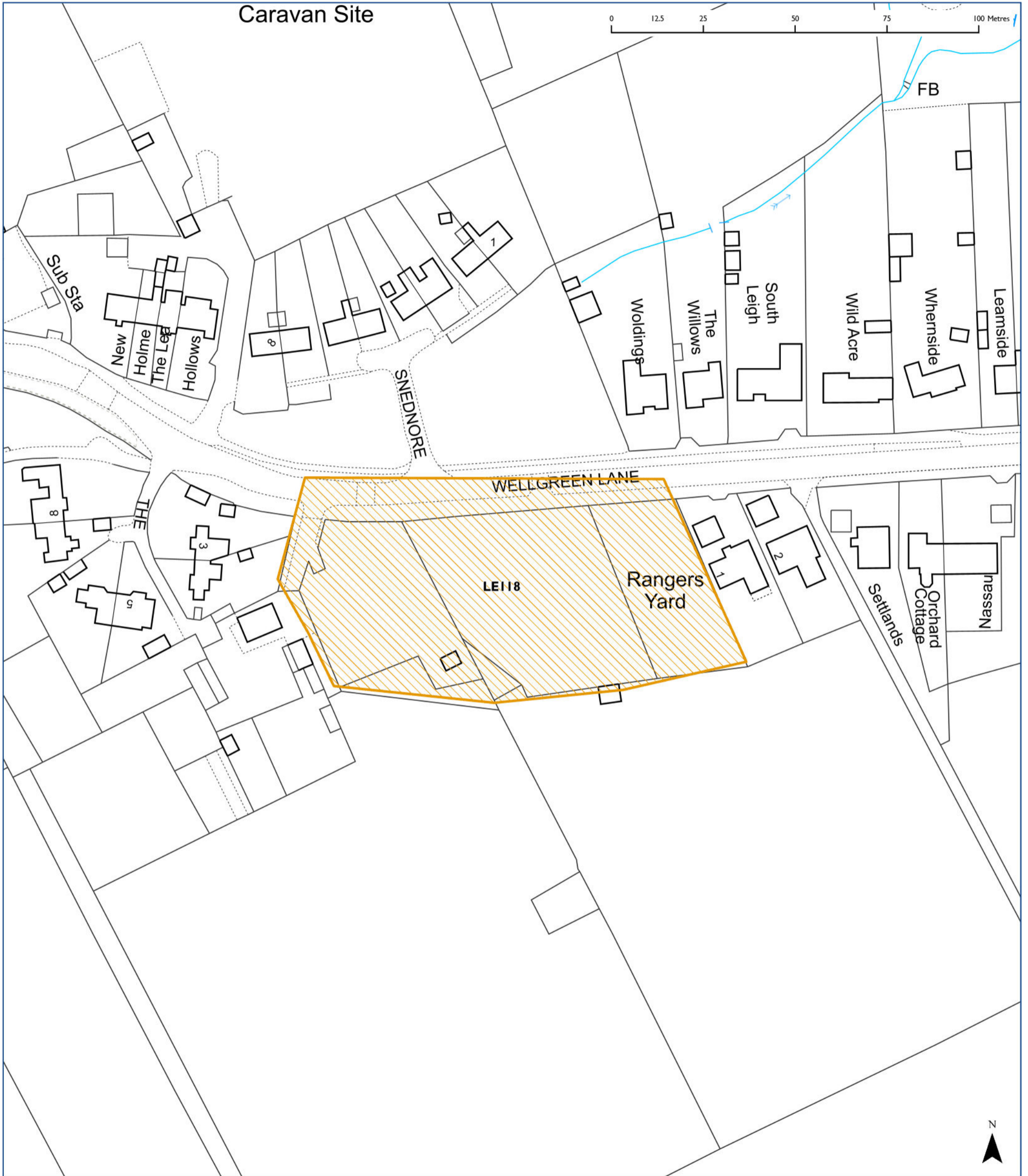
Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.5	5 dwellings

0-5 years	6-10 years	11-15 years
X		

Caravan Site



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LEI24	Site Name: Audiburn Farm, Ashcombe Lane
Settlement	Kingston near Lewes
Parish	Kingston near Lewes
Ward	Kingston
District	Lewes
County	East Sussex
Current Use	Residential, Tourism, Equestrian and Agriculture
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The landscape distinctiveness at this point of the village has been diluted by modern development. There are sensitive views from the PRow to the south-east.	
Suitability	Yes (In part)
The western area is considered to be suitable. A proposed PRow crosses the site but this should not preclude development and may offer an opportunity to create a new connection. The Cockshut Stream is adjacent and any development proposal should take appropriate measures to support the restoration project.	

Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

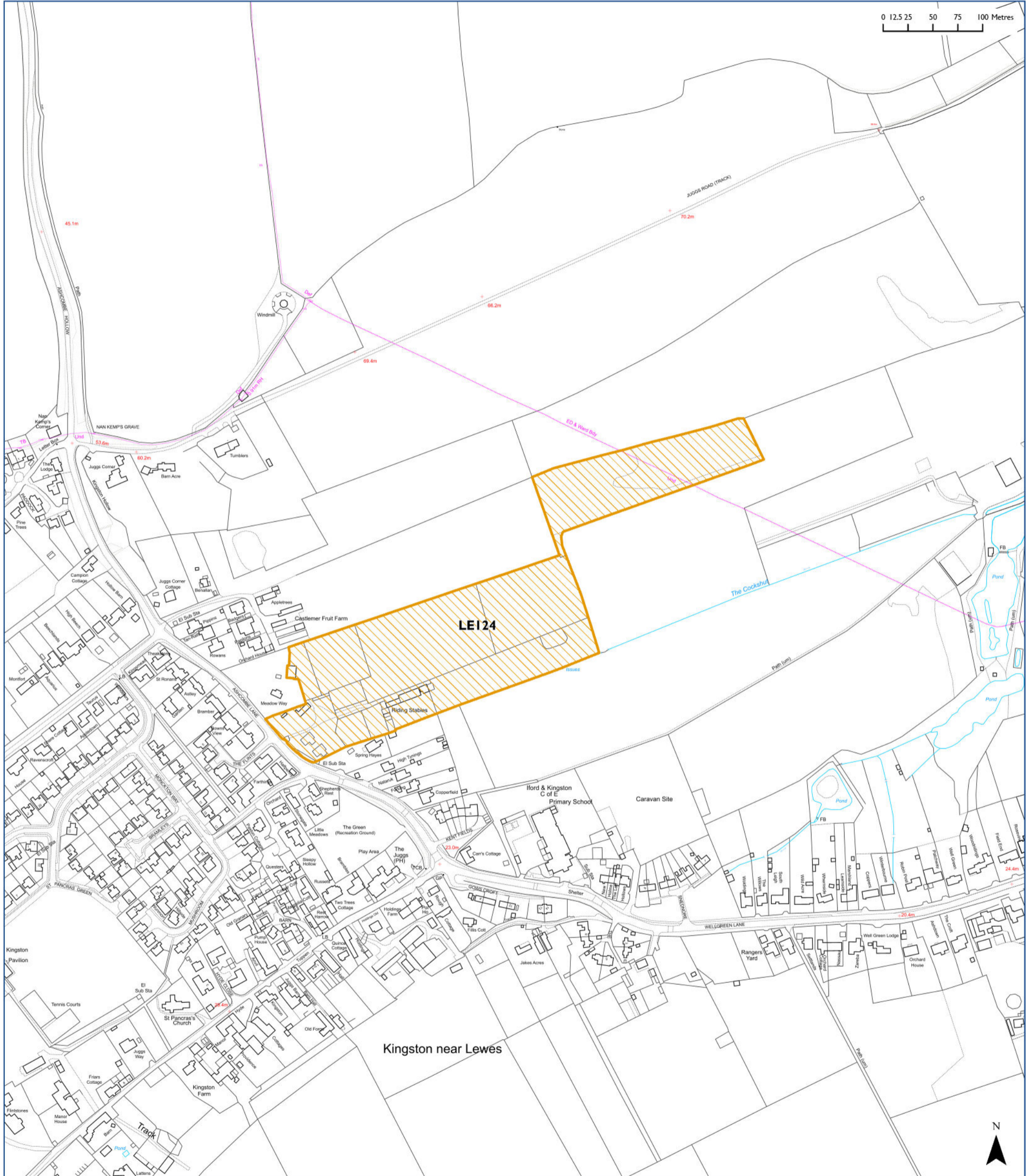
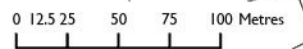
Achievability	Is the site achievable?
There is no reason to indicate why development in the western area of the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
4.76	5 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE133	Site Name: Springman House and Ambulance Station
Settlement	Lewes
Parish	Lewes
Ward	Lewes Castle
District	Lewes
County	East Sussex
Current Use	Office
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. It comprises existing buildings and hardstanding within the settlement boundary, conservation area and historic core of Lewes. The site shares a boundary with the Grade II listed walls of the old naval prison, and there is a Grade II listed building adjacent to the north of the site.	
Suitability	Yes
The site has archaeological potential. In September 2014, prior approval was not required for a change of use from office (Class B1) for up to 10 residential units (Class C3) – see ref. SDNP/14/03118/DCOU – at Springman House. The details of the occupancy and lease arrangements are unclear, although it is understood that the Ambulance Station is occupied, while Springman House has been vacant in the past and was previously proposed for residential conversion (see above). Given the above history, the site may be suitable for further consideration in the local plan review subject to the successful relocation of any existing occupiers.	

Availability	Is the site available?
The site was promoted during the 2022 Call for Sites by a third party. In Summer 2024, the landowner confirmed that there was an intention to bring the site forward, and later confirmed in Autumn 2025 that the site is available.	Yes

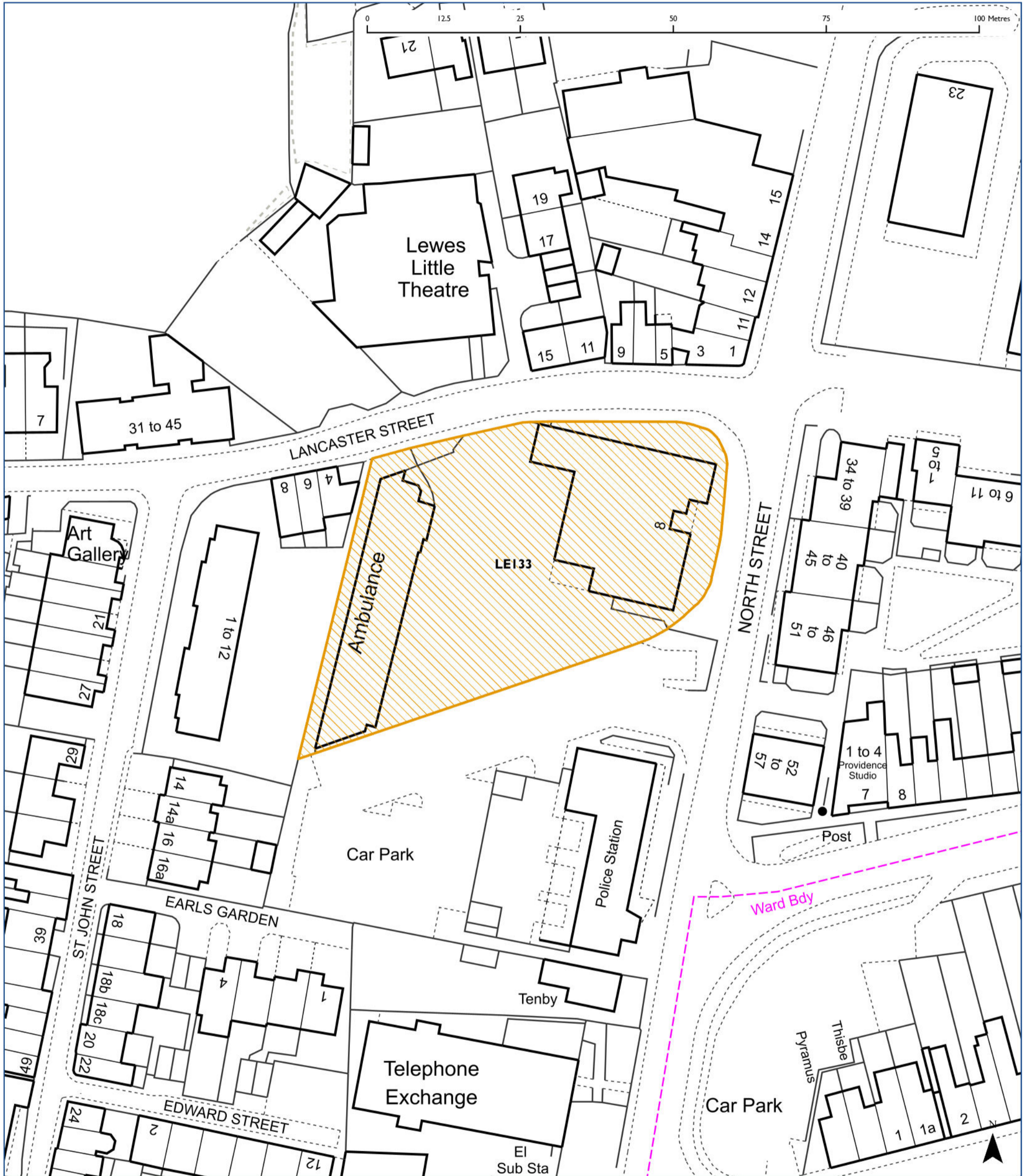
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.25	13 dwellings

0-5 years	6-10 years	11-15 years
		X



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE141	Site Name: East Sussex College, Mountfield Road
Settlement	Lewes
Parish	Lewes
Ward	Lewes Priory
District	Lewes
County	East Sussex
Current Use	Education
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity. It comprises previously developed land that is predominantly within the defined settlement boundary of Lewes.	
Suitability	Yes
The site has been promoted for residential development to facilitate improvement to the remaining college campus. The site is within walking distance of the town centre, railway station, and sports and recreation spaces. There are protected trees on Mountfield Road and on the north boundary of the site. The east and south areas are in Flood Zone 2 and the south-west corner is in Flood Zone 3. The site is adjacent to the conservation area and historic core of Lewes, and has archaeological potential. There is a listed signal box immediately to the north. Development has potential to facilitate an enhanced footpath connection to north of the railway line.	

Availability	Is the site available?
The site was promoted during the 2022 Call for Sites and is available for development.	Yes

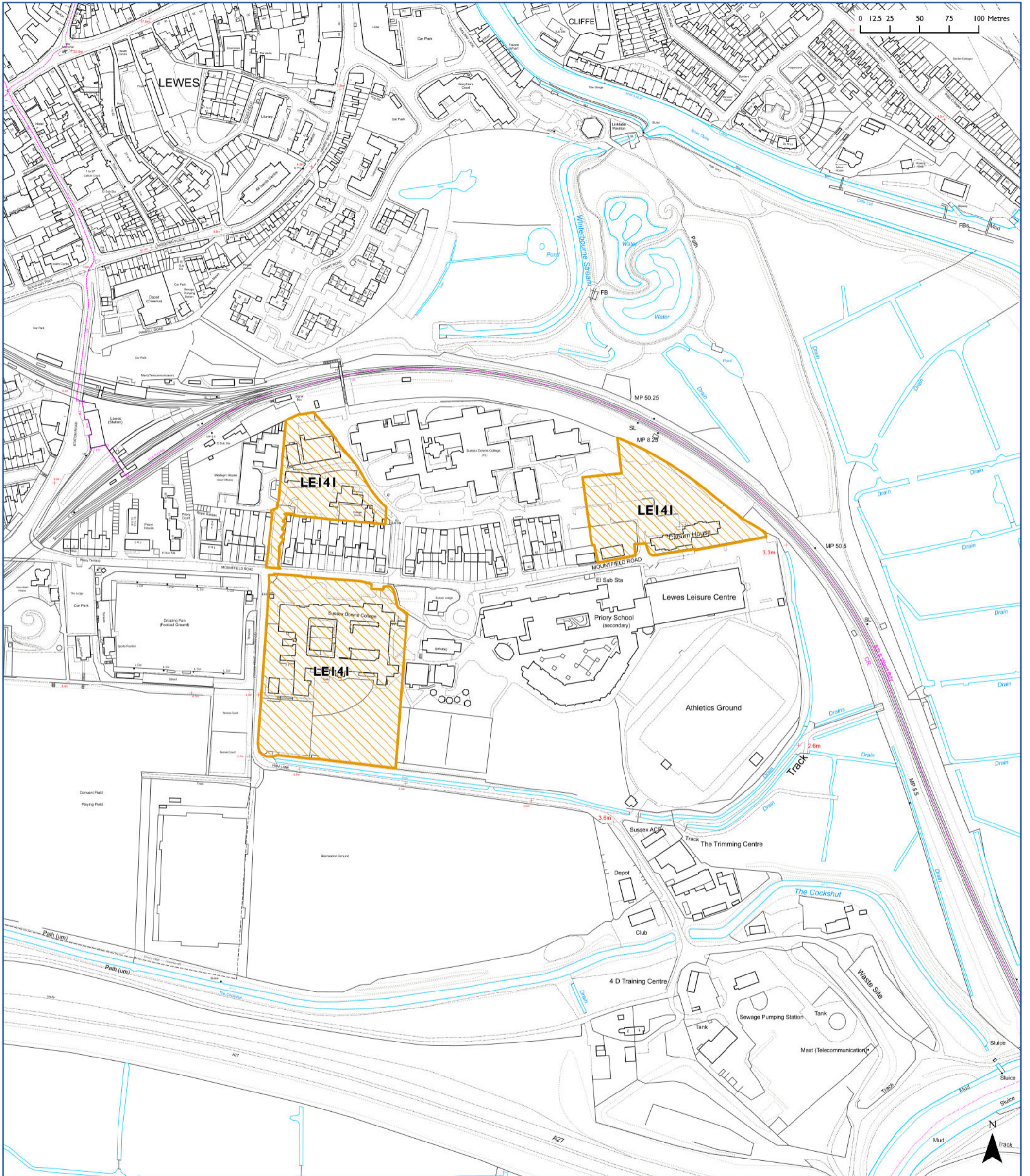
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
5.4	200 dwellings

0-5 years	6-10 years	11-15 years
	X	X



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE149	Site Name: Former Bus Station
Settlement	Lewes
Parish	Lewes
Ward	Lewes Bridge
District	Lewes
County	East Sussex
Current Use	Former Bus Garage
Proposed Use	Residential and Class E
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity comprising previously developed land in the defined urban area and conservation area of Lewes.	
Suitability	Yes
The site is in Flood Zone 2 and has potential archaeological interest. The site is allocated in the adopted South Downs Local Plan under Policy SD57. Planning permission (ref. SDNP/23/02973/FUL) was granted in April 2025 for the demolition of the existing buildings and construction of 3 houses, 32 self-contained flats, and 198sqm of ground floor commercial space (Class E).	

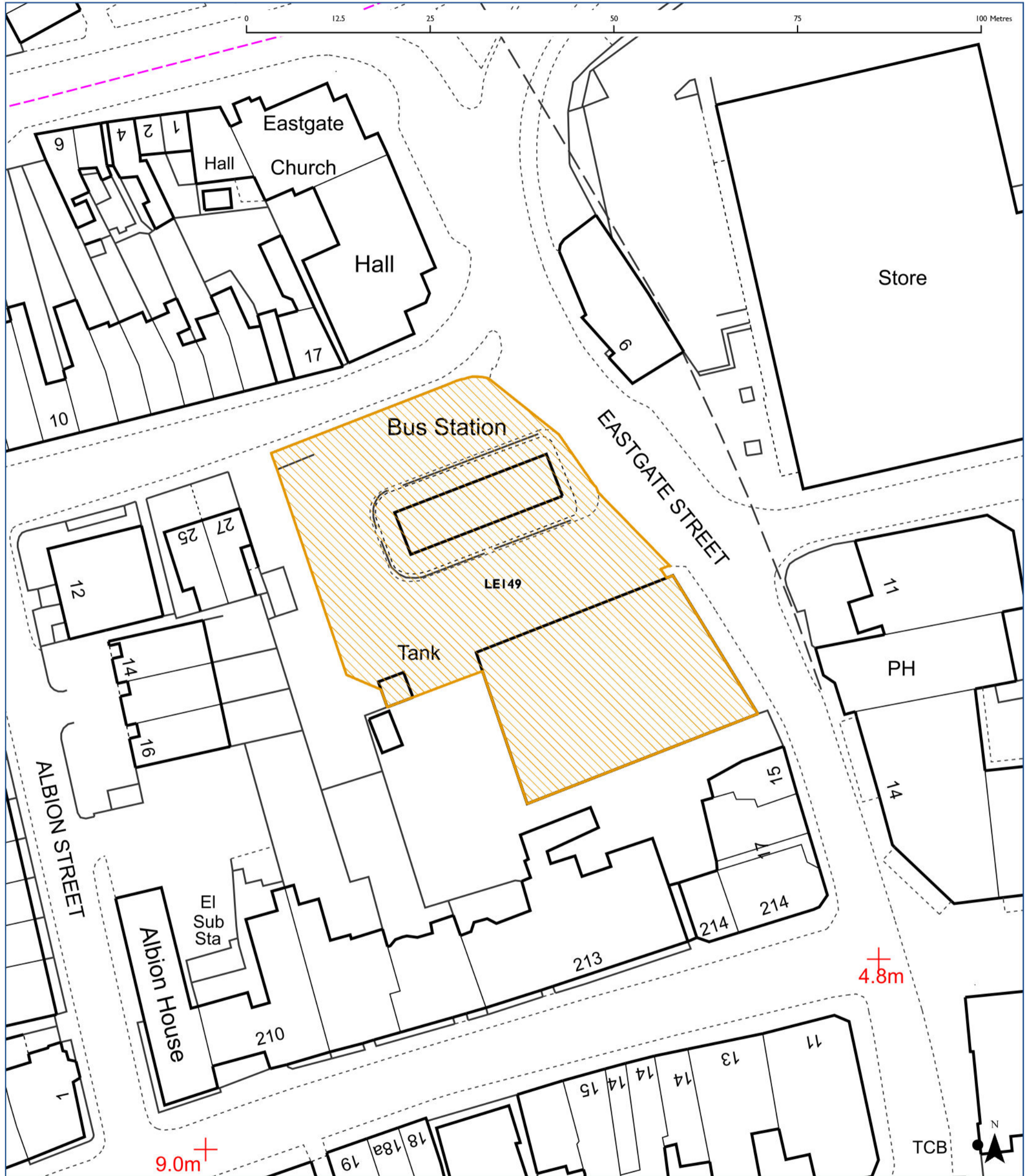
Availability	Is the site available?
The site is available for development as confirmed by planning permission ref. SDNP/23/02973/FUL.	Yes

Achievability	Is the site achievable?
There is no reason to indicate why redevelopment of the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.21	35 dwellings and 198sqm Class E Use	X		



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LEI56	Site Name: Land at Castlemer Fruit Farm
Settlement	Kingston near Lewes
Parish	Kingston near Lewes
Ward	Kingston
District	Lewes
County	East Sussex
Current Use	Residential, Commercial and Orchard
Proposed Use	Residential
Recent Source	2022 Planning Application

Landscape Assessment	Is the site suitable?
The site has a medium landscape sensitivity.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD74 and planning permission (ref. SDNP/22/05983/FUL) for 9 (net) dwellings was granted in November 2023. The above have established the principle and quantum of development, respectively.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/22/05983/FUL.	
	Yes

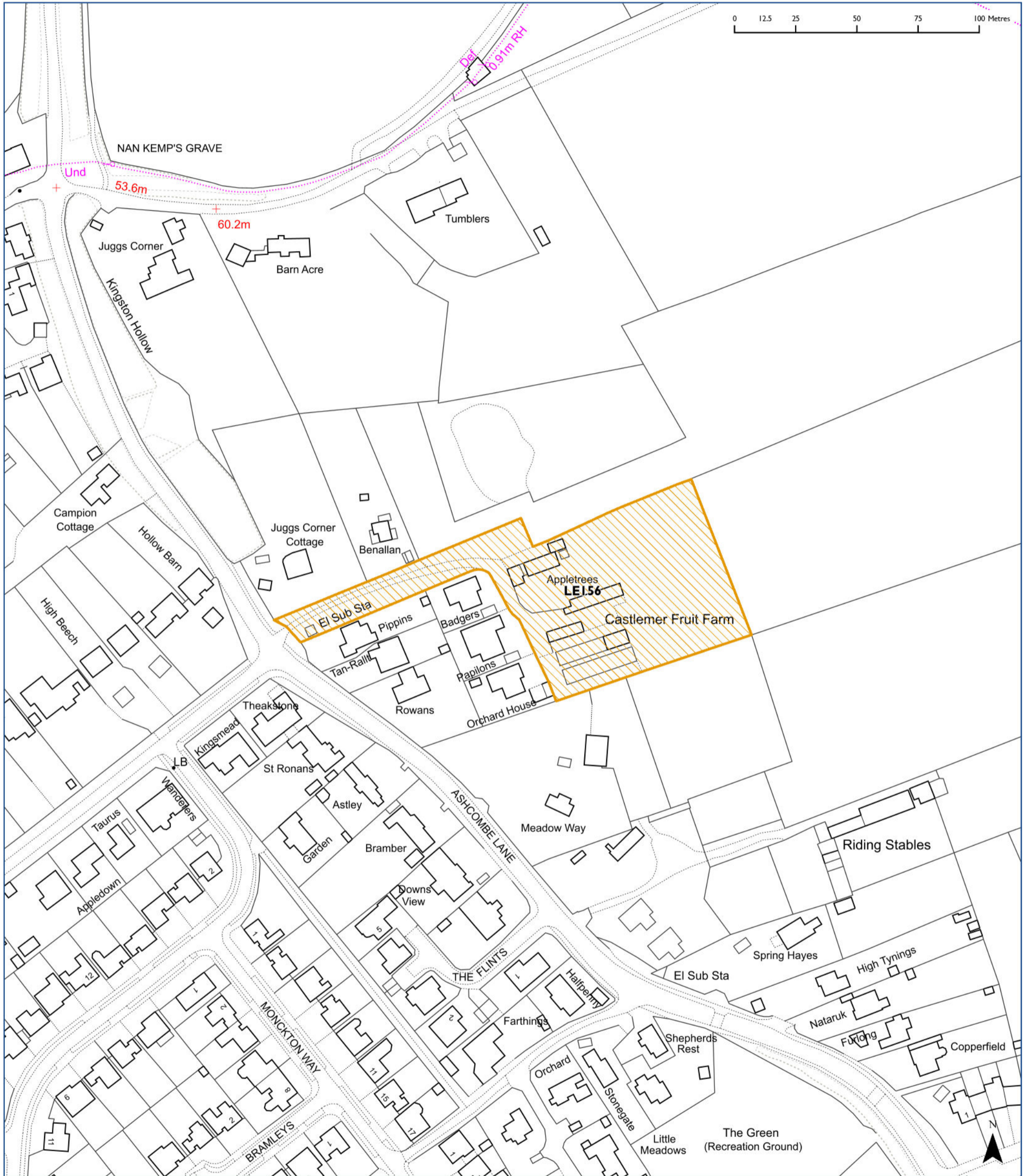
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.7	9 (net) dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LE157	Site Name: Land at Astley House and Police Garage
Settlement	Lewes
Parish	Lewes
Ward	Lewes Priory
District	Lewes
County	East Sussex
Current Use	Former Police Buildings
Proposed Use	Residential
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. It comprises previously development land within the defined settlement boundary. The site is prominent on Spital Road and is surrounded by, and in the setting of, the Lewes Conservation Area. There are protected trees on the west boundary.	
Suitability	Yes
The site is allocated in the made Lewes NDP for 25 dwellings under Policy PL1 B (Site 2) and so the principle of development has been established.	

Availability	Is the site available?
The site is allocated in the Lewes NDP and is understood to be available.	Yes

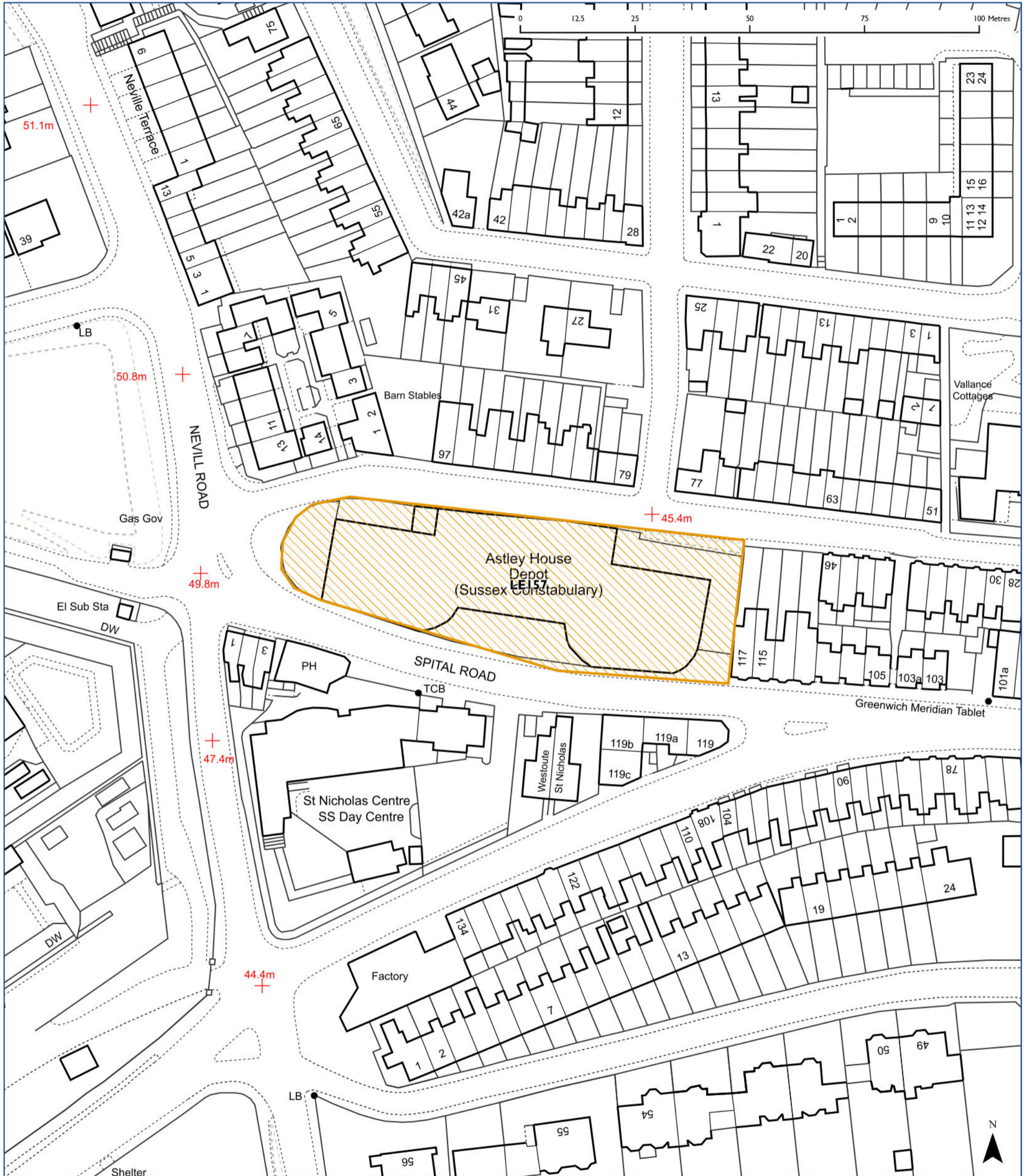
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.28	25 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE158	Site Name: Land at Auction Rooms/Formers Garden Street Auction Rooms
Settlement	Lewes
Parish	Lewes
Ward	Lewes Priory
District	Lewes
County	East Sussex
Current Use	Former Auction Rooms
Proposed Use	Residential
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The site is a prominent building on Garden Street within the defined settlement boundary, conservation area, and historic core of Lewes, and is in proximity to listed buildings.	
Suitability	Yes
The site is in Flood Zone 2 and is a prominent building (containing WWI buildings) within the defined settlement boundary, historic core, and conservation area of Lewes. The site is allocated in the Lewes NDP for 11 dwellings – see Policy PL1B, Site 3 – which has established the principle of residential redevelopment. Planning permission was allowed on appeal in April 2021 for the redevelopment of the site for 10 dwellings. The site is currently the subject of a new planning application for 18 dwellings. However, in not wishing to prejudice the outcome of this current planning application, an estimated yield of 10 dwellings has been used.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/25/00292/FUL.	
	Yes

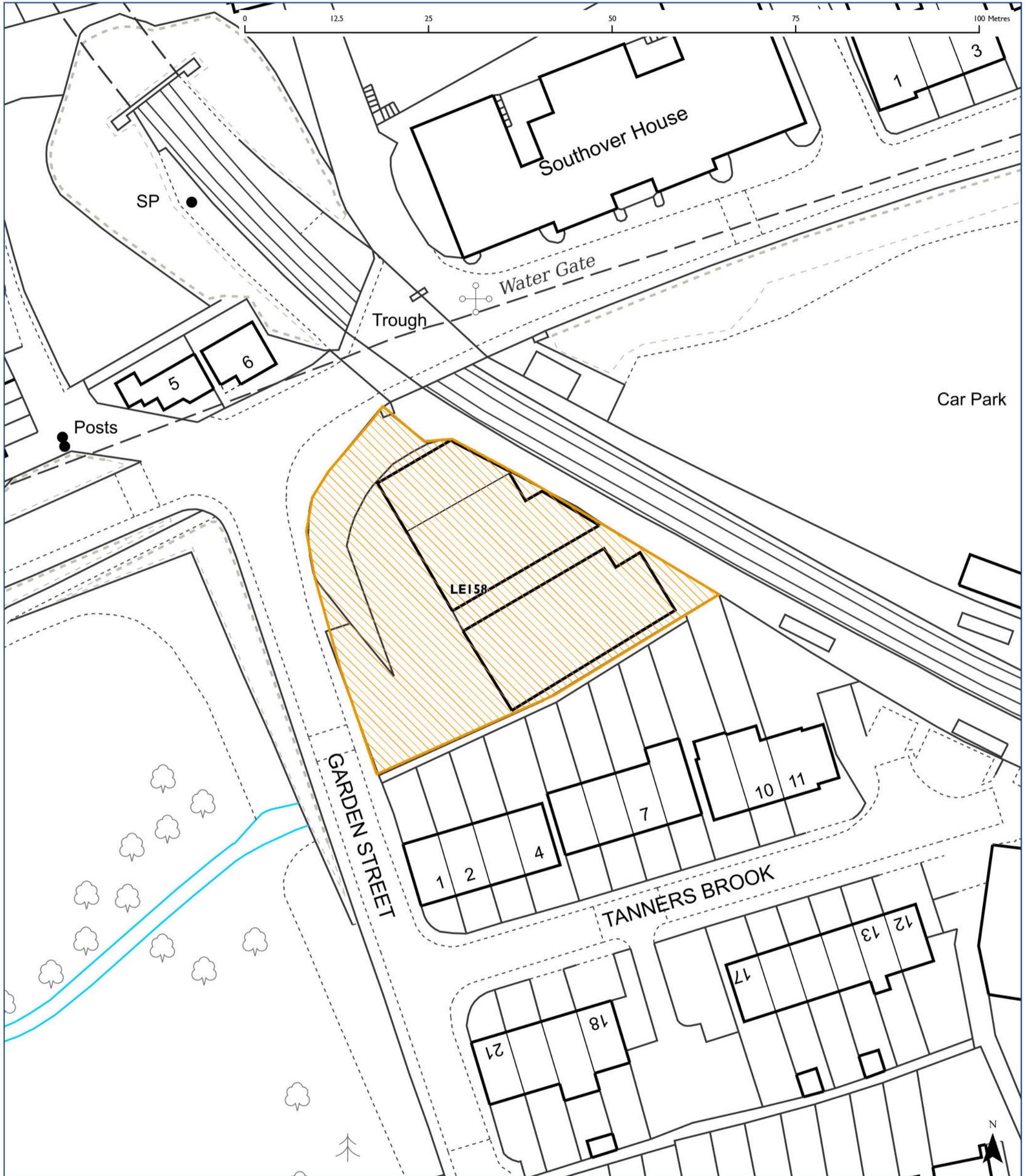
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.11	10 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LEI59	Site Name: Land at Kingsley Road Garage Site
Settlement	Lewes
Parish	Lewes
Ward	Lewes Castle
District	Lewes
County	East Sussex
Current Use	Garages
Proposed Use	Residential (100% Affordable)
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity given that it is previously developed land in the defined settlement boundary.	
Suitability	Yes
The site is allocated in the made Lewes NDP for 6 dwellings under Policy PLI B (Site 21) and so the principle of development has been established.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/24/03583/FUL.	
	Yes

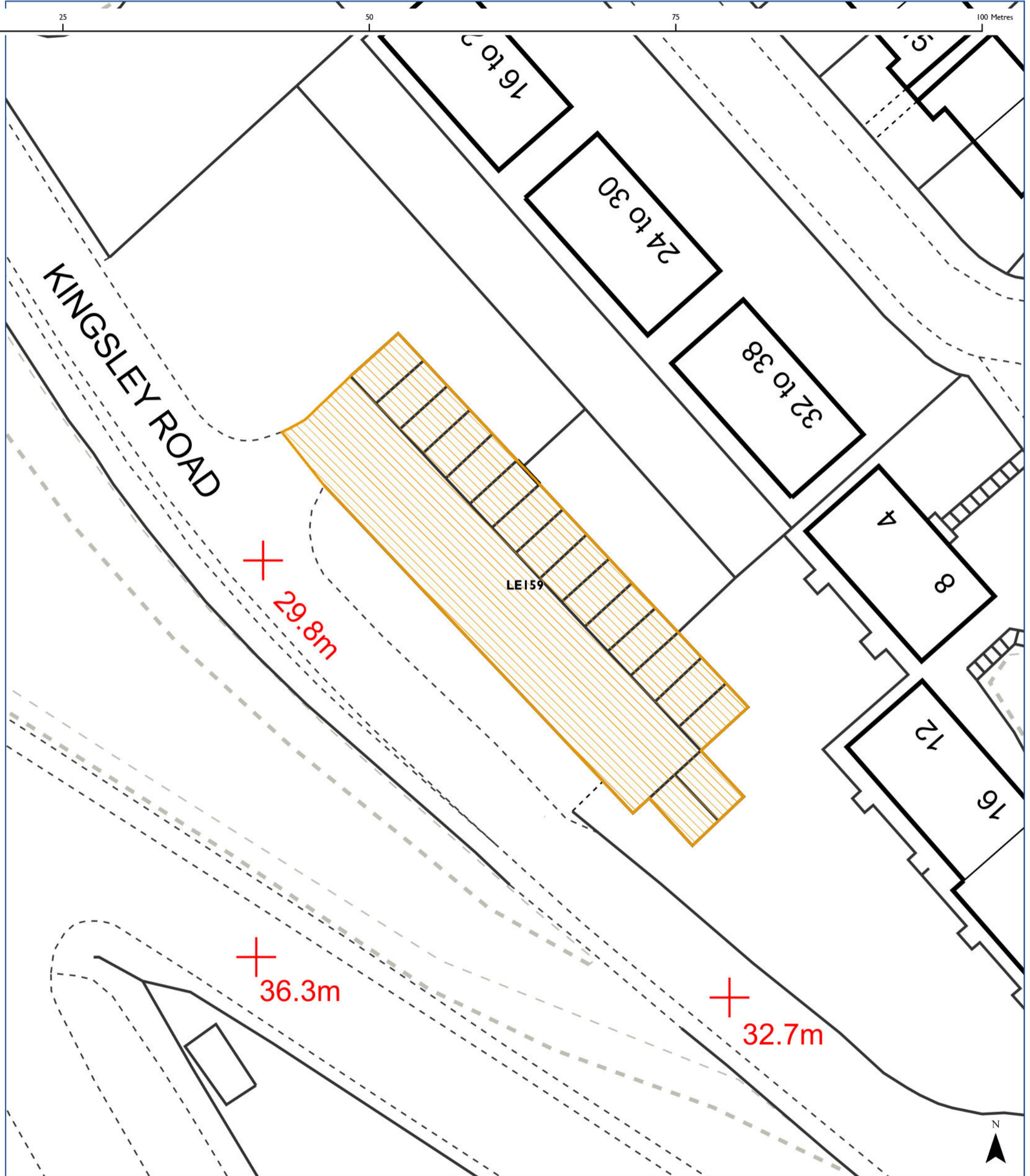
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.05	6 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LE160	Site Name: Land at Little East Street Car Park, Corner of North and East Streets
Settlement	Lewes
Parish	Lewes
Ward	Lewes Bridge
District	Lewes
County	East Sussex
Current Use	Car Park
Proposed Use	Residential
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. It comprises previously developed land in the conservation area and historic core of Lewes, and is likely to have archaeological potential.	
Suitability	Yes
The site is in active use as a car park and any redevelopment would have to be part of an overall parking / transport strategy for the town. The site is allocated in the Lewes NDP for 11 dwellings under Policy PL1B (Site 34) and so the principle of development has been established.	

Availability	Is the site available?
The site is allocated in the Lewes NDP and is understood to be available.	
	Yes

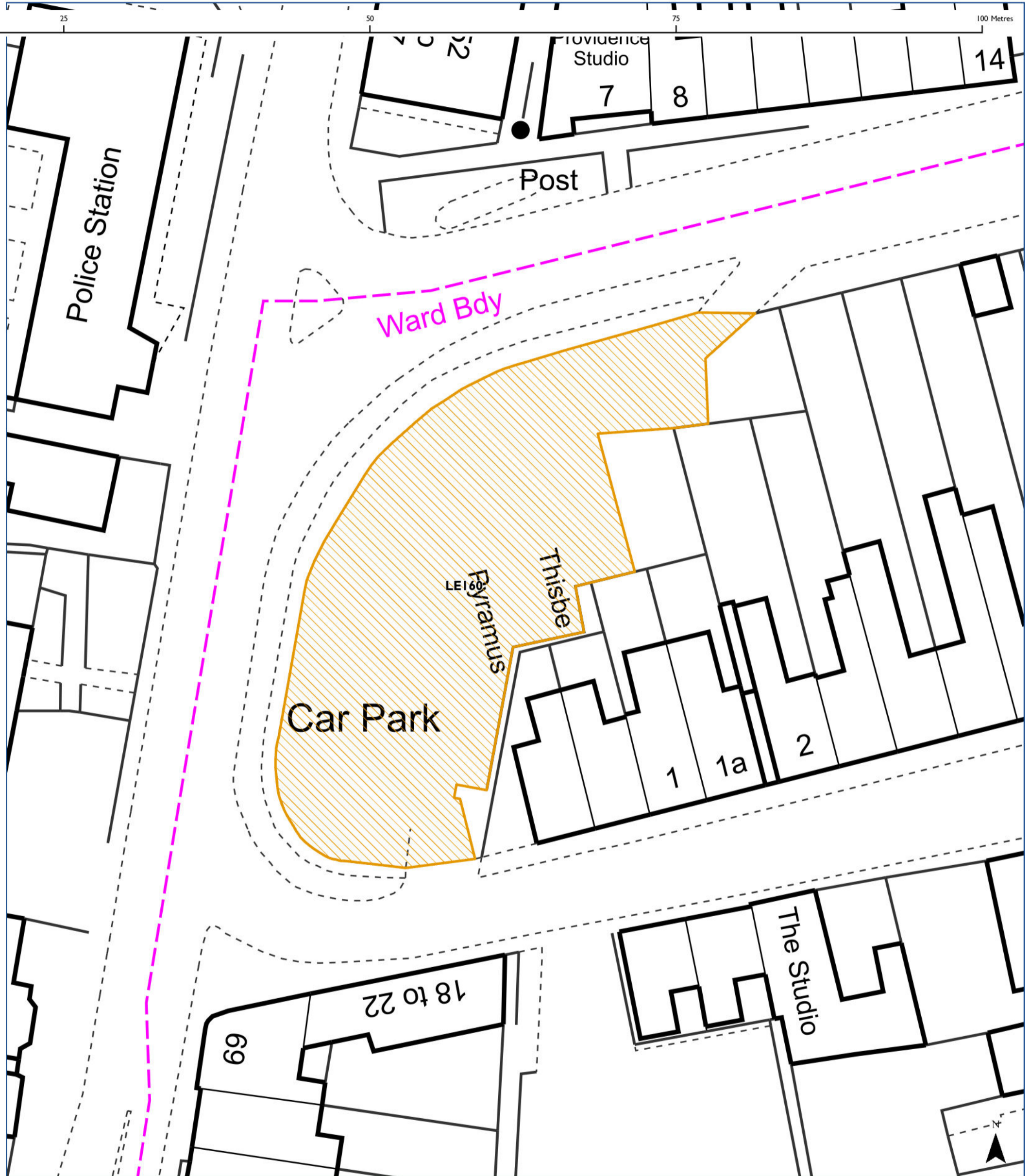
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.08	11 dwellings

0-5 years	6-10 years	11-15 years
	X	



South Downs Land Availability Assessment Site Assessment Proforma

REF: LEI 62	Site Name: Land at Queens Road Garage Site
Settlement	Lewes
Parish	Lewes
Ward	Lewes Bridge
District	Lewes
County	East Sussex
Current Use	Garages
Proposed Use	Residential (100% Affordable)
Recent Source	2023 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site has a low landscape sensitivity given that it is previously developed land.	
Suitability	Yes
The site is in an archaeological notification area, within a SSSI Impact Zone, within 250m of historic landfill, and adjacent to protected trees and Flood Zones 2 and 3 to the north. The site is allocated in the made Lewes NDP for 6 dwellings under Policy PL1 B (Site 46) and so the principle of development has been established. A recent application (ref. SDNP/24/03587/FUL) for 6 affordable dwellings was refused in October 2025 for reasons of design and parking. Any future revised scheme would need to address the reasons for refusal.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/24/03587/FUL.	
	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.12	6 dwellings

0-5 years	6-10 years	11-15 years
	X	



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE177	Site Name: Eastgate Wharf
Settlement	Lewes
Parish	Lewes
Ward	Lewes Bridge
District	Lewes
County	East Sussex
Current Use	Car Park, Retail and Warehouse
Proposed Use	Residential and Commercial
Recent Source	2025 SDNPA Sites Search (combination of LE111, LE139, and LE145)

Landscape Assessment	Is the site suitable?
The site has a moderate-to-high landscape sensitivity. It comprises previously developed land in the form of existing warehouse and retail buildings and a car park laid to hardstanding. The above are considered to be low-grade and unattractive, respectively. The site is within a conservation area, adjacent to various listed buildings (including sensitive views to and from the Grade II* listed Harvey's Brewery) and is in a prominent riverside location which is visible from the highway network and wider public realm.	
Suitability	Yes
The site is within Flood Zones 2 and 3 and has potential archaeological interest. The site is within the urban area of Lewes and is allocated in the adopted South Downs Local Plan under Policy SD57.	

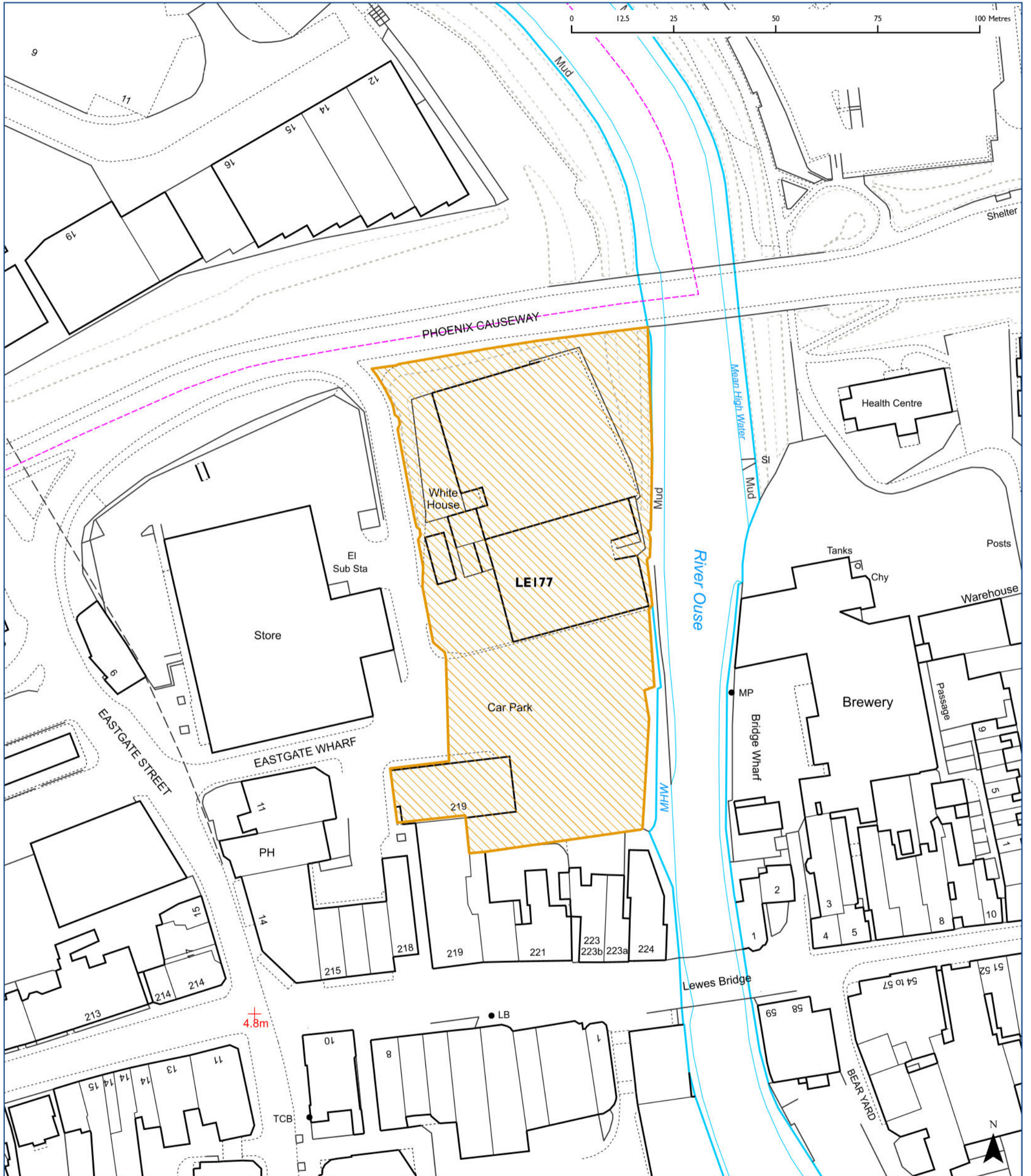
Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/25/01671/FUL.	
	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to suitable flood mitigation measures.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.59	50 dwellings and 400sqm commercial floorspace		X	



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LE180	Site Name: The Old Auction House, 7-9 West Street
Settlement	Lewes
Parish	Lewes
Ward	Lewes Castle
District	Lewes
County	East Sussex
Current Use	Auction House (Sui Generis)
Proposed Use	Commercial (Class E) and Residential (Class C3)
Recent Source	2025 SDNPA Sites Search

Landscape Assessment	Is the site suitable?
The site is a Grade II listed building in the conservation area and historic core of Lewes.	
Suitability	Yes
Planning permission (ref. SDNP/24/05163/FUL) and listed building consent (ref. SDNP/24/05164/LIS) for change of use and associated works to a Grade II listed building to form a commercial ground floor unit (Class E) and five apartments (Class C3) with associated parking was granted in October 2025.	

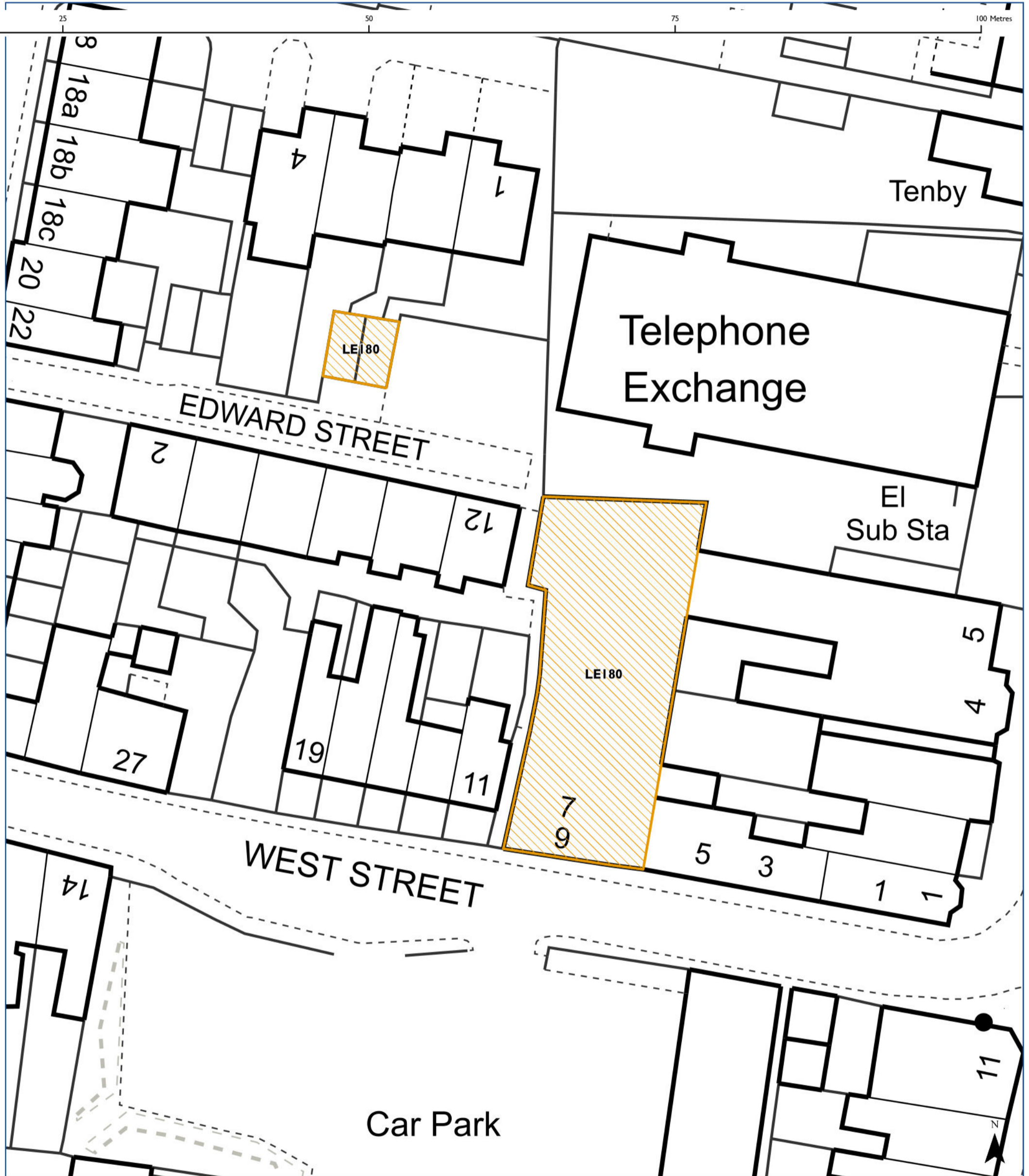
Availability	Is the site available?
The site is available for development as confirmed by planning permission ref. SDNP/24/05163/FUL.	
	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.035	5 dwellings and 177sqm for Class E Use	X		



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LEI85	Site Name: Land north of North Industrial Estate, New Road
Settlement	Newhaven
Parish	South Heighton
Ward	Ouse Valley and Ringmer
District	Lewes
County	East Sussex
Current Use	Unused Pasture
Proposed Use	Open Storage for adjacent Recycling Facility
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The site lies within the River Ouse floodplain adjacent to the North Industrial Estate. The Newhaven Flood Alleviation Works have divorced the site from its surroundings and limited views into it from the west and north. There is a tree belt between the site and adjacent recycling yard which would need to be breached to provide access. New woodland planting has been approved along the northern length of the bund as part of the Flood Alleviation Works, and further off-site woodland planting is proposed to the north-east of the site. Existing vegetation along the railway line screens the site from views from across the River Ouse. The submitted LVIA indicates minimal/slight effect for users of the A26, South Heighton Footpath 13, and South Heighton Footpath 17 prior to the woodland being established.	
Suitability	Yes
The site is in Flood Zone 3 and is very contained with limited views into it from public viewpoints due to vegetation and flood defences. Development would not have an adverse landscape impact subject to height restrictions.	

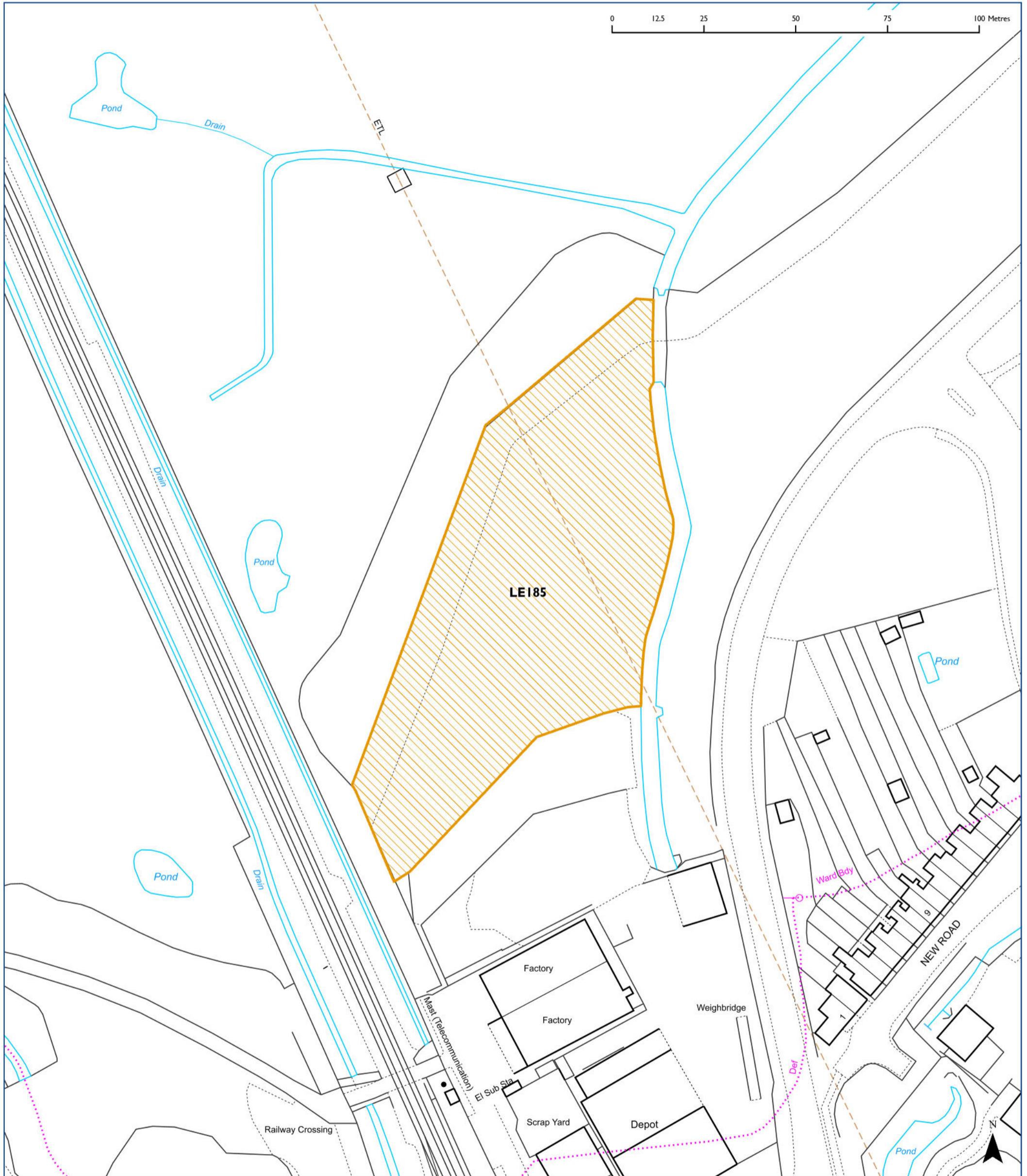
Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.7	2000sqm for open storage	X		



 Has Potential

**South Downs Land Availability Assessment
Site Assessment Proforma**

REF: LE186	Site Name: Lewes Railway Station Car Park (West)
Settlement	Lewes
Parish	Lewes
Ward	Lewes Priory
District	Lewes
County	East Sussex
Current Use	Car Park
Proposed Use	Residential
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a moderate landscape sensitivity. The site is previously developed land within the defined settlement boundary of Lewes. It is visible from surrounding land, is within the conservation area, and in proximity to various listed buildings.	
Suitability	Yes
The site is previously developed land in the defined settlement boundary of Lewes. The site is in Flood Zones 2 and 3. The site is allocated in the Lewes NDP for 20 dwellings – see Policy PL1B, Site 57 – establishing the principle of development.	

Availability	Is the site available?
The site is allocated in the Lewes NDP and is understood to be available.	
	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to flood mitigation and improved access.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

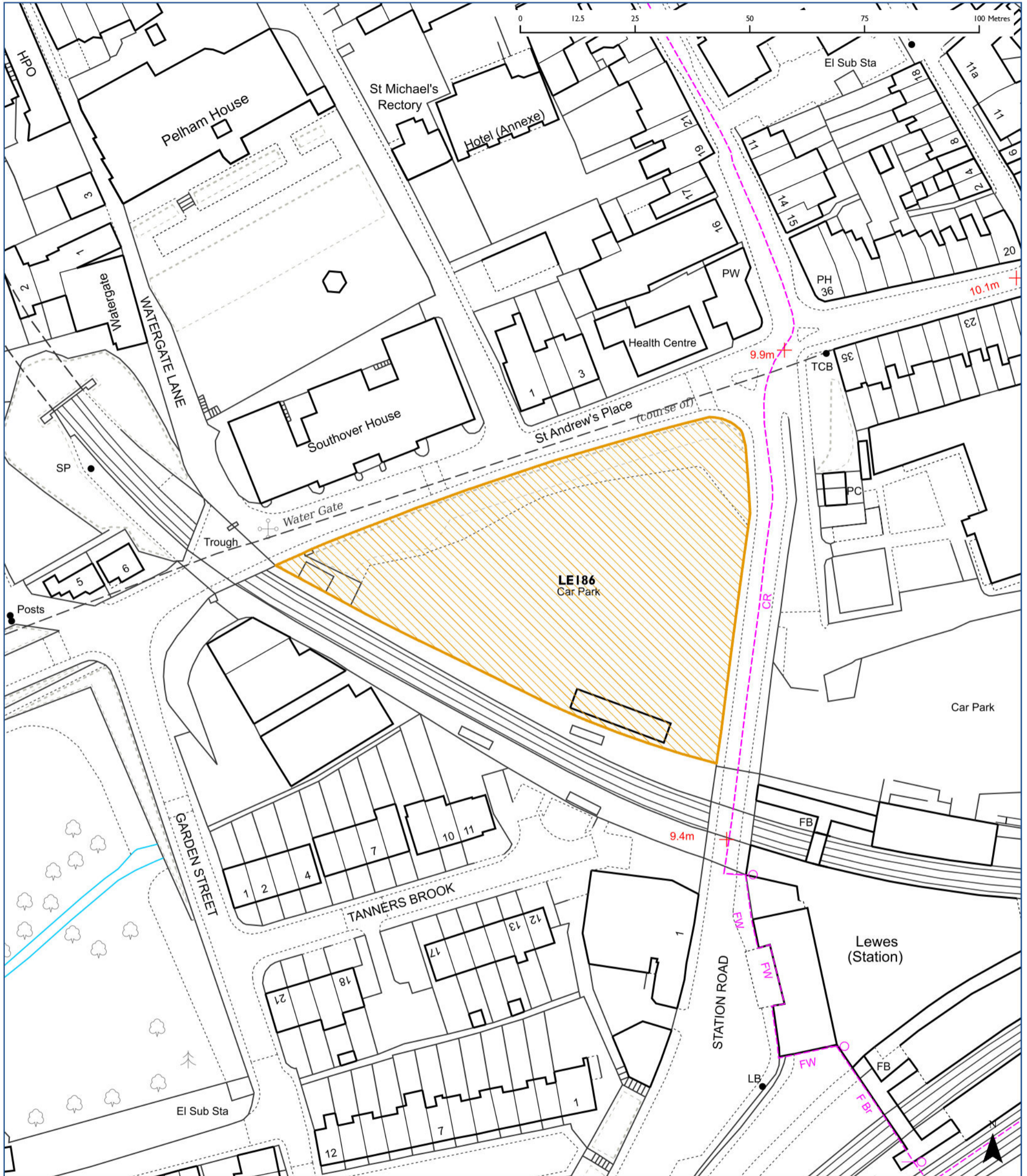
Site Area (ha)	Estimated Yield
0.42	20 dwellings

0-5 years	6-10 years	11-15 years
	X	

Land Availability Assessment 2025

'Has Potential' Site

LE186



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: LE191	Site Name: Malling Brooks
Settlement	Lewes
Parish	Lewes
Ward	Lewes Bridge
District	Lewes
County	East Sussex
Current Use	Cleared Woodland and Employment
Proposed Use	Employment
Recent Source	2019 South Downs Local Plan

Landscape Assessment	Is the site suitable?
The site formerly had the character of “brooks” – i.e., pastureland drained by numerous ditches – which had become overgrown by mature trees before being cleared in recent years. The site is visible in views from the hills surrounding Lewes. Due to its former wetland nature, the site is identified as having a high potential for wetland archaeology, including prehistoric organic remains.	
Suitability	Yes
The site has been subject to various planning permissions. The majority of the site was previously allocated for employment in the former Lewes Local Plan and the whole site is allocated in the adopted South Downs Local Plan under Policy SD77. The site is within Flood Zones 2 and 3 but is defended by the flood defences protecting the wider Brooks Road area.	

Availability	Is the site available?
The site is understood to be available for development.	
	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable, subject to flood mitigation measures.	
	Yes

Assessment Recommendation	Has Potential
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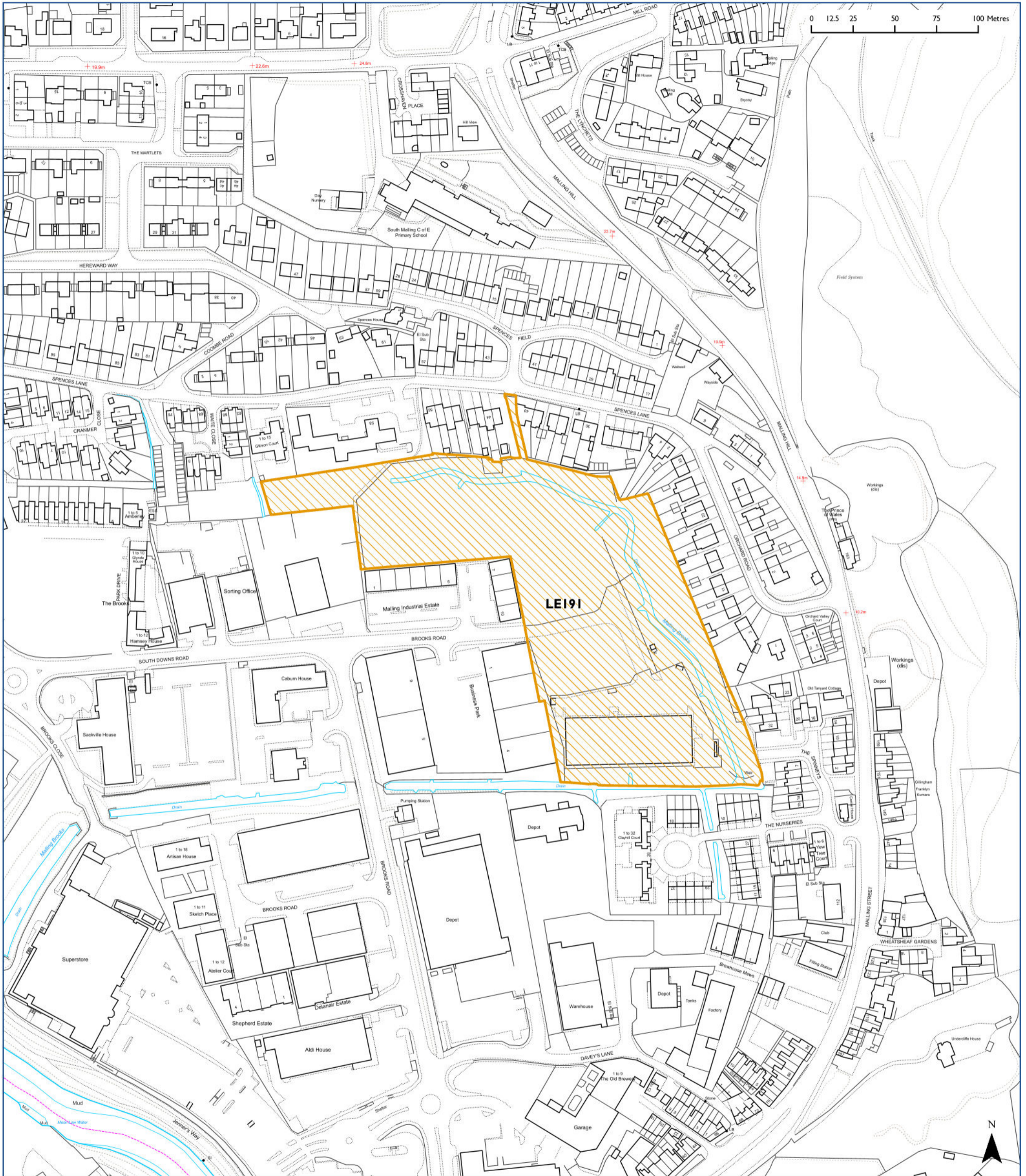
Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
2.67	7040sqm employment floorspace		X	

Land Availability Assessment 2025

'Has Potential' Site

LE191



 Has Potential

South Downs Land Availability Assessment Site Assessment Proforma

REF: WE013	Site Name: Kings Ride
Settlement	Alfriston
Parish	Alfriston
Ward	South Downs
District	Wealden
County	East Sussex
Current Use	Agricultural Buildings
Proposed Use	Residential
Recent Source	2022 Call for Sites

Landscape Assessment	Is the site suitable?
The site was previously assessed as having a medium landscape sensitivity due to its prominent and highly visible location on the upper valley sides of the Cuckmere Valley, as well as being alongside the South Downs Way (SDW). The topography and elevation of the site means that it is particularly visually sensitive from outside the settlement. The existing redundant agricultural buildings do not positively contribute to landscape character.	
Suitability	Yes
The site is allocated in the adopted South Downs Local Plan under Policy SD59. The site is considered suitable for small-scale development and would naturally round-off the built-up area. In February 2024, the South Downs Planning Committee resolved to grant planning permission (ref. SDNP/23/03986/FUL) for the demolition and re-use of existing buildings to provide 7 dwellings with associated parking and landscaping.	

Availability	Is the site available?
The site is available for development as confirmed by planning application ref. SDNP/23/03986/FUL.	Yes

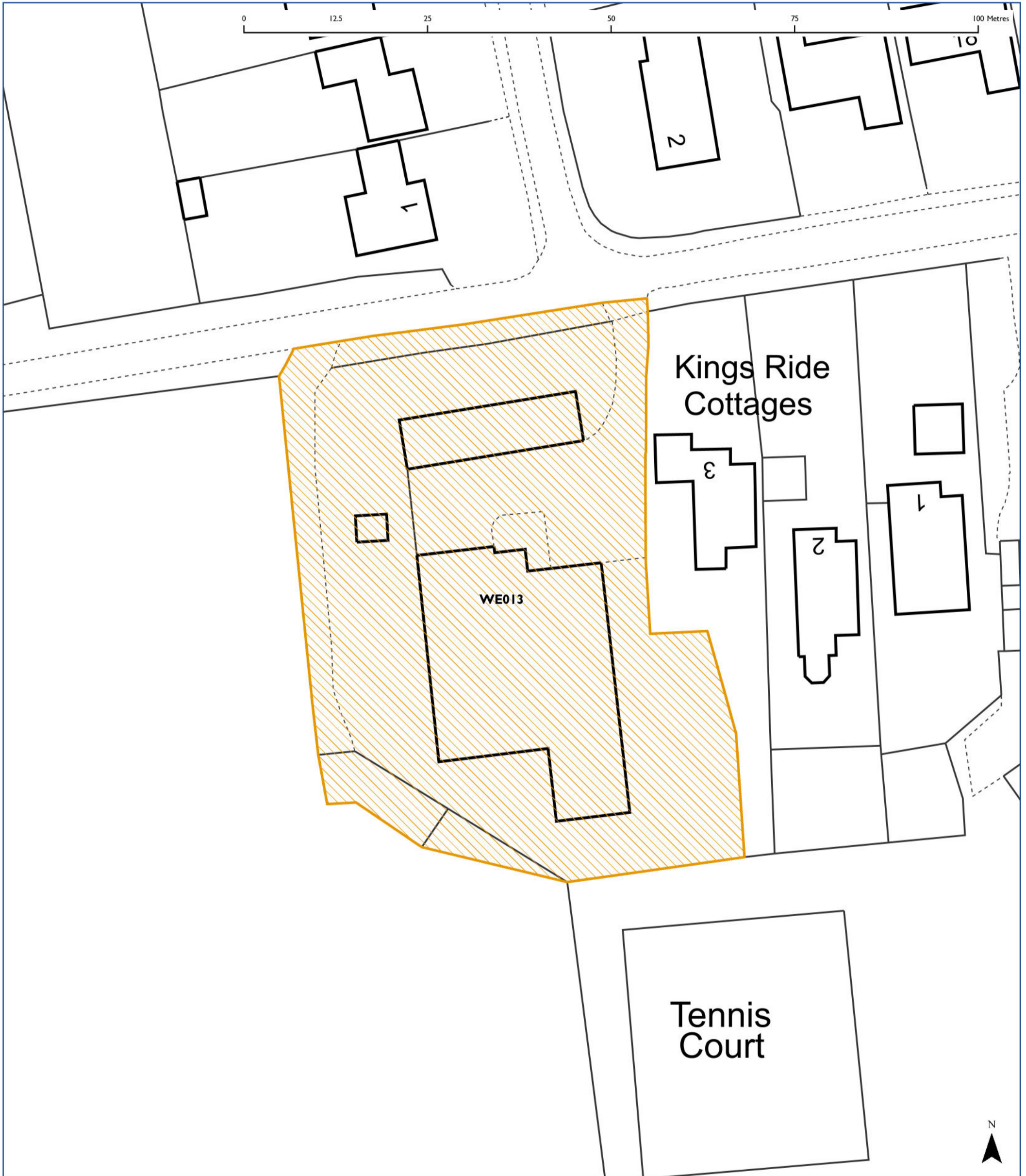
Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield
0.38	7 dwellings

0-5 years	6-10 years	11-15 years
X		



 Has Potential



South Downs Land Availability Assessment Site Assessment Proforma

REF: WE014	Site Name: Alfriston Court
Settlement	Alfriston
Parish	Alfriston
Ward	South Downs
District	Wealden
County	East Sussex
Current Use	Care Home
Proposed Use	Care Home Extension
Recent Source	2025 Regulation 18 consultation

Landscape Assessment	Is the site suitable?
The site has a high landscape sensitivity due to its prominent and visible position on the valley side of the River Cuckmere. The site is adjacent to the historic core of the village, heritage assets, and priority habitat associated with the river.	
Suitability	Yes
The site has archaeological potential and is within the 260-300m buffer of a high-pressure gas pipeline. The site is considered to be suitable for an extension of the existing care use subject to a sensitive design and layout which is informed by adjacent heritage assets, arboriculture, and local and wider views. Development should be limited to the western area close to existing built development, while the eastern area has an open character which should remain undeveloped. The site is considered to be suitable for a 20 bed care home extension which is the equivalent of 10 C3 residential units.	

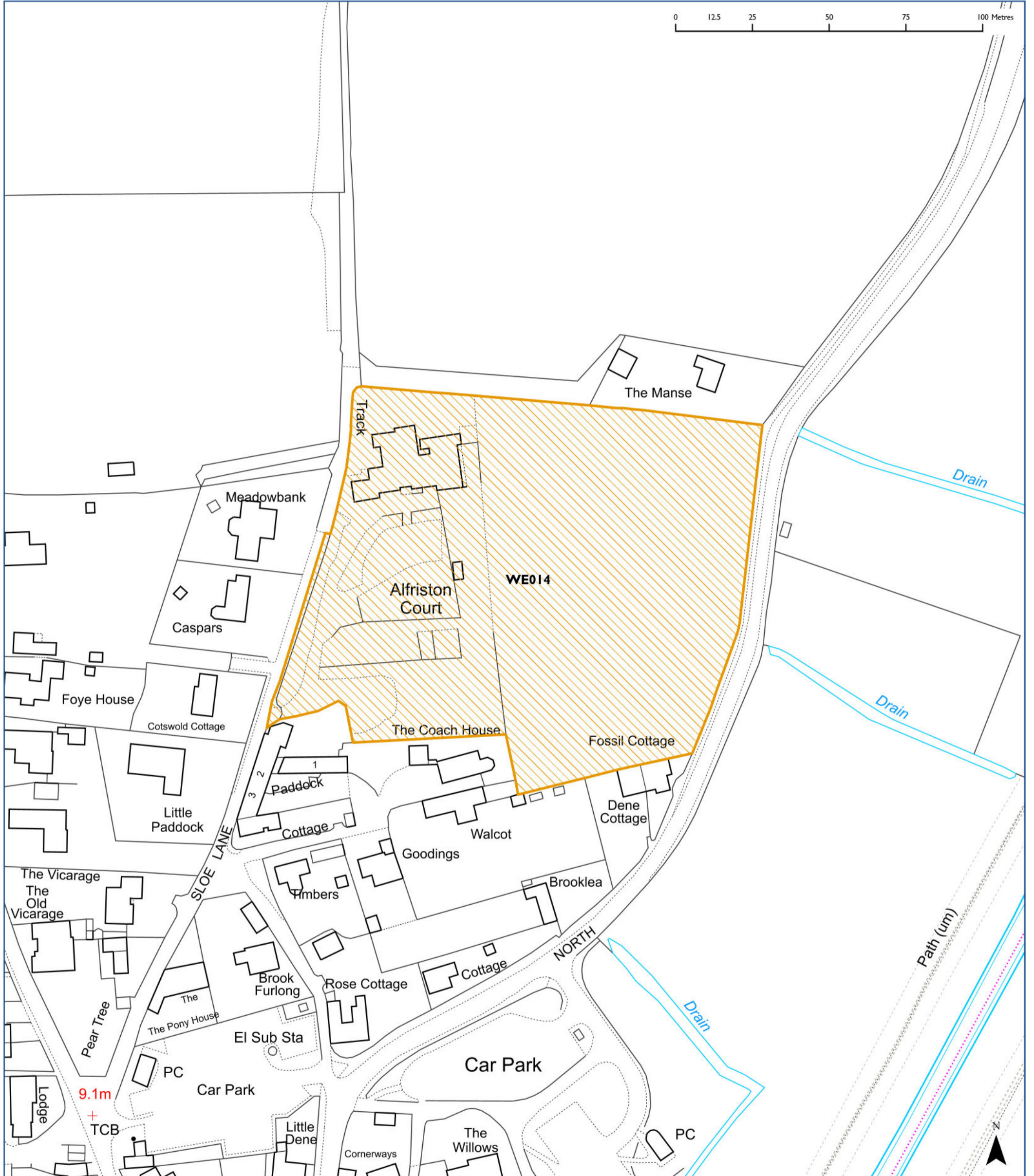
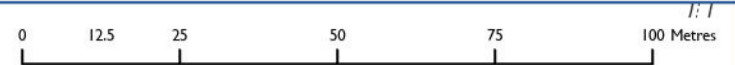
Availability	Is the site available?
The site was promoted during the 2025 Regulation 18 public consultation and is available for development.	
	Yes

Achievability	Is the site achievable?
There is no reason to indicate why development on the site is not achievable. The access (via a narrow lane) should not preclude development given the existing use.	
	Yes

Assessment Recommendation	Has Potential
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Reason for Rejection
Not applicable.

Site Area (ha)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.55	20 bed care home extension	X		



 Has Potential