

Appendix D(viii)

Site Assessments by Area

Lewes

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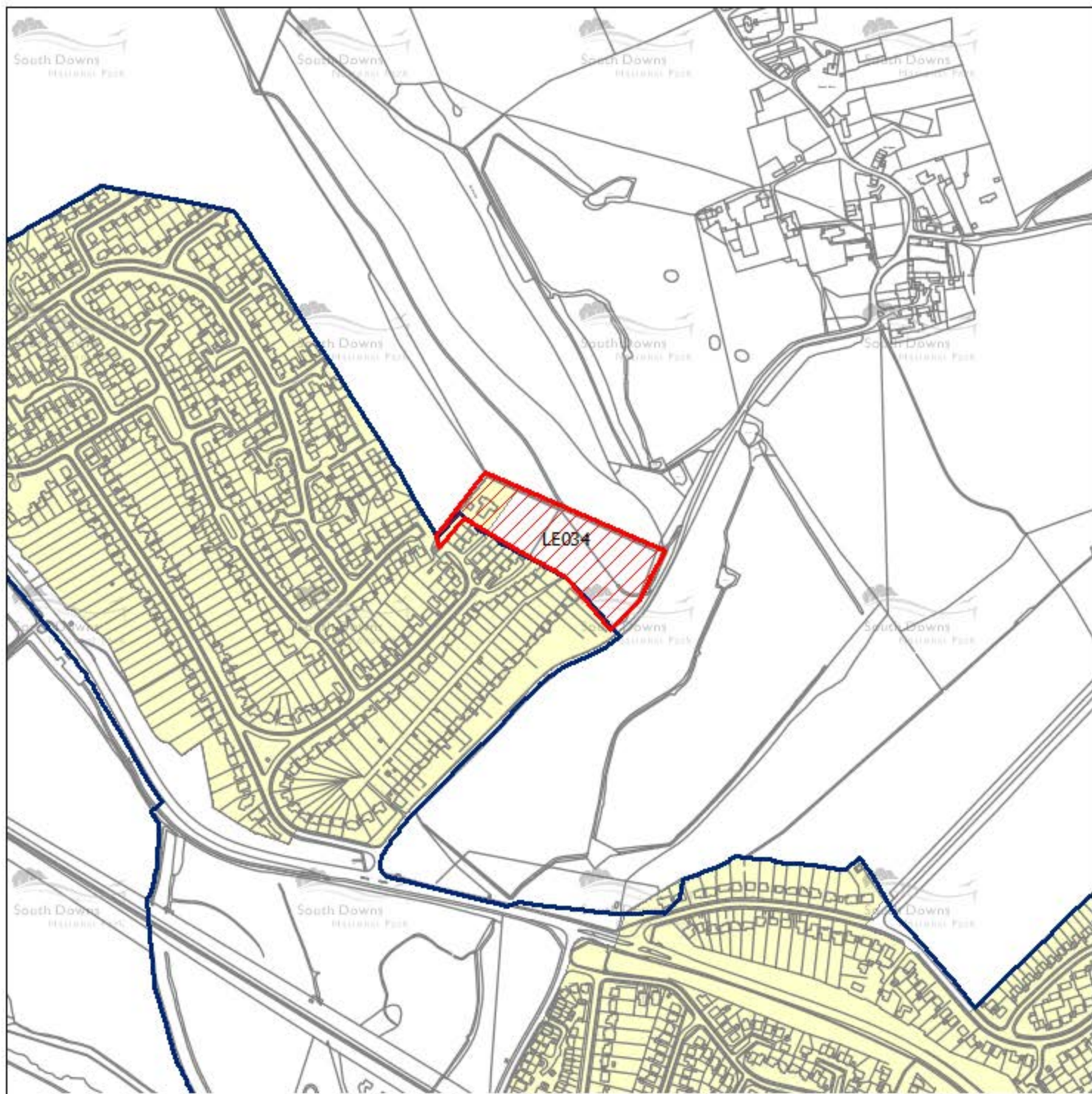
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Site Assessments by Settlement




Bishopstone/Rookery Hill

Settlement Map

Bishopstone and Rookery Hill



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
Settlement Bishopstone/Rookery Hill									
LE034	76 Rookery Way	Bishopstone/Rookery Hill	Seaford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Bishopstone/Rookery Hill									
LE034	76 Rookery Way	Medium/High Sensitivity Edge of settlement expansion area, already detrimental to landscape character, edge of downland and wide open location makes site visually sensitive.	There is a public right of way running through the site. The site is in close proximity to a Local Wildlife Site. Due to the conclusions of the landscape assessment the site is not considered suitable.	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.

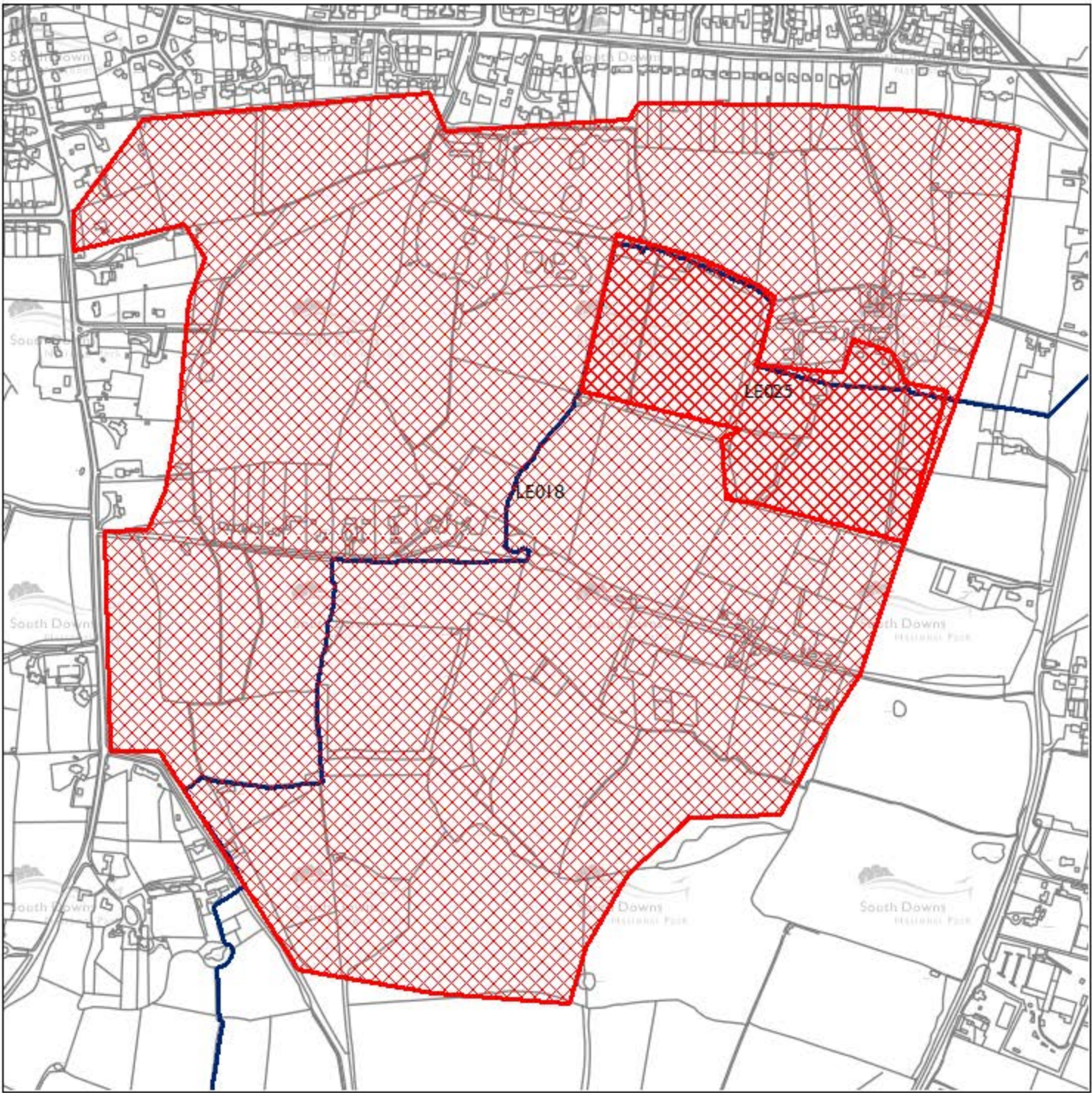
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Site Assessments by Settlement


Burgess Hill


Settlement Map

Burgess Hill



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Burgess Hill									
LE018	Land to south of Folders Lane,	Burgess Hill	Ditchling	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE025	Land lying off Fragbarrow Lane	Burgess Hill	Ditchling	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					0	0	0	0	

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Site Assessments by Settlement




Cooksbridge

Settlement Map

Cooksbridge



Key

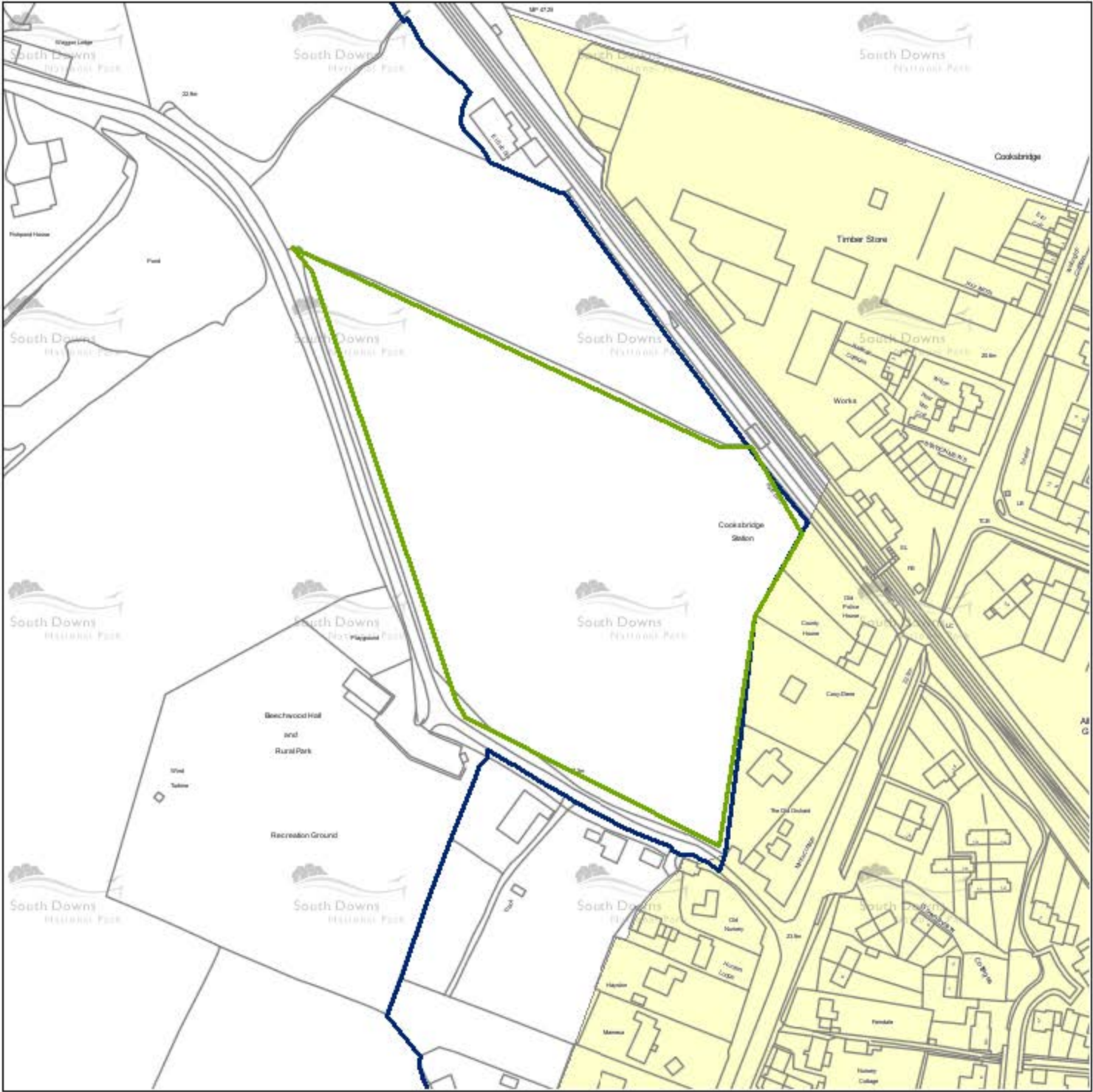
- | | |
|---|---|
| Recommendation |  South Downs National Park Boundary (where applicable) |
|  Has Potential (Deliverable or Developable) |  Settlement Boundary |

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Cooksbridge									
LE090	Land at Beechwood Lane	Cooksbridge	Hamsey	Has Potential (Deliverable)	23	23	0	0	Not Applicable.
Total by Settlement					23	23	0	0	

LE090

Land at Beechwood Lane

Cooksbridge



Key

Recommendation		South Downs National Park Boundary (where applicable)
Has Potential (Deliverable)		Settlement Boundary

Site Reference
LE090

Area
Lewes

Site Address	Settlement
Land at Beechwood Lane	Cooksbridge
	Parish
	Hamsey

Source	Current Use
Previously assessed by Borough/District Council	Grazing

Summary of Landscape Assessment

Summary of Suitability	Is the site suitable?
The eastern part of the site is considered suitable for housing. There are mature trees on the eastern boundary, including one with a Tree Preservation Order. There is unknown archaeological potential and the site will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and it has previously been indicated the site would be available within the next five years.	Yes

Summary of Achievability	Is development on the site achievable?
A safe and appropriate access would need to be achieved. However, there is no reasons to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
---------------------------	-----------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.5	15	23	23	0	0

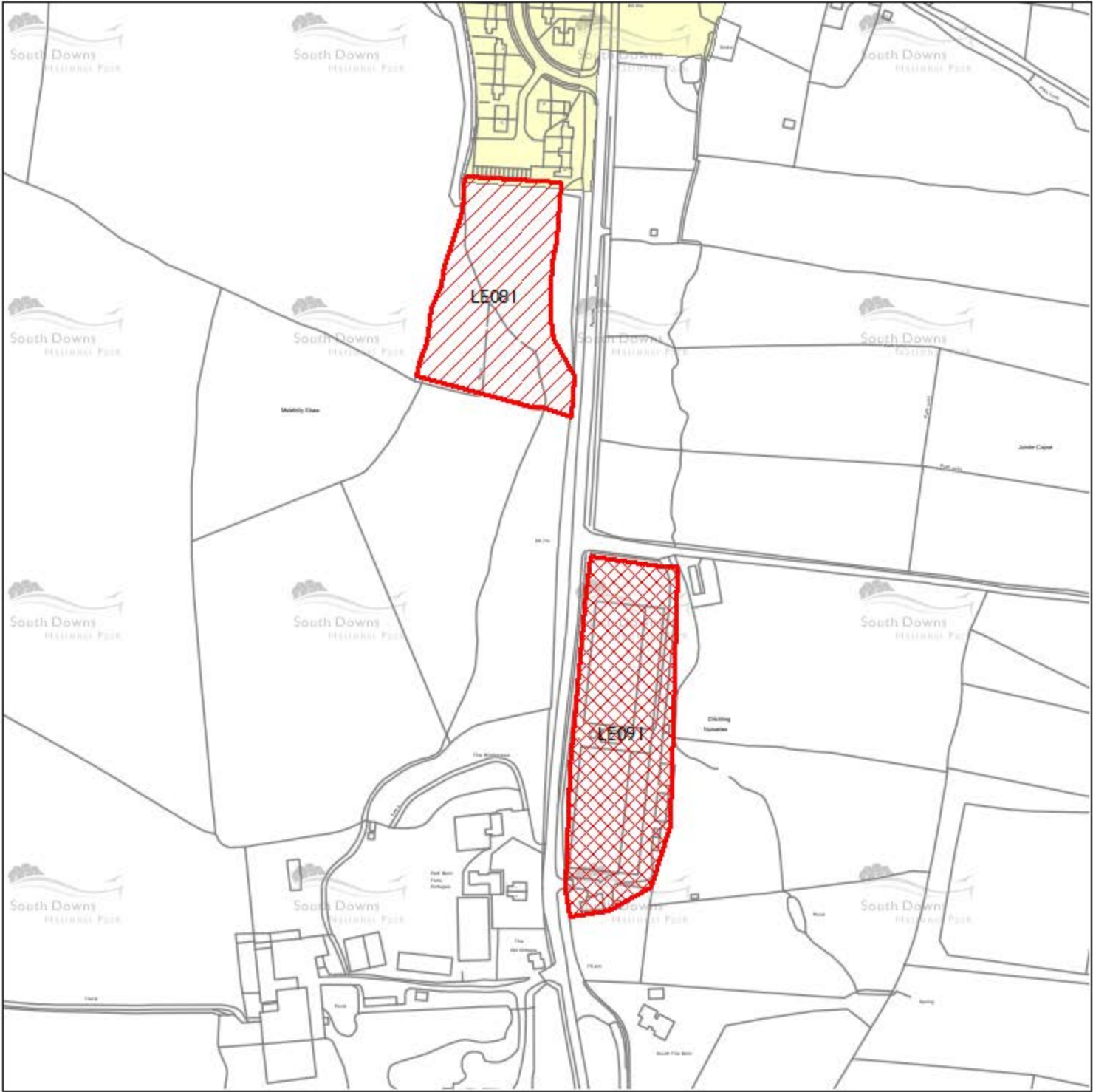
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Site Assessments by Settlement





Ditchling

Settlement Map

Ditchling South

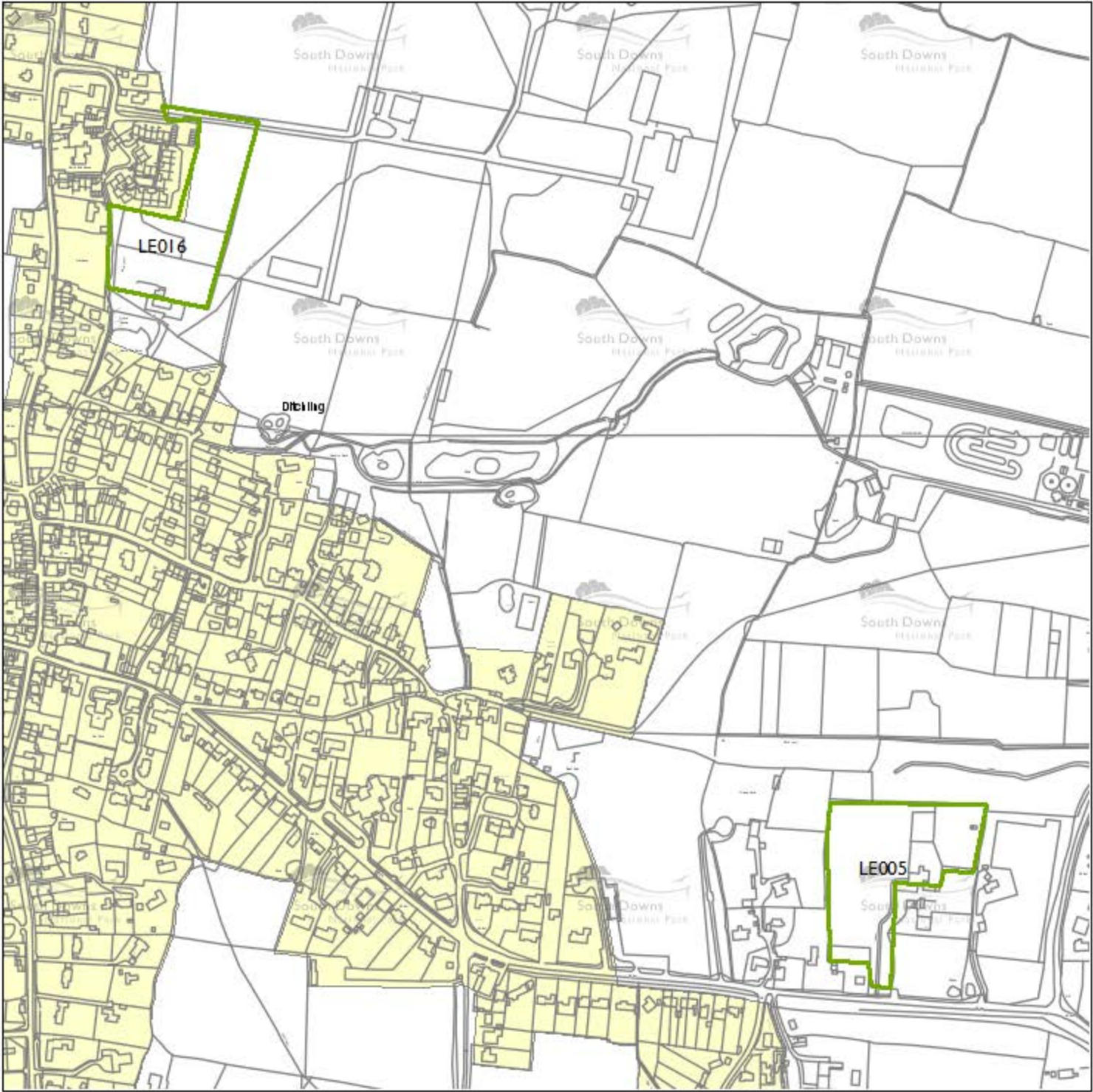


Key




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

Settlement Map

Ditchling North

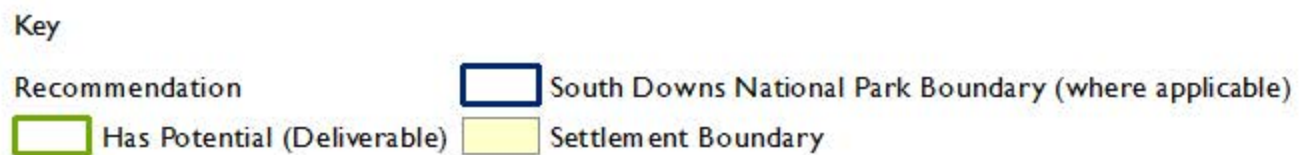


Key

- | | |
|---|---|
| Recommendation |  South Downs National Park Boundary (where applicable) |
|  Has Potential (Deliverable or Developable) |  Settlement Boundary |

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Ditchling									
LE005	103a Lewes Road,	Ditchling	Ditchling	Has Potential (Deliverable)	10	10	0	0	Not Applicable.
LE016	Land at North End,	Ditchling	Ditchling	Has Potential (Developable)	30	0	30	0	Not Applicable.
LE081	Land adjoining Park Barn Farm, Beacon Road	Ditchling	Ditchling	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE091	Ditchling Nurseries, Beacon Road	Ditchling	Ditchling	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					40	10	30	0	

103a Lewes Road,
Ditchling



Site Reference
LE005

Area
Lewes

Site Address	Settlement
103a Lewes Road,	Ditchling
	Parish
	Ditchling

Source	Current Use
Previously assessed by Borough/District Council	Agricultural

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>Medium sensitivity for lower section closest to Lewes Road, Higher sensitivity towards the north section of the field due to visibility from the scarp. Local visual sensitivity is limited. Relatively recent landscape and settlement pattern. Limited impact on public right of way.</p>

Summary of Suitability	Is the site suitable?
The southern part of site would be suitable for development. The site is within 250m of an Historic Landfill Site.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

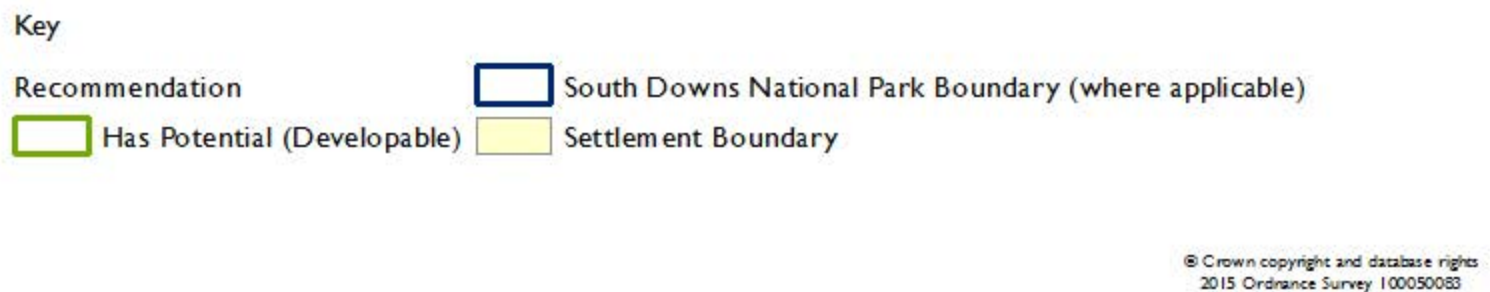
Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why some development on the site could not be achieved although there is limited opportunity to widen the existing access.	Yes

Assessment Recommendation	Has Potential (Deliverable)
---------------------------	-----------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.7	6	10	10	0	0

Land at North End,
Ditchling



Site Reference
LE016

Area
Lewes

Site Address	Settlement
Land at North End,	Ditchling
	Parish
	Ditchling

Source	Current Use
Previously assessed by Borough/District Council	Agricultural/Grazing

Summary of Landscape Assessment
<p>Medium/High Sensitivity</p> <p>Site is related to historic core of village in a prominent location. Access is not clear either as shared (tree removal) or new access off north end, both options would be potentially detrimental to landscape / townscape character and residential amenity.</p>

Summary of Suitability	Is the site suitable?
The site is adjacent to Conservation Area and in close proximity to a grade II listed building. There is a Tree Preservation Order area adjacent to the western boundary and a wooded area in centre of site. The southern part of the site is considered suitable, subject to an appropriate access being achieved from the south.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
Access would require partial removal of wooded area with potential impacts on landscape/ townscape and residential amenity. Suitable access would need to be established if the site is to be considered further for housing.	Yes

Assessment Recommendation	Has Potential (Developable)
---------------------------	-----------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.5	20	30	0	30	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Ditchling									
LE081	Land adjoining Park Barn Farm, Beacon Road	High Sensitivity High sensitivity due to intervisibility with the scarp slope, proximity to Beacon Road, Sussex border path and remote from settlement pattern	The site is bordered by deciduous woodland with ancient woodland located in close proximity. There is a public right of way running along the southern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment.	No	The site is considered to be available for development.	Yes	There are electricity distribution wires running across the site. A safe and appropriate access would need to be achieved	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

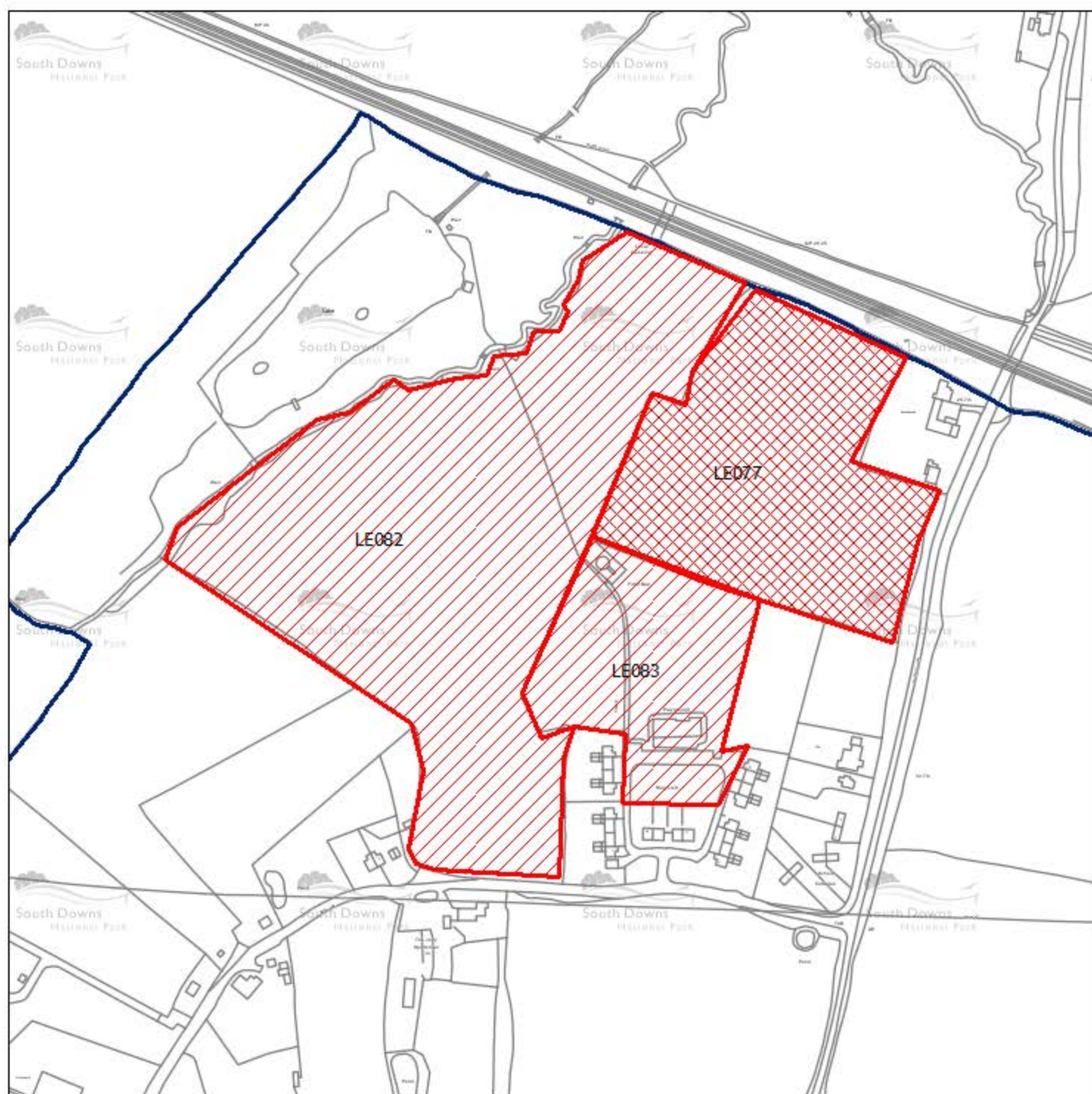
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Site Assessments by Settlement

East Chiltington

Settlement Map


East Chiltington



Key

Recommendation  South Downs National Park Boundary (where applicable)

 Rejected

 Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement East Chiltington									
LE077	Land between East Plumpton and South Chailey (part)	East Chiltington	East Chiltington	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE082	North of existing Hollycroft	East Chiltington	East Chiltington	Rejected	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE083	Hollycroft, Chapel Lane	East Chiltington	East Chiltington	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement East Chiltington									
LE082	North of existing Hollycroft	Medium Sensitivity Medium sensitivity to limited development in the southern part of the site where the open spaces relate well to the existing residential properties and development could be designed to seamlessly fit with the existing layout. The northern part of the site is more sensitive owing to its size and scale being inconsistent with the size of the settlement which would have a detrimental impact on landscape character.	The site is in a relatively isolated location adjacent to a small rural settlement. There is a public right of way running across the site. The northern part of the site is within flood zone 2 and flood zone 3 (along the north western boundary).	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	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE083	Hollycroft, Chapel Lane	Medium sensitivity for site area that is contained within the Hollycroft circular road. Medium high sensitivity for remainder of site given community value and poor relationship with settlement pattern.	The site is in a relatively isolated location adjacent to a small rural settlement. There is unknown archaeological potential and the site will require a pre-application assessment.	No	The site is currently in use for recreational purposes. Availability would be subject to alternative recreation space being available/provided.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.

Appendix D(viii) - Lewes

Site Assessments by Settlement




Falmer

Settlement Map

Falmer



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Falmer									
LE006	Land adjacent to University of Sussex	Falmer	Falmer	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE009	Land at Ridge Road	Falmer	Falmer	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE013	South of Mill Street	Falmer	Falmer	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Falmer									
LE013	South of Mill Street□	High Sensitivity The site is within the Conservation area of Falmer & requires Historic Building Advice . In landscape terms the boundary features of the curtilage to Falmer are important to local distinctiveness and the site would be regarded as having high sensitivity as a result.	The site is a prominent green space within conservation area and is within the curtilage of a grade II listed building. Access could not be achieved without the removal of an historic boundary feature.	No	The site is considered to be available for development.	Yes	Development on the site is not currently considered to be achievable.	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.

Appendix D(viii) - Lewes

Site Assessments by Settlement



Firle

Settlement Map

Firle



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<div> <div>Settlement</div> <div>Firle</div> </div>									
LE001	Bostal Road, Firle	Firle	Firle	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					0	0	0	0	

Appendix D(viii) - Lewes

Site Assessments by Settlement



Glynde

Settlement Map

Glyde



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
<div> Settlement Glynde </div>									
LE071	Disused buildings opposite Glynde Place	Glynde	Glynde	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
Total by Settlement					0	0	0	0	

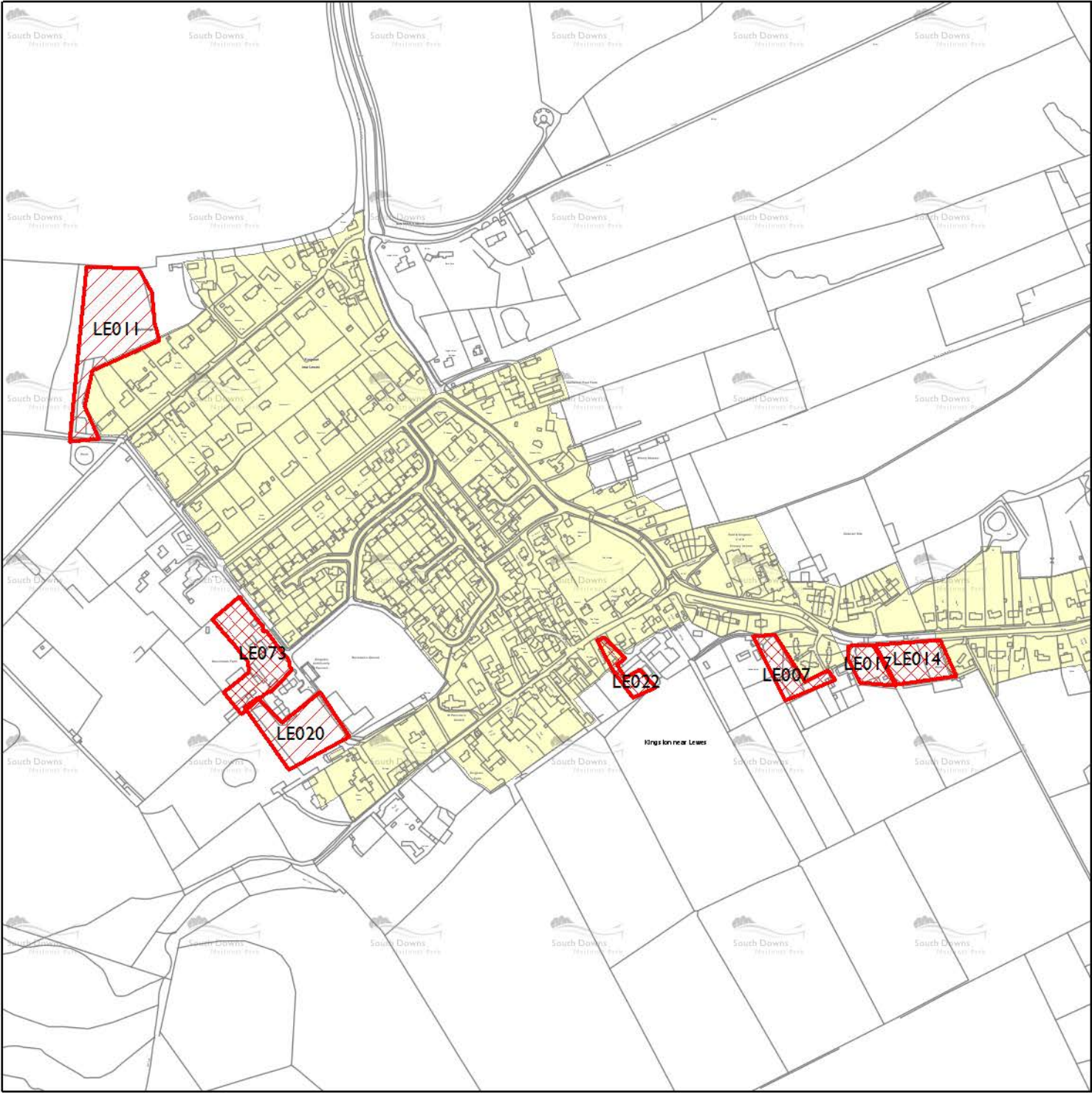
Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Glynde									
LE071	Disused buildings opposite Glynde Place	High Sensitivity High sensitivity due to the setting of the listed building and the potential for exposure to views from Mount Caburn. Development of the PDL (only) advisable and even this has significant potential for harm if poorly designed.	The site is within the conservation area and in close proximity to a number of listed buildings (including grade I and Grade II*). The site is in close proximity to a registered park and garden. Only the previously developed area of the site would be suitable for redevelopment and this would not yield a minimum of five units.	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	The site is not considered suitable to yield 5 or more additional homes.

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Site Assessments by Settlement

Kingston

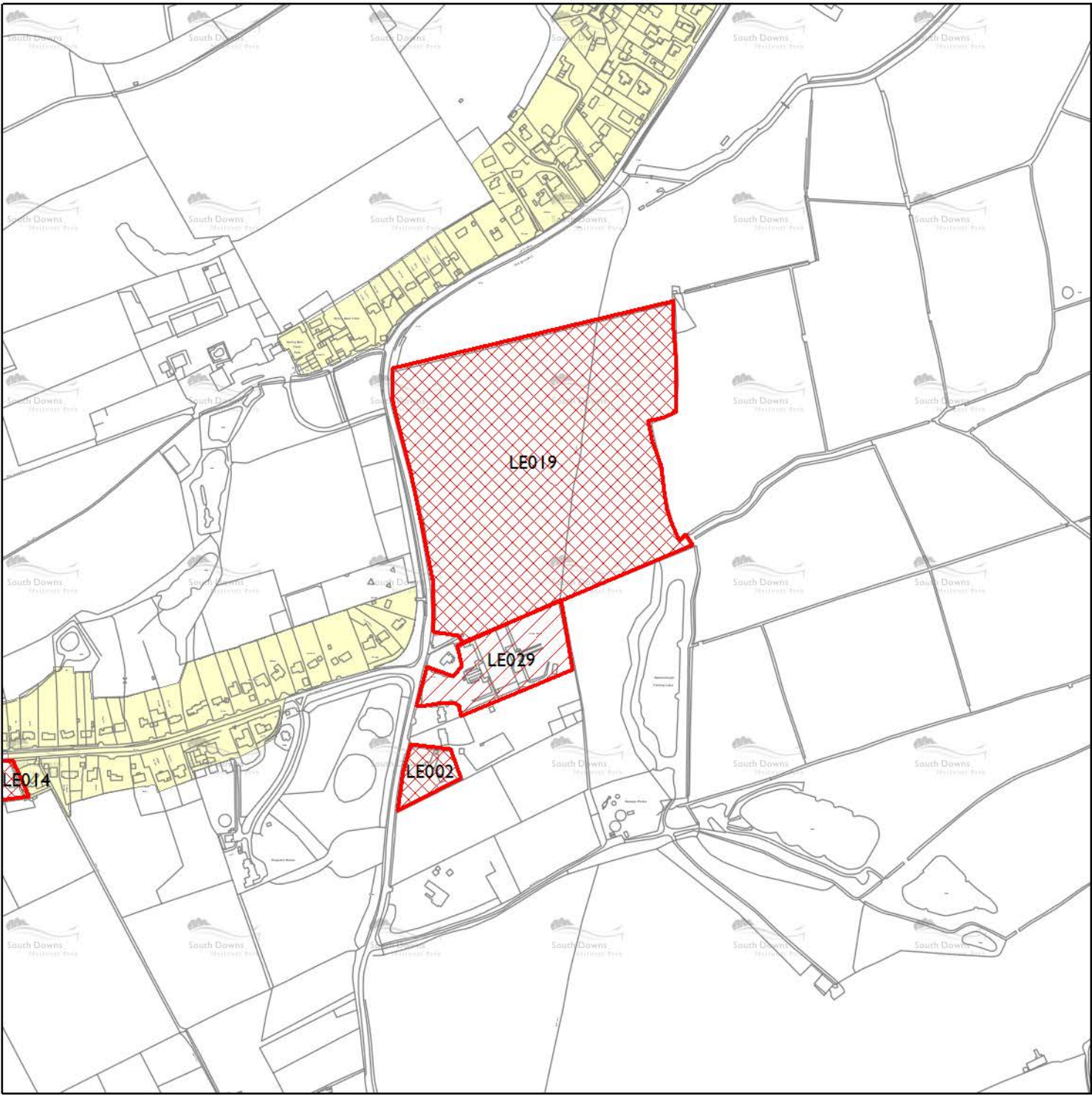
Settlement Map
Kingston (West)







Key

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

Settlement Map
Kingston (East)



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Kingston									
LE002	Land at Brookside	Kingston	Kingston-near-Lewes	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE007	Holdings Farm, The Street	Kingston	Kingston-near-Lewes	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
LE011	Land west of north Kingston Ridge	Kingston	Kingston-near-Lewes	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE014	Land to the South of Wellgreen Lane	Kingston	Kingston-near-Lewes	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
LE017	Land Adjoining Wellgreen lane	Kingston	Kingston-near-Lewes	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
LE019	Star Field	Kingston	Kingston-near-Lewes	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
LE020	Land on Church Lane	Kingston	Kingston-near-Lewes	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to be achievable.
LE022	Rear of Hay Barn, Holdings Farm, The Street	Kingston	Kingston-near-Lewes	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
LE029	Lewes garden centre	Kingston	Kingston-near-Lewes	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE073	Land at Saxondown Farm, Church Lane	Kingston	Kingston-near-Lewes	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under a different element of supply. The remained of the site is not considered suitable to yield 5 or more homes.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Kingston									
LE011	Land west of north □ Kingston Ridge	High Sensitivity The site has High Sensitivity due to its location on the edge of the settlement next to a major public right of way connective route. The public right of way would be significantly affected by the proposed access in terms of physical change in structure and character together with the impact of vehicular movements on users of the public right of way network and in views from land to the west, including the scarp slope.	There is a public right of way to the south of the site. There are protected trees on the eastern boundary. 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	Potentially achievable, however access to the site is along narrow lanes which would be unlikely to be considered suitable for higher volumes of traffic.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE020	Land on Church Lane	Medium/High Sensitivity The site is located on the edge of the settlement close to OAL along the scarp face to the west. Although contained within the settlement pattern the site is highly sensitive to change, particularly over-development which would appear inconsistent with the	The site is adjacent to the conservation area and listed buildings. Views across this site and trees on the site have identified as important in the Kingston Conservation Area Appraisal (2007). The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No	The site is considered to be available for development.	Yes	Access to the site is would require removal of a group of trees which have been identified as important in the Kingston Conservation Area Appraisal (2007).	No	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets. Development on the site is not currently considered to

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
LE020	Land on Church Lane	surrounding settlement pattern, cause impacts from highway requirements and impact on views from higher ground.		No		Yes		No	be achievable.
LE029	Lewes garden centre	Medium/High Sensitivity The site has Medium high sensitivity to development owing to the sensitive location on the valley side and the undeveloped nature of the Ouse Valley. Any development along Kingston Road has potential to intrude into the valley character. Horticultural use is consistent with rural countryside use.	Due to the conclusions of the landscape assessment, the site is not considered to be suitable. The site is within 250m of an Historic Landfill Site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	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	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

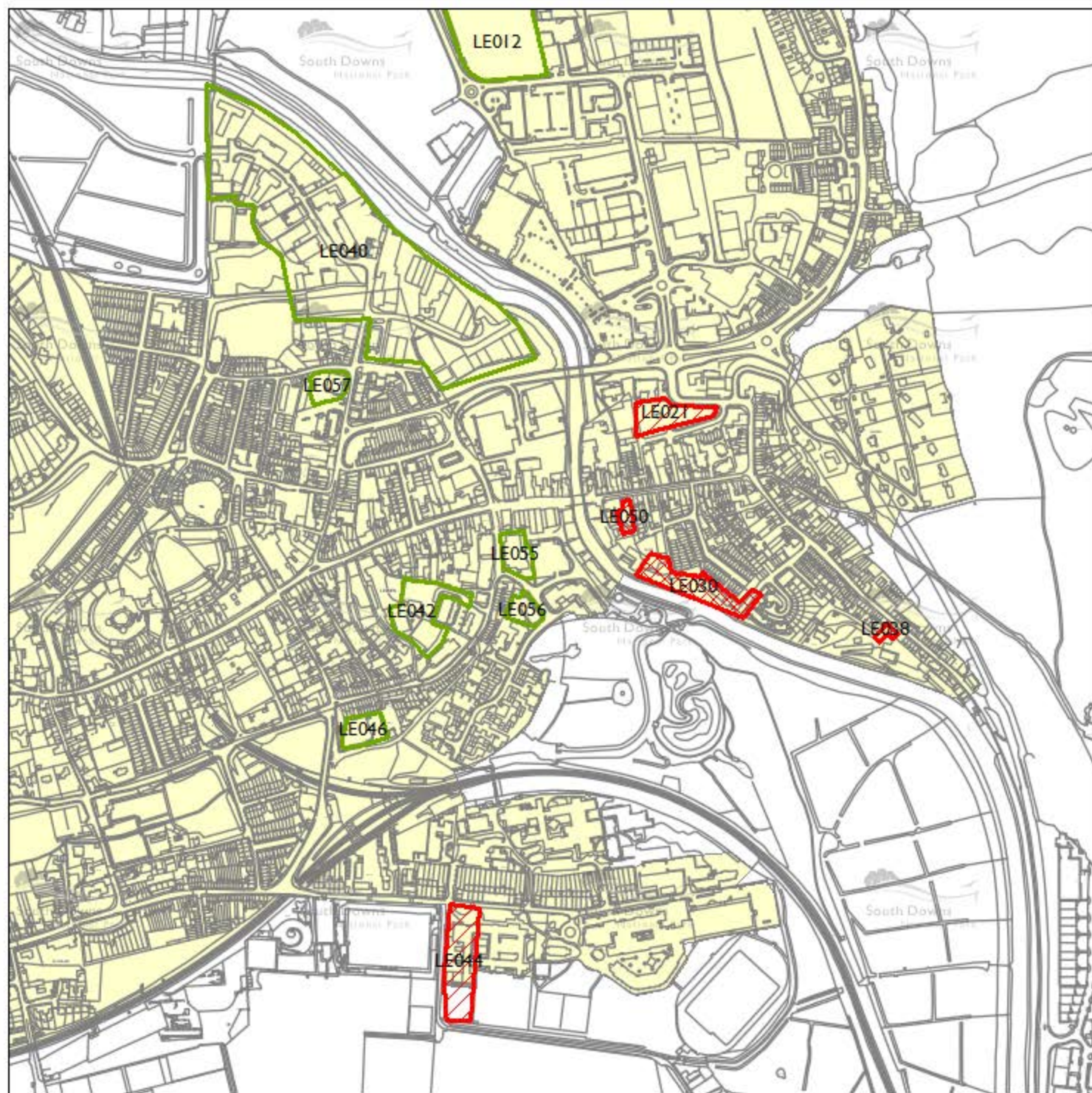
Appendix D(viii) - Lewes

Site Assessments by Settlement

Lewes

Settlement Map

Lewes



Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

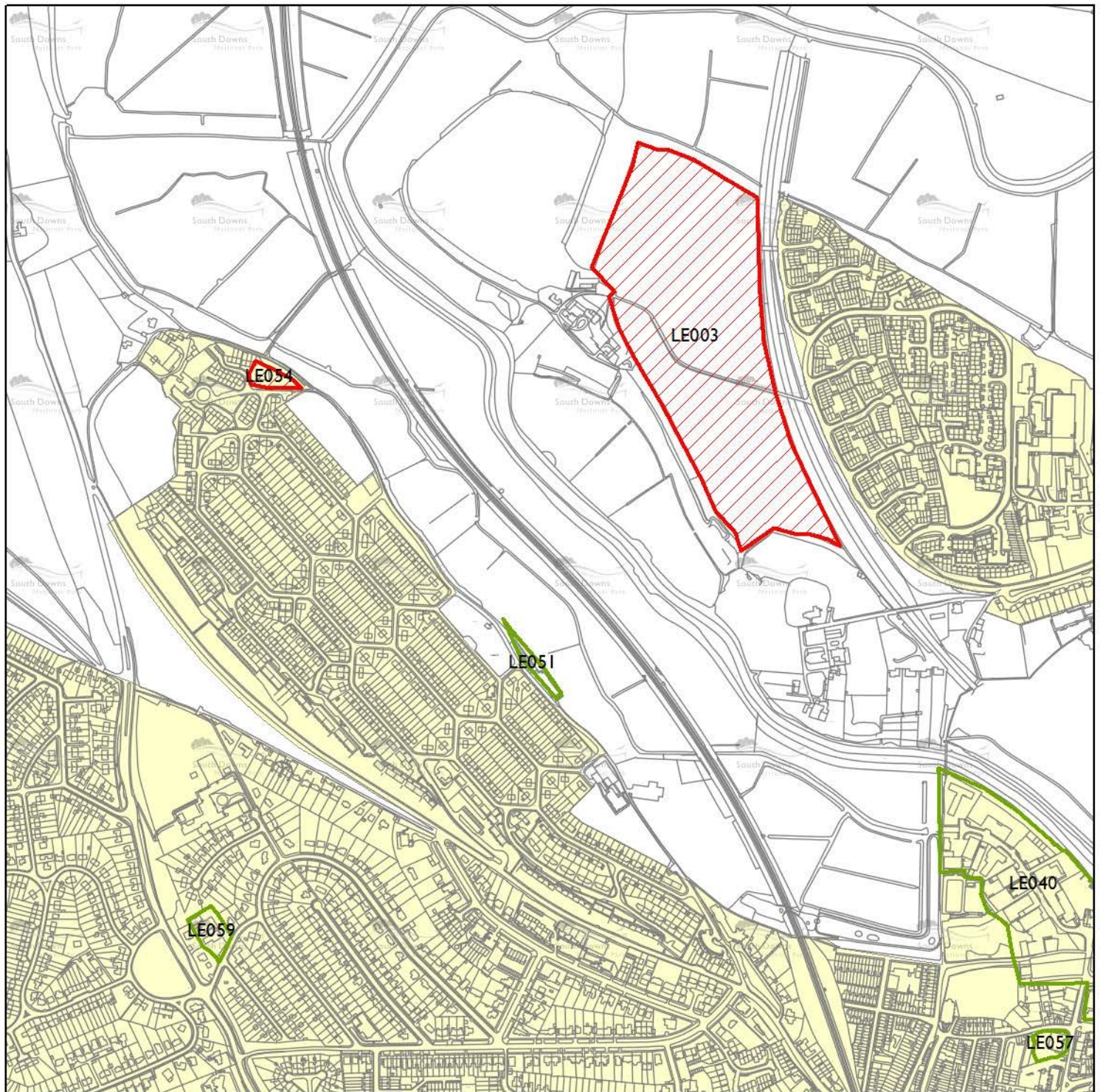
 Excluded

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Settlement Map

Lewes (North)



Key

Recommendation

 Has Potential (Deliverable or Developable)

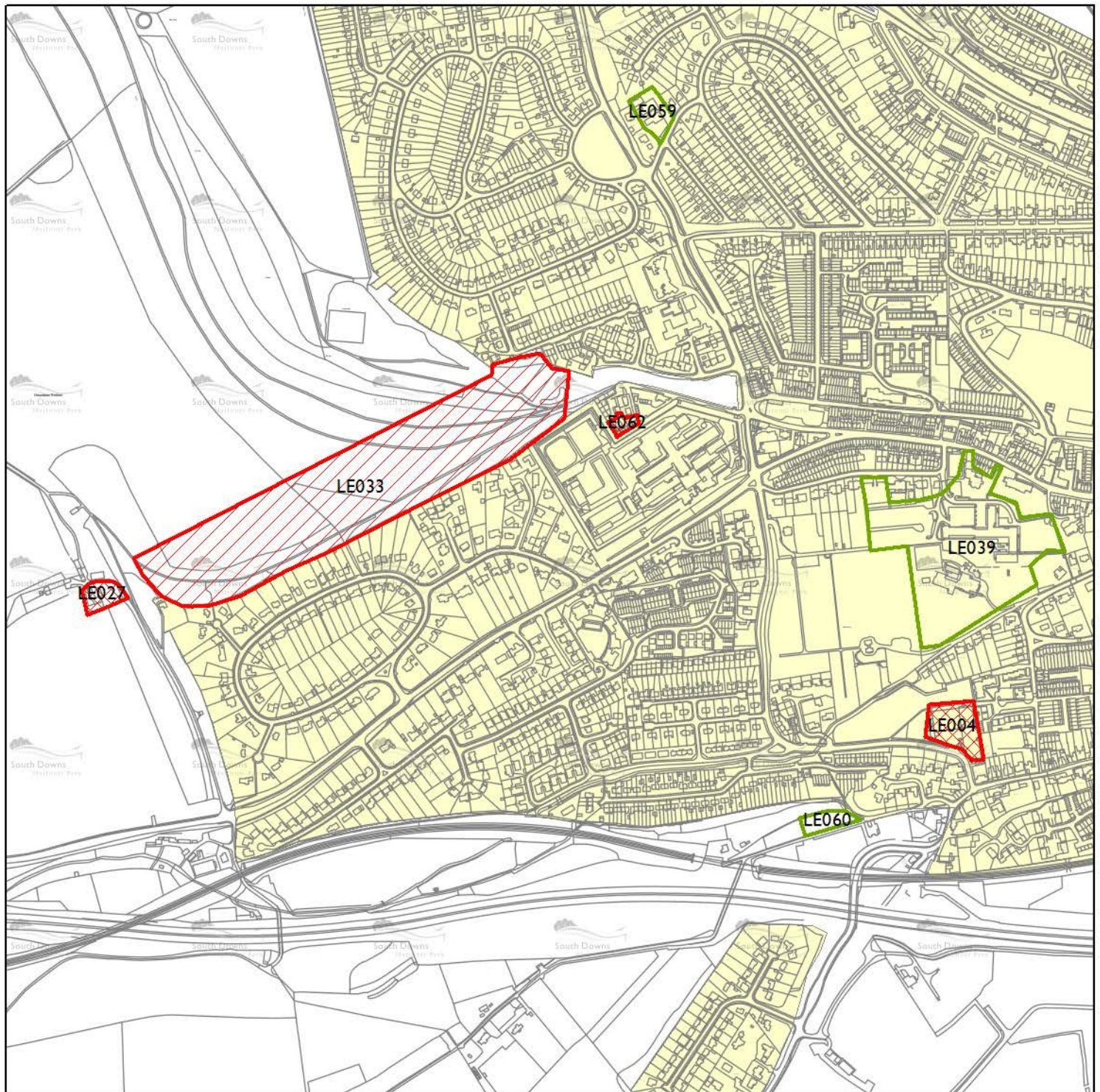
 Rejected

 South Downs National Park Boundary (where applicable)

 Settlement Boundary

Settlement Map

Lewes (West)



Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 South Downs National Park Boundary (where applicable)





 Settlement Boundary

Settlement Map

Lewes Southerham



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Lewes									
LE003	Old Malling Farm	Lewes	Lewes Town	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
LE004	Former Roche site, Bell Lane	Lewes	Lewes Town	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under a different element of supply.
LE010	Southerham Pit,	Lewes	Glynde	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement. The site is located wholly with a Site Special Scientific Interest.
LE012	Land at South Downs Road	Lewes	Lewes Town	Has Potential (Deliverable)	53	53	0	0	Not Applicable.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
LE021	Phoenix Car Park, Harveys Way	Lewes	Lewes Town	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
LE027	Houndean Farm	Lewes	Lewes Town	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE030	Riverside - Cliffe	Lewes	Lewes Town	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site which is listed in Appendix B and the dwellings are counted under a different element of supply.
LE033	West of Winterbourne Hollow, west of the Gallops	Lewes	Lewes Town	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE035	Former Southern Water Works site, Ham Lane	Lewes	Lewes Town	Rejected	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
LE038	Land at South Street	Lewes	Lewes Town	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
LE039	East Sussex County Council, County Hall, St. Anne's Crescent	Lewes	Lewes Town	Has Potential (Developable)	100	0	0	100	Not Applicable.
LE040	North Street	Lewes	Lewes Town	Has Potential (Deliverable)	390	206	184	0	Not Applicable.
LE042	Lewes House site, land between Walwers Lane and Church Twitten and the rear of the Library,	Lewes	Lewes Town	Has Potential (Deliverable)	25	25	0	0	Not Applicable.
LE044	West part of Southover Building, Sussex Downs College, Mountfield Road	Lewes	Lewes Town	Rejected	0	0	0	0	There is no evidence that the site is available or being actively promoted.
LE046	Pinwell Road	Lewes	Lewes Town	Has Potential (Developable)	17	0	17	0	Not Applicable.
LE047	Land to the west of Malling Down (A26)	Lewes	Ringmer	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
LE050	53 Cliffe High, Street Lewes	Lewes	Lewes Town	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site which is under construction.
LE051	Landport Club and Garages, Landport Road	Lewes	Lewes Town	Has Potential (Deliverable)	8	0	8	0	Not Applicable.
LE053	Mill Road/The Lynchets	Lewes	Lewes Town	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
LE054	Buckwell Court	Lewes	Lewes Town	Rejected	0	0	0	0	Impact on protected trees.
LE055	Magistrates Court, Friars Walk	Lewes	Lewes Town	Has Potential (Deliverable)	20	20	0	0	Not Applicable.
LE056	Magistrates Court car park, Court Road	Lewes	Lewes Town	Has Potential (Deliverable)	15	15	0	0	Not Applicable.
LE057	Land and building West of North Street.	Lewes	Lewes Town	Has Potential (Deliverable)	10	10	0	0	Not Applicable.
LE059	St Mary's Social Centre, Christie Road	Lewes	Lewes Town	Has Potential (Developable)	8	0	8	0	Not Applicable.

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
LE060	Juggs Road	Lewes	Lewes Town	Has Potential (Developable)	6	0	6	0	Not Applicable.
LE062	Heath Cottage stables, Spital Road	Lewes	Lewes Town	Excluded	0	0	0	0	As of 1st April 2014, there is an extant planning permission for residential development on the site. The site is not considered suitable to yield 5 or more additional homes.
LE068	Land at New Pit, Mill Lane	Lewes	Lewes Town	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more homes.
Total by Settlement					652	329	223	100	

LE012

Land at South Downs Road

Lewes



Key

Recommendation	South Downs National Park Boundary (where applicable)
Has Potential (Deliverable)	Settlement Boundary

Site Reference	Area
LE012	Lewes

Site Address	Settlement
Land at South Downs Road	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Overgrown scrubland north of South Downs Way, allocated for e

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within flood zone 2 and 3. The site is within 250m of an Historic Landfill Site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England). There is high archaeological potential and the site will require a pre-application assessment.	Yes

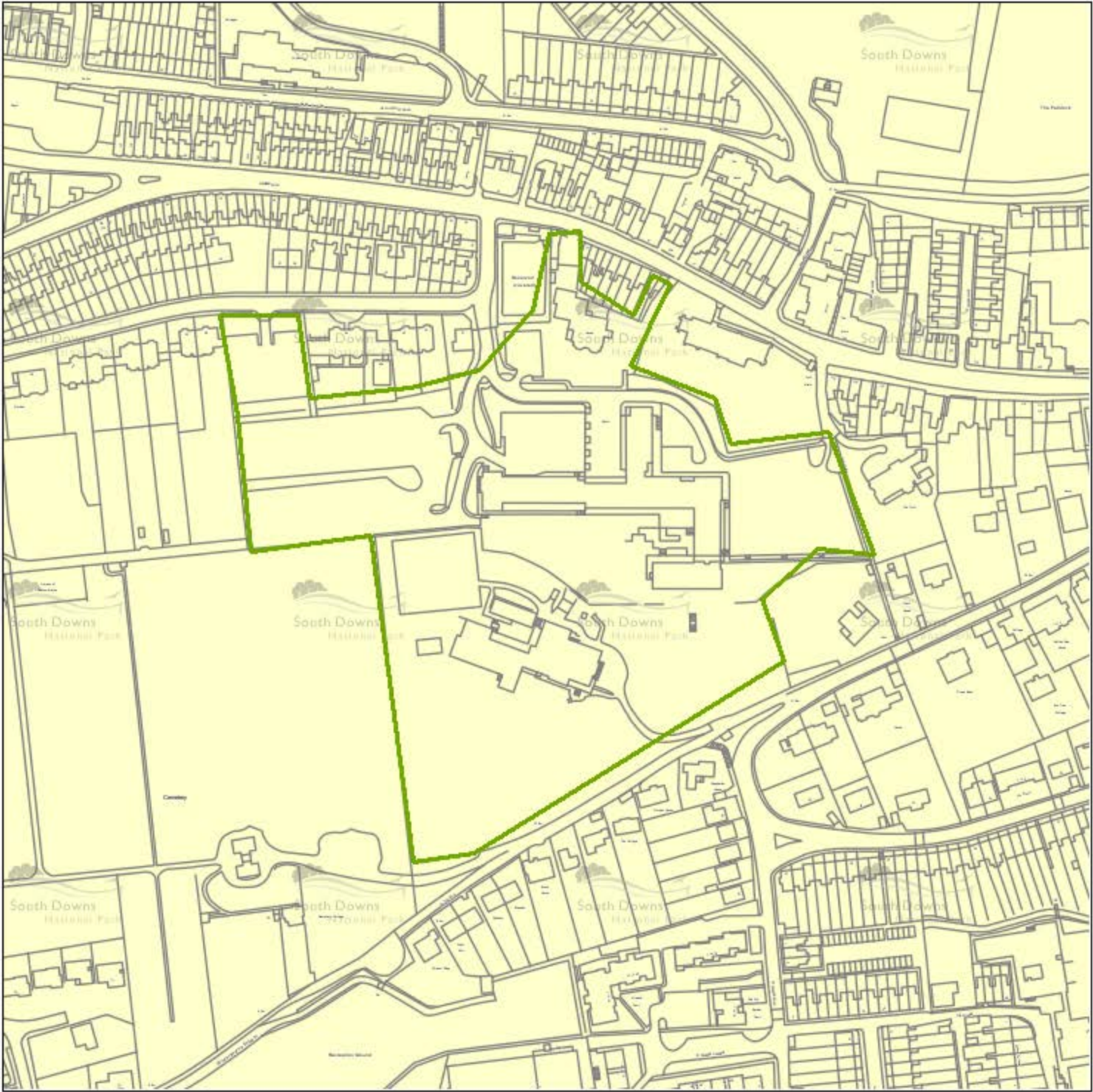
Summary of Availability	Is the site available?
The site is considered to be available for development and there has been recent planning activity.	Yes

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

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
1.2	44	53	53	0	0



Key

Recommendation	South Downs National Park Boundary (where applicable)
Has Potential (Developable)	Settlement Boundary

Site Reference
LE039

Area
Lewes

Site Address	Settlement
East Sussex County Council, County Hall, St. Anne's Crescent	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Offices

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
There are number of protected trees, especially in the southern part of the site. The site is adjacent to Local Wildlife Site. The site is within the conservation area and close proximity to listed buildings, including a grade I listed building. The original villa at the core of the former St Anne's School building is a heritage asset. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	Yes

Summary of Availability	Is the site available?
No schedule for the relocation of County Hall. Recent communication between LDC and ESCC concluded that there is no set date for relocation, hence its availability is unknown at this stage.	Yes

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

Assessment Recommendation	Has Potential (Developable)
---------------------------	-----------------------------




Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
4	25	100	0	0	100

LE040
North Street
Lewes



Key

Recommendation	 South Downs National Park Boundary (where applicable)
 Has Potential (Deliverable)	 Settlement Boundary

Site Reference	Area
LE040	Lewes

Site Address	Settlement
North Street	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	General industrial and retail

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is previously developed land located in a sustainable town centre location. Flood defences would need to be provided and the loss of employment units would need to be considered at the allocation/application stage.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development. The owners currently are actively promoting the site for housing led mixed use development.	Yes

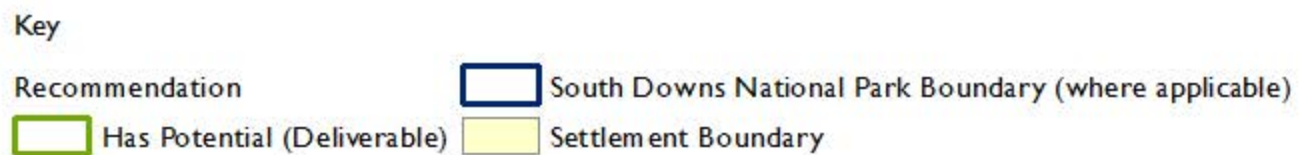
Summary of Achievability	Is development on the site achievable?
Capacity of site has been increased to reflect recent masterplanning work. Costs associated with making the site suitable for development (flood defences, remediation of contaminants, etc) will be high, although based on initial masterplanning the proponents consider the development achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
6.5	60	390	206	184	0

Lewes House site, land between Walwers Lane and Church Twitten and the rear of the Library,
Lewes



Site Reference
LE042

Area
Lewes

Site Address	Settlement
Lewes House site, land between Walwers Lane and Church Twitten and the rear of the Library,	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Open space

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within the conservation area. There is a public right of way running along the northern boundary. The walls surrounding the site are grade II listed and a number of listed buildings in close proximity. Including a grade II* building adjacent to the south.	Yes

Summary of Availability	Is the site available?
The site has a recently approved planning permission (granted after the base date of this report).	Yes

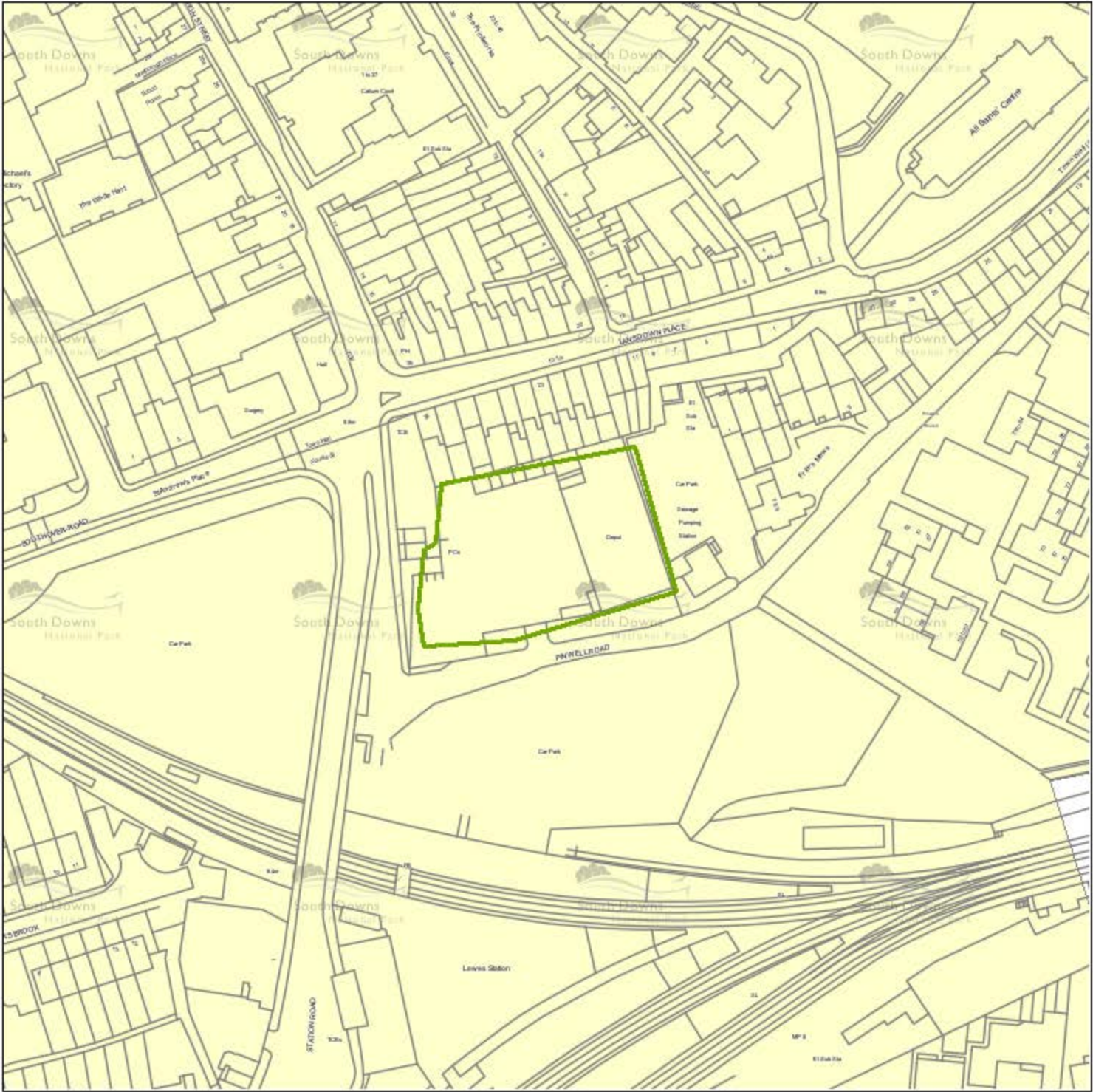
Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
---------------------------	-----------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	50	25	25	0	0

LE046
Pinwell Road
Lewes



Key

Recommendation	South Downs National Park Boundary (where applicable)
Has Potential (Developable)	Settlement Boundary

Site Reference
LE046

Area
Lewes

Site Address	Settlement
Pinwell Road	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Former Brewery Yard

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within conservation area and adjacent to listed buildings. Sensitive design will be required, possibly including retention of brick perimeter wall and entrance arch. The site is within flood zone 2.	Yes

Summary of Availability	Is the site available?
There is no evidence that the site is available or being actively promoted. The site is currently being promoted for non-residential uses.	Yes

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

Assessment Recommendation	Has Potential (Developable)
---------------------------	-----------------------------

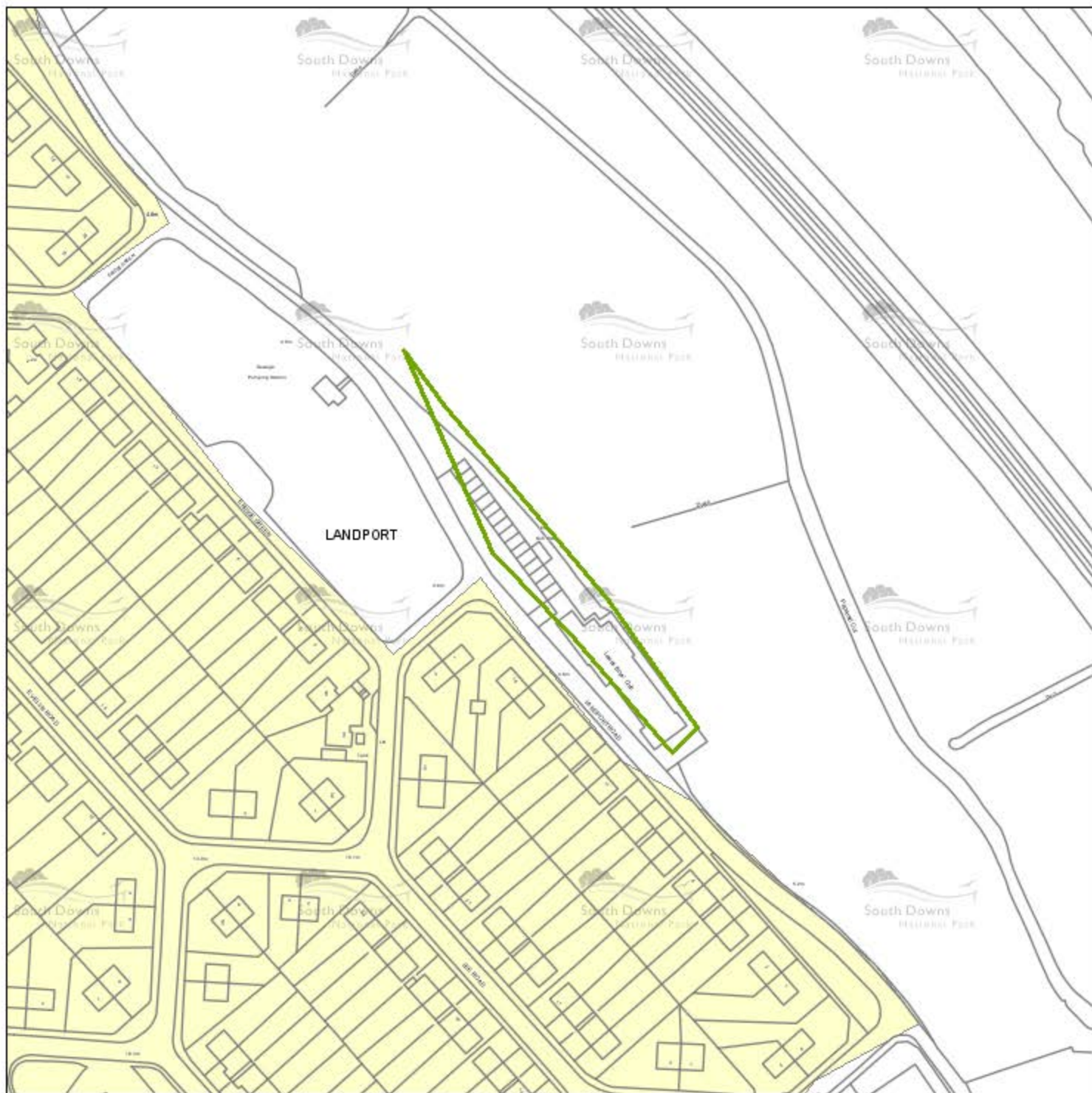
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	85	17	0	17	0

LE051

Landport Club and Garages, Landport Road

Lewes



Key

Recommendation



South Downs National Park Boundary (where applicable)



Has Potential (Deliverable)



Settlement Boundary

Site Reference
LE051

Area
Lewes

Site Address	Settlement
Landport Club and Garages, Landport Road	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Garages and youth club

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within flood zone 2 and 3. The site is within 250m of an Historic Landfill Site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England).	Yes

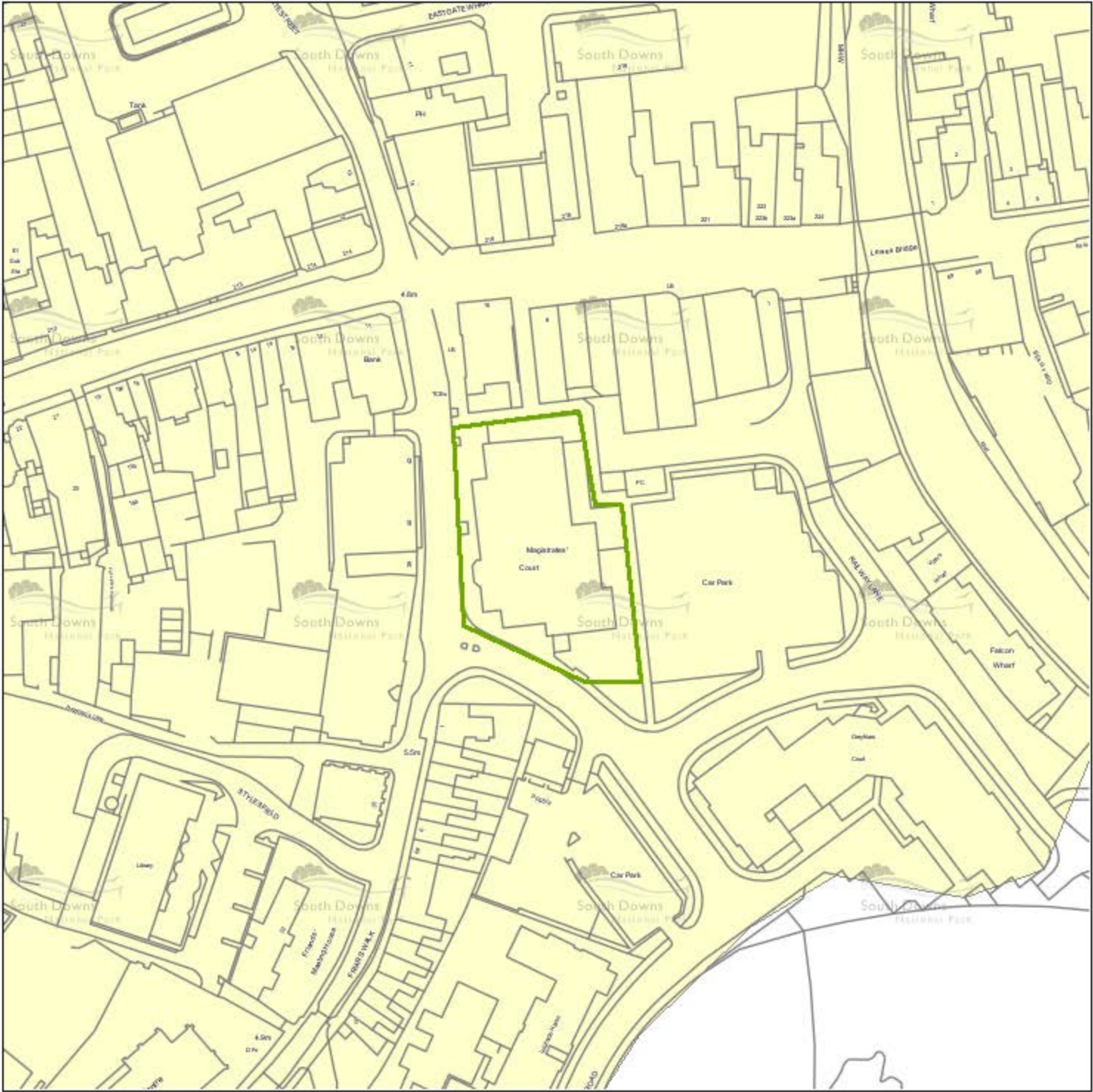
Summary of Availability	Is the site available?
Not currently considered available due to existing community use but may be in the future.	Yes

Summary of Achievability	Is development on the site achievable?
Site is located within Flood Risk Zone 3a requiring flood mitigation works.	Yes




Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	0	8	0	8	0



Key

Recommendation	 South Downs National Park Boundary (where applicable)
 Has Potential (Deliverable)	 Settlement Boundary

Site Reference
LE055

Area
Lewes

Site Address	Settlement
Magistrates Court, Friars Walk	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Non -residential institution

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
Site is located within flood zone 2. The site is within the conservation area and in close proximity to listed buildings. Preferable that development is in the form of conversion. On the site of a medieval friary, mitigation would be required through planning condition.	Yes

Summary of Availability	Is the site available?
The buildings are vacant and there has been a recent planning application for non residential scheme but residential not ruled out.	Yes

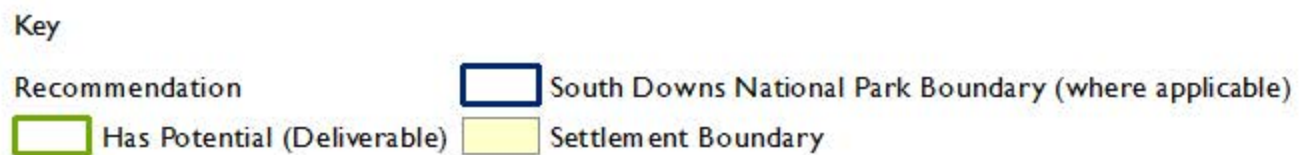
Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site is not achievable.	Yes

Assessment Recommendation	Has Potential (Deliverable)
---------------------------	-----------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	100	20	20	0	0

Magistrates Court car park, Court Road
Lewes



Site Reference
LE056

Area
Lewes

Site Address	Settlement
Magistrates Court car park, Court Road	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Car park

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within flood zone 2. The site is adjacent to the conservation area and adjacent to a number of listed buildings.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

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

Assessment Recommendation	Has Potential (Deliverable)
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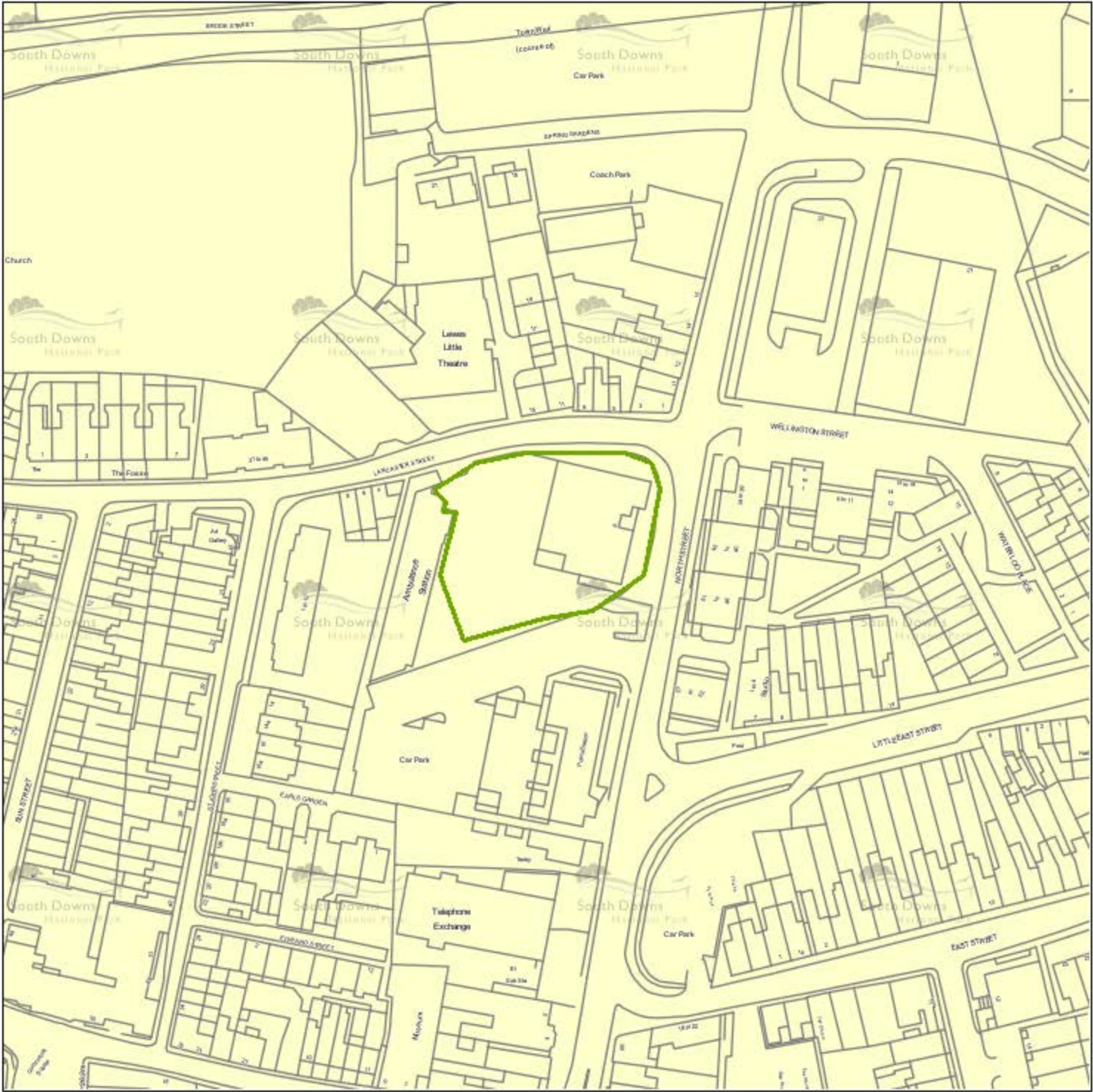
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	75	15	15	0	0

LE057

Land and building West of North Street.

Lewes



Key

- Recommendation
- Has Potential (Deliverable)
- South Downs National Park Boundary (where applicable)
- Settlement Boundary

Site Reference	Area
LE057	Lewes

Site Address	Settlement
Land and building West of North Street.	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Non -residential institution

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
The site is within the conservation area. The site is in close proximity to the walls of old naval prison, which are grade II listed. The site is within 250m of an historic landfill site. The site is within medieval and post-medieval town and site of Victorian prison, therefore has high potential and will require mitigation through planning condition.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
Mitigation against possible land and air contamination and noise issues may be required.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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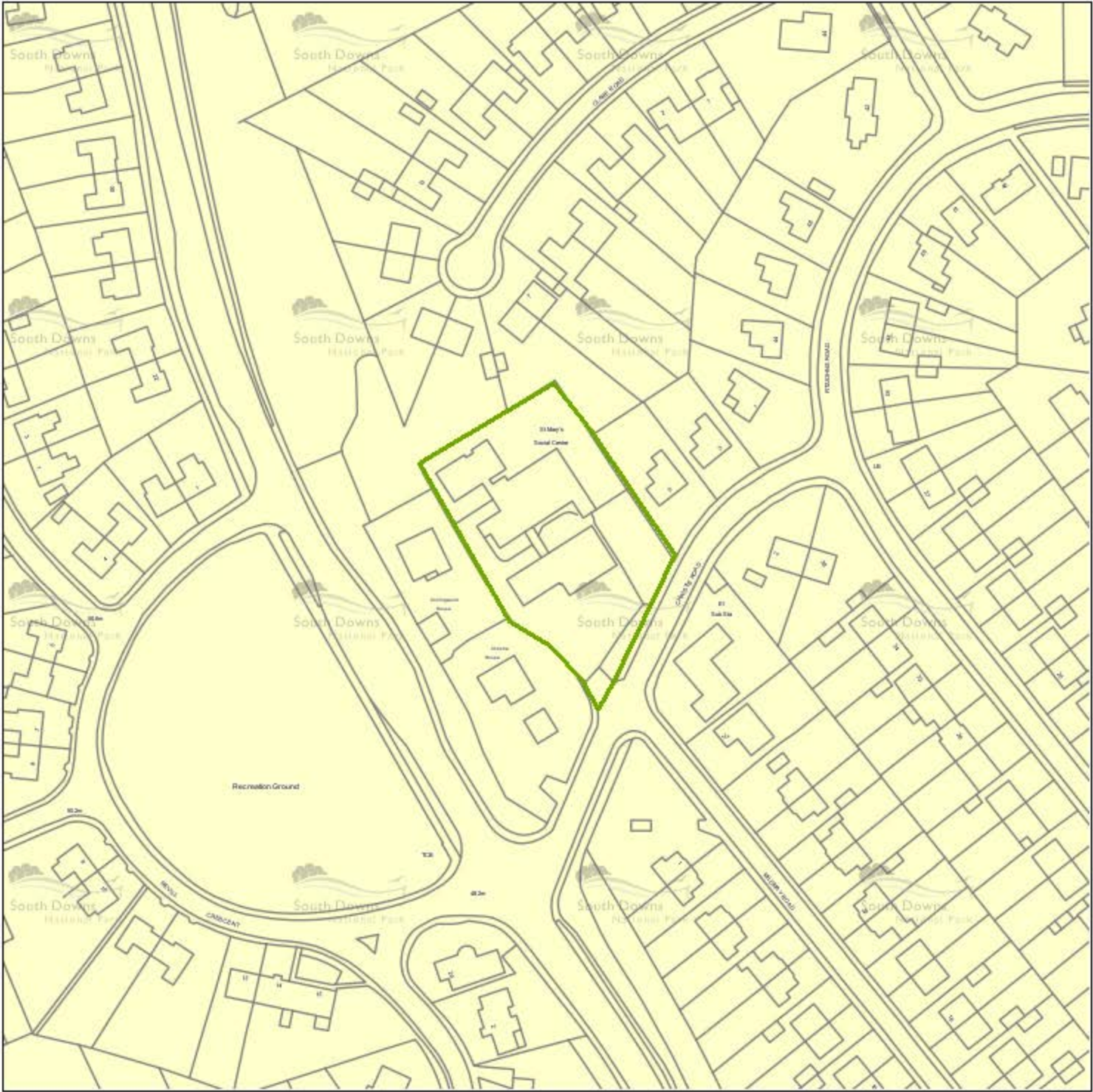
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	50	10	10	0	0




LE059

St Mary's Social Centre, Christie Road

Lewes



Key

Recommendation	 South Downs National Park Boundary (where applicable)
 Has Potential (Developable)	 Settlement Boundary

Site Reference
LE059

Area
Lewes

Site Address	Settlement
St Mary's Social Centre, Christie Road	Lewes
	Parish
	Lewes Town

Source	Current Use
Previously assessed by Borough/District Council	Social centre

Summary of Landscape Assessment
N/A

Summary of Suitability	Is the site suitable?
There are protected trees along the western boundary. The site is considered suitable for development subject to loss of existing community facility being considered acceptable. There is unknown archaeological potential and the site will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
Not currently available but may become available in future.	No

Summary of Achievability	Is development on the site achievable?
Further investigation into potential land contamination, surface water flooding and potential noise nuisance from A275 will be required	Yes

Assessment Recommendation	Has Potential (Developable)
---------------------------	-----------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.3	27	8	0	8	0



Key

Recommendation	South Downs National Park Boundary (where applicable)
Has Potential (Developable)	Settlement Boundary

Site Reference LE060		Area Lewes			
Site Address Juggs Road		Settlement Lewes			
		Parish Lewes Town			
Source Previously assessed by Borough/District Council		Current Use Open Space			
Summary of Landscape Assessment Medium Sensitivity Medium sensitivity due to small size of site, containment within the surrounding settlement activity. Existing trees are a constraint and require further study. Debatable whether the SHLAA threshold would be met.					
Summary of Suitability The site is adjacent to the conservation area. There are protected trees on the boundary of the site. The site is adjacent to Scheduled Ancient Monument (Saxon cemetery) and has high archaeological potential, will require a pre-application assessment.					Is the site suitable? Yes
Summary of Availability Freehold issues mean the site is considered available in future.					Is the site available? Yes
Summary of Achievability There is no reason to indicate why development on the site is not achievable.					Is development on the site achievable? Yes
Assessment Recommendation		Has Potential (Developable)			
Reason for Rejection Not Applicable.					
Site Area (Ha) 0.2	Site Density (dph) 30	Estimated Yield 6	0-5 years 0	6-10 years 6	11-15 years 0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Lewes									
LE003	Old Malling Farm	High Sensitivity High 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 country.	Development in this location is unacceptable due to the high landscape character sensitivity and is considered to have potential negative impacts on rural and isolated setting of Malling Deanery Conservation Area. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will require further advice from Natural England).	No	The site is in single ownership and it has previously been indicated the site would be available within the next five years.	Yes	Access costs may be higher than normal but, due to the buoyant local housing market, this is unlikely.	Yes	Development on the site would have a potential adverse impact on the character and appearance of the landscape. Development on the site would have a potential adverse impact on heritage assets.
LE021	Phoenix Car Park, Harveys Way	N/A	The site is within the conservation area and is close to a number of listed buildings, including a grade I listed chapel. The site is within flood risk zone 2. There is moderate archaeological potential on the site which would require mitigation through planning condition. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	Yes	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	No	There is no evidence that the site is available or being actively promoted.
LE033	West of Winterbourne Hollow, west of the Gallops	High Sensitivity The site is an area of OAL which connects Lewes to the wider	Part of the site is within a Local Wildlife Site and is within the registered Lewes Battlefield. There is a large Tree Preservation	No	The site is considered to be available for development.	Yes	There is no reason to indicate why development on the site is not	Yes	Development on the site would have a potential adverse impact on the

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
LE033	West of Winterbourne Hollow, west of the Gallops	downs bringing the downland into the town.	Order area along the southern boundary. There are a number of public rights of way running through the site. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No		Yes	achievable.	Yes	character and appearance of the landscape.
LE035	Former Southern Water Works site, Ham Lane	N/A	The site is within 250m of an Historic Landfill Site. It is within flood zone 2 and 3. The site is not considered to relate well to the settlement and residential development may not be compatible with neighbouring uses. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England). There is moderate archaeological potential on the site which would require mitigation through planning condition.	No	The site is considered to be available for development.	Yes	Development on the site is not currently considered to be achievable. Access is not considered suitable and there are potential contamination issues.	Yes	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE044	West part of Southover Building, Sussex Downs College, Mountfield Road	N/A	There are protected trees on the northern boundary of the site. The southern part of the site is within flood zone 2 and 3. The site is adjacent to the conservation area.	Yes	The land is no longer considered surplus to the College's needs and therefore not currently available for redevelopment for residential use.	No	There is no reason to indicate why development on the site is not achievable.	Yes	There is no evidence that the site is available or being actively promoted.
LE047	Land to the west of Malling Down	High Sensitivity The site is visually	Due to the conclusions of the landscape assessment, the site is	No	The site is considered to be	Yes	Access is expected to	Yes	Development on the site would have a

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
LE047	Land to the west of Malling Down (A26)	prominent and is an old field pattern which provides time depth in the landscape adjacent to recent modern development.	not considered suitable for development. The site is within 250m of an Historic Landfill Site. Will require pre-application archaeological assessment and potential for high mitigation costs. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (may require further advice from Natural England).	No	available for development.	Yes	require significant highway improvements. However, there are no other reasons to indicate why development on the site is not achievable.	Yes	potential adverse impact on the character and appearance of the landscape.
LE054	Buckwell Court	N/A	The whole site is covered by a Tree Preservation Order area. The majority of the site is in flood zone 2. The site is in close proximity to a Site of Special Scientific Interest and is within a SSSI Impact Risk Zone (requiring further advice from Natural England).	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	Impact on protected trees.

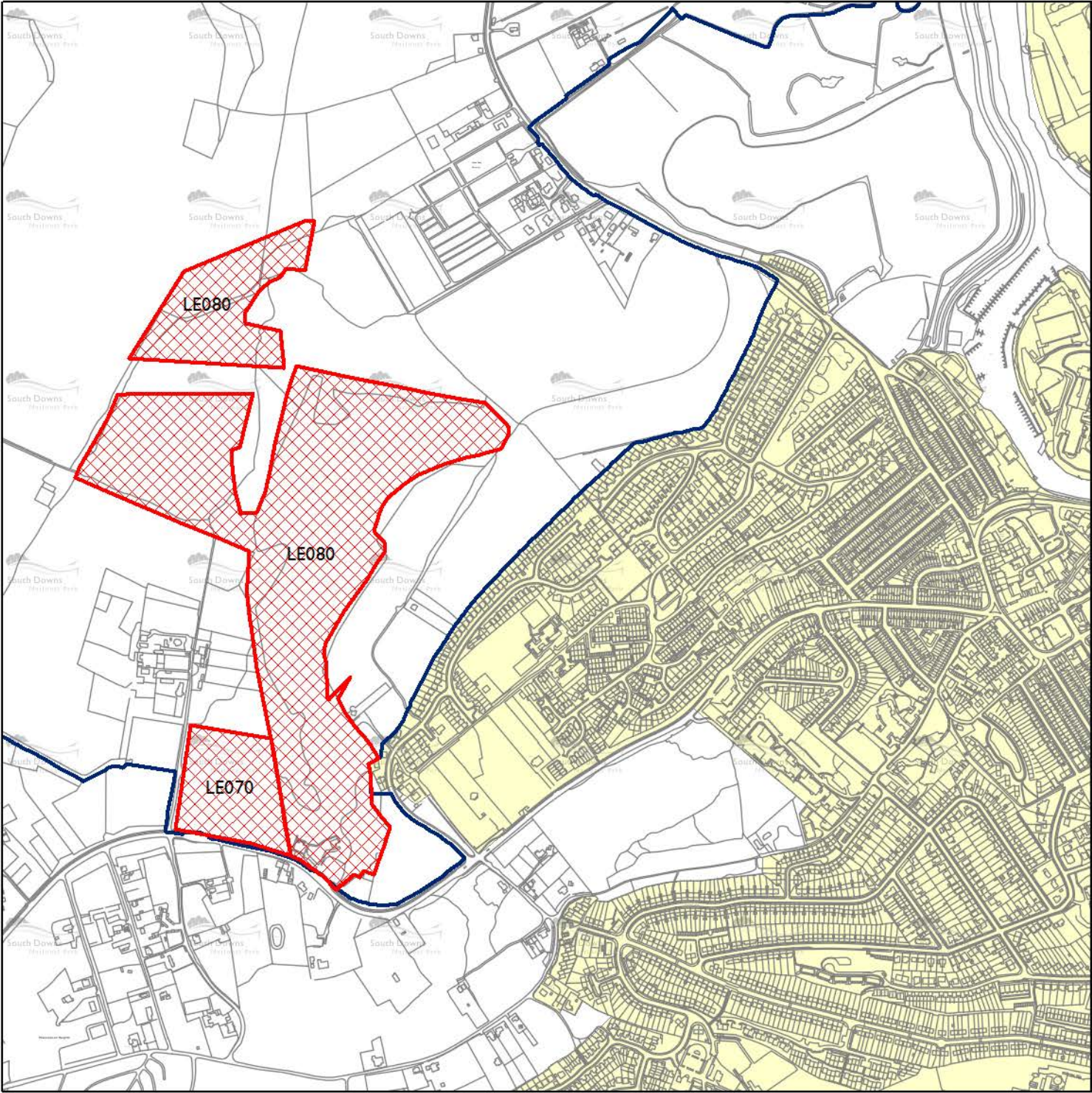
Appendix D(viii) - Lewes

Site Assessments by Settlement




Newhaven

Settlement Map

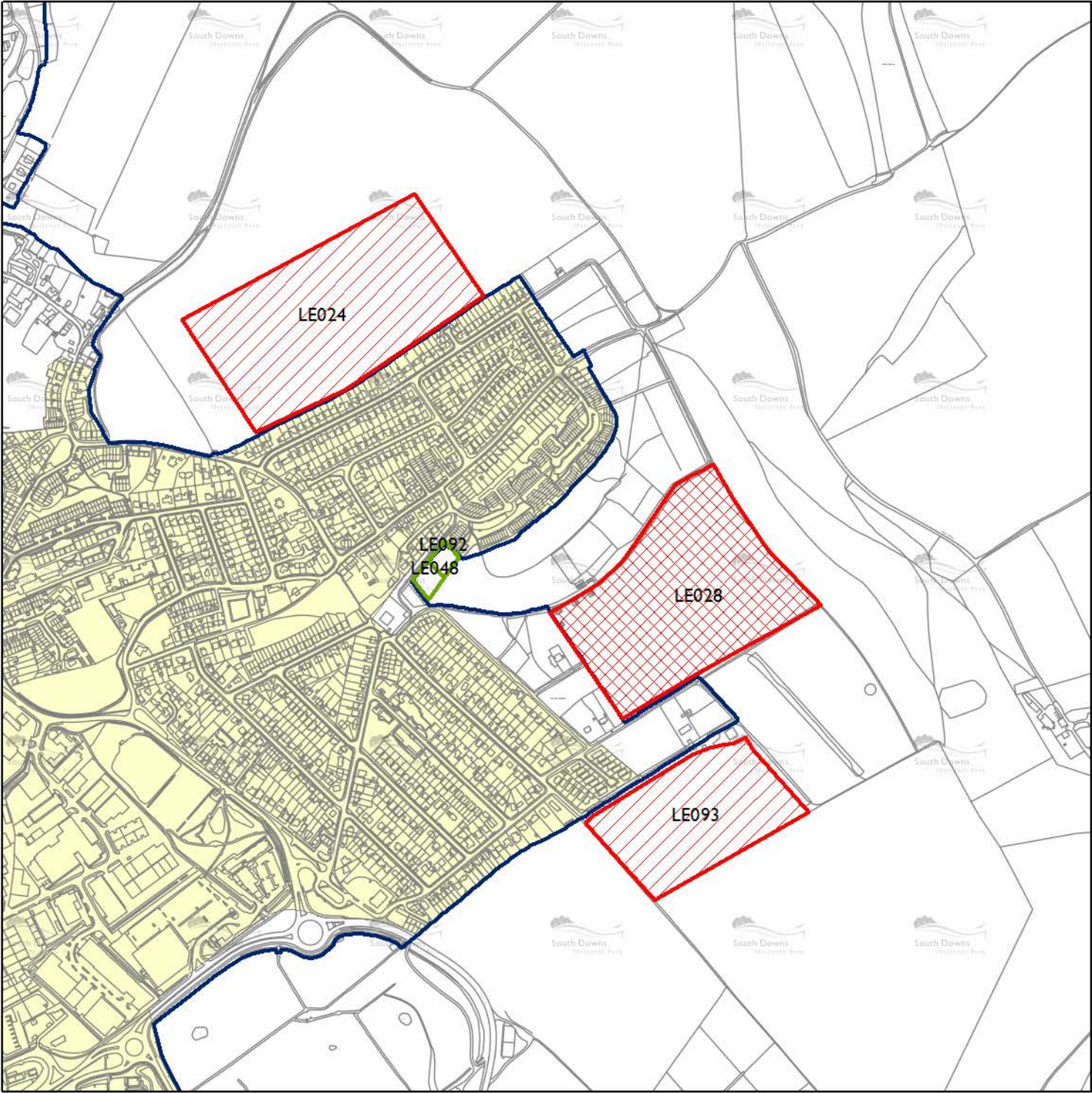
Newhaven (West)








Key

Recommendation		South Downs National Park Boundary (where applicable)
	Excluded	 Settlement Boundary

Settlement Map
Newhaven (East)






Key

- | | |
|---|---|
| Recommendation |  South Downs National Park Boundary (where applicable) |
|  Has Potential (Deliverable or Developable) |  Settlement Boundary |
|  Rejected | |
|  Excluded | |

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Newhaven									
LE028	North of Palmerston Avenue	Newhaven	Newhaven	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE048	Site 2, East Hill Road	Newhaven	Newhaven	Has Potential (Deliverable)	8	8	0	0	Not Applicable.
LE080	Peacehaven Golf Club, Brighton Road	Newhaven	Newhaven	Excluded	0	0	0	0	The site is located wholly or largely within Local Wildlife Site and the part of the site not within this designation is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE092	Land on south east side of Hill Road	Newhaven	Newhaven	Has Potential (Deliverable)	8	8	0	0	Not Applicable.
LE093	Land at Holmdale Road	Newhaven	Newhaven	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					16	16	0	0	



Key

Recommendation	 South Downs National Park Boundary (where applicable)
 Has Potential (Deliverable)	 Settlement Boundary

Site Reference
LE048

Area
Lewes

Site Address	Settlement
Site 2, East Hill Road	Newhaven
	Parish
	Newhaven

Source	Current Use
Previously assessed by Borough/District Council	Grassland

Summary of Landscape Assessment
<p>Medium Sensitivity</p> <p>The site is part of a valuable tract of open land which extends into Denton and includes an extensive public right of way network. Access is affected by the steep slopes of the valley side which also make the site visible from the rising land to the north of Denton. The site is small in scale and in proportion with adjacent recent development.</p>

Summary of Suitability	Is the site suitable?
There is a footpath along the northern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
Access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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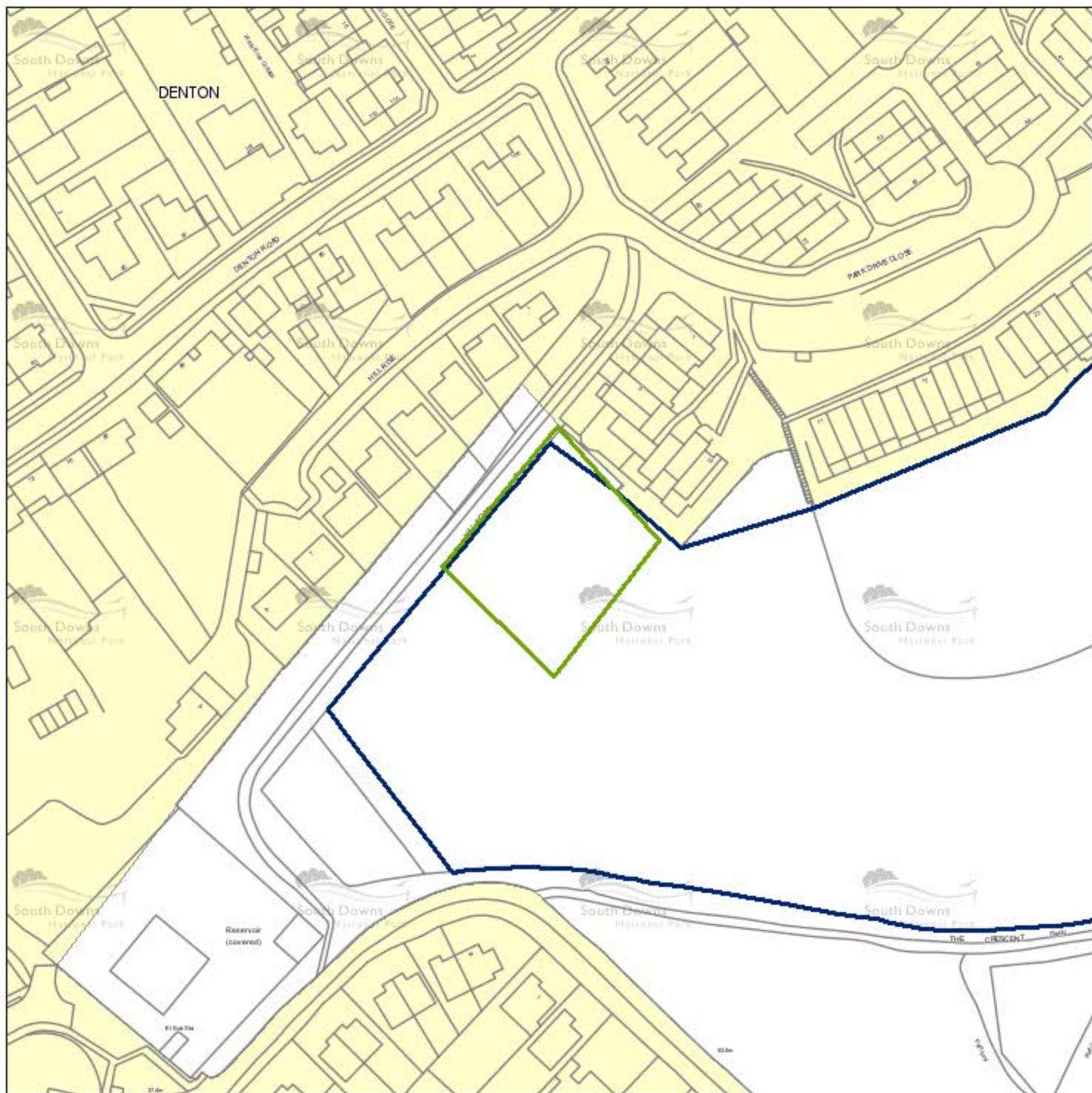
Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.3	27	8	8	0	0

LE092

Land on south east side of Hill Road

Newhaven



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)



Settlement Boundary

Site Reference
LE092

Area
Lewes

Site Address	Settlement
Land on south east side of Hill Road	Newhaven
	Parish
	Newhaven

Source	Current Use
Previously assessed by Borough/District Council	Grassland

Summary of Landscape Assessment
<p>Medium Sensitivity</p> <p>The site is part of a valuable tract of open land which extends into Denton and includes an extensive public right of way network. Access is affected by the steep slopes of the valley side which also make the site visible from the rising land to the north of Denton. The site is small in scale and in proportion with adjacent recent development.</p>

Summary of Suitability	Is the site suitable?
There is a footpath along the northern boundary of the site. There is unknown archaeological potential and the site will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
Access is currently unadopted highway, with the potential for gradient issues. Road needs upgrading to achieve required widths and visibility.	Yes

Assessment Recommendation	Has Potential (Deliverable)
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Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.2	40	8	8	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Newhaven									
LE093	Land at Holmdale Road	High Sensitivity High sensitivity due to size, scale and location, high visibility, proximity to public right of way network and relationship with existing settlement. Lack of potential for mitigation.	Due to the conclusions of the landscape assessment the site is not considered suitable. There is unknown archaeological potential and the site will require a pre-application assessment.	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.

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Site Assessments by Settlement



Offham

Settlement Map

Offham



Key

- Recommendation  South Downs National Park Boundary (where applicable)
-  Excluded

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Offham									
LE078	Old Wheelwrights Shop, rear of The Old School House, off the A275	Offham	Hamsey	Excluded	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
Total by Settlement					0	0	0	0	

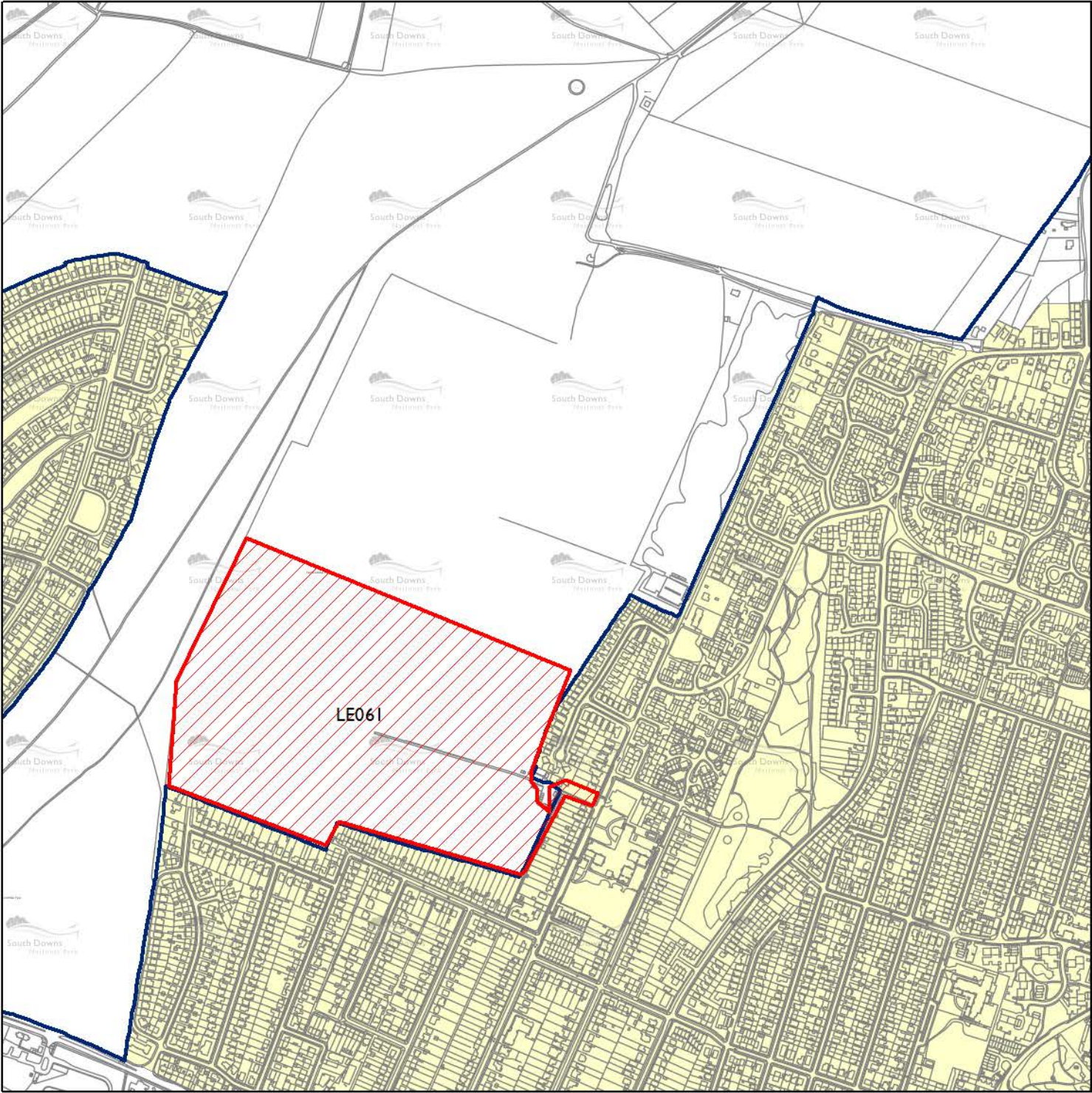
Appendix D(viii) - Lewes

Site Assessments by Settlement




Peacehaven

Settlement Map

Peacehaven (West)

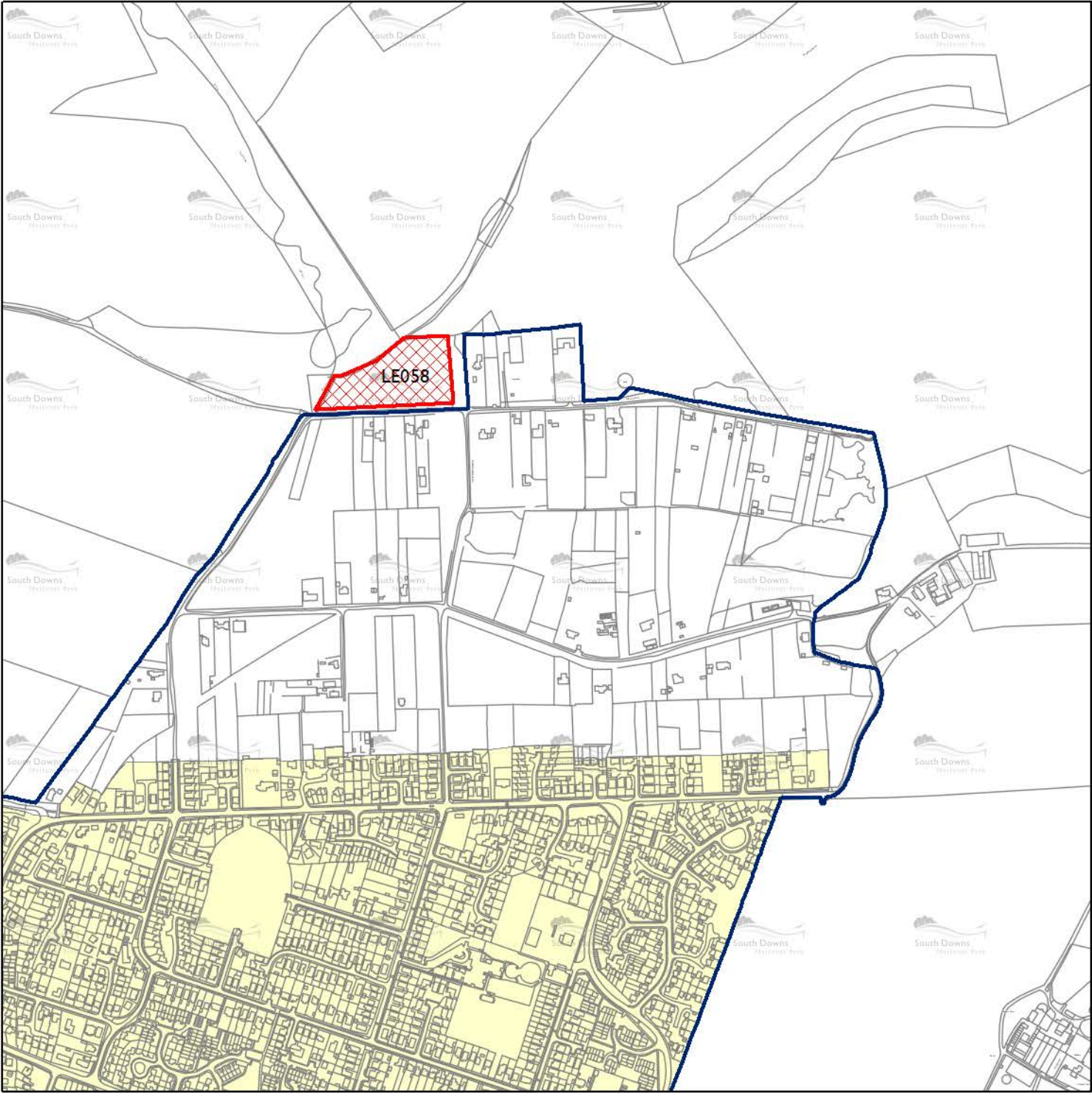


Key




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

Settlement Map

Peacehaven (North)



Key

Recommendation		South Downs National Park Boundary (where applicable)
	Excluded	 Settlement Boundary

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Peacehaven									
LE058	Site West End of Lookout, Peacehaven	Peacehaven	Piddinghoe	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
LE061	Land at Kirby Farm	Peacehaven	Telscombe	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE070	Links Avenue	Peacehaven	Peacehaven	Excluded	0	0	0	0	The site is located wholly or largely within Local Wildlife Site and the part of the site not within this designation is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Peacehaven									
LE061	Land at Kirby Farm	High Sensitivity High sensitivity due to value of site within tract of land which forms settlement separation and connection between the downs and the sea. The site would appear as a highly visible extension to the existing settlement.	There is a public right of way along the western boundary. The site has high archaeological potential and would require a pre-application assessment. There is a scheduled ancient monument in close proximity. Due to the conclusions of the landscape assessment, the site is not considered suitable for development.	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.

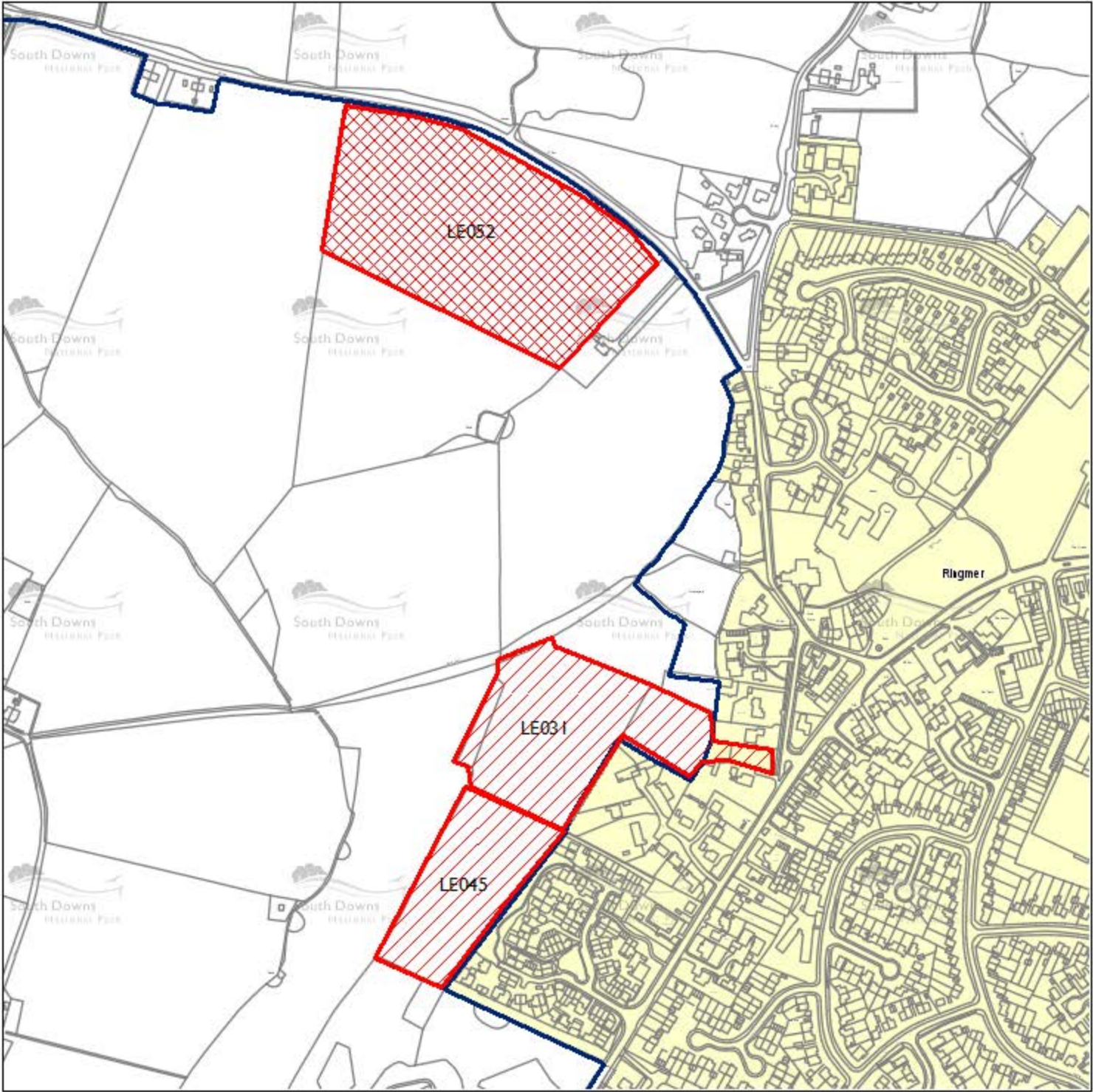
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Site Assessments by Settlement

Ringmer

Settlement Map

Ringmer



Key

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

Site Ref	Site Address	Settlement	Parish	Recommendation	Total Yield	0-5 Years	6-10 Years	11-15 Years	Rejected/Excluded Reason
Settlement Ringmer									
LE031	Land off Vicarage Way,	Ringmer	Ringmer	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE045	Land at Middleham.	Ringmer	Ringmer	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE052	Ham Lane	Ringmer	Ringmer	Excluded	0	0	0	0	The site is not considered to be previously developed land, is outside a settlement and is detached and unrelated to that settlement.
Total by Settlement					0	0	0	0	

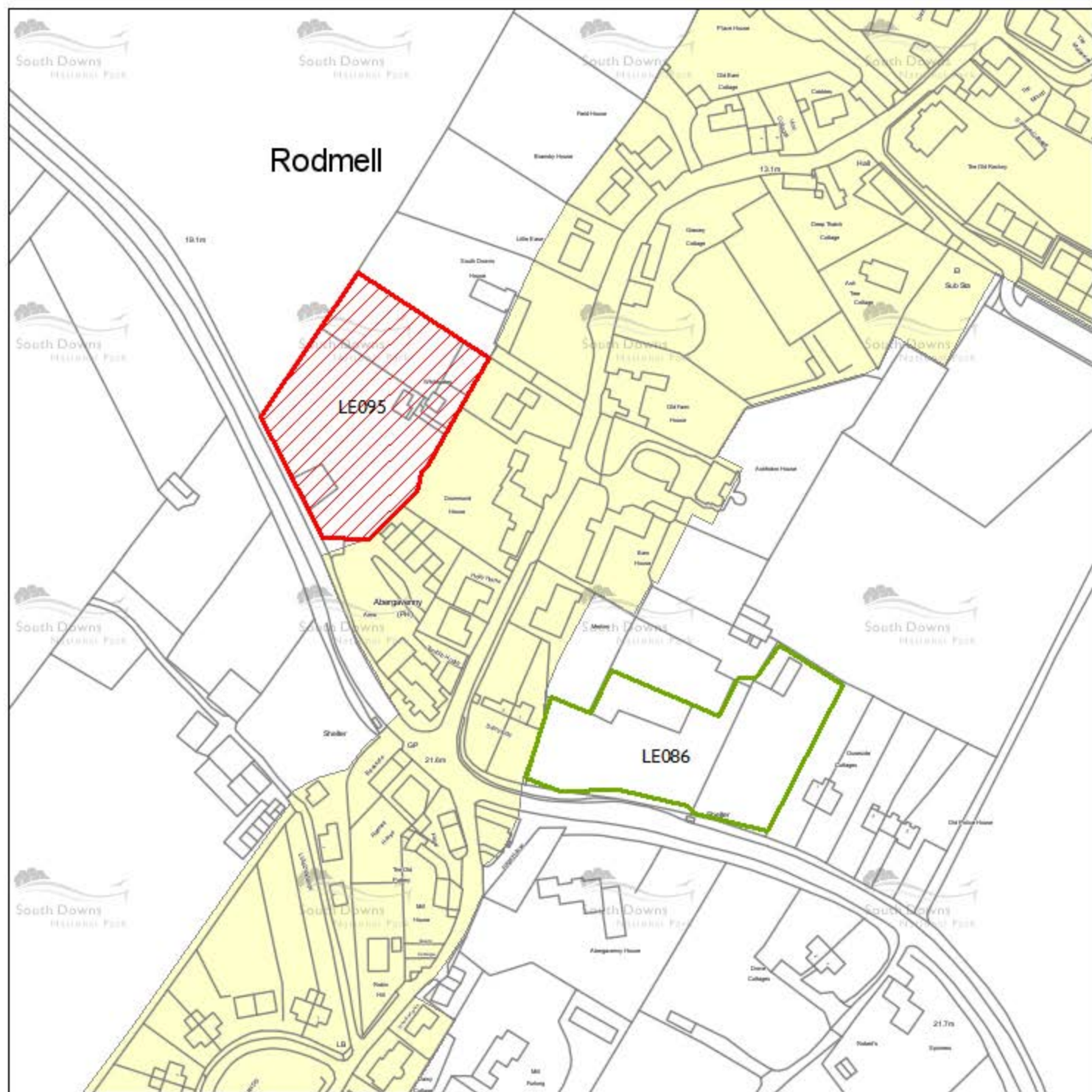
Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Ringmer									
LE031	Land off Vicarage □ Way,	Medium/High Sensitivity The site is visible as an extension to the settlement over the brow of an existing rise which would be inconsistent with the extent of the existing settlement. The existing limit of development being well chosen.	Due to the conclusions of the landscape assessment, the site is not considered suitable. The access to the site is within the conservation area.	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.
LE045	Land at Middleham.	High sensitivity The site is visible as an extension to the settlement over the brow of an existing rise which would be inconsistent with the extent of the existing settlement. The existing limit of development is well chosen. Access to the site is contingent upon Site LE031 being developed so this is not a stand alone site.	Due to the conclusions of the landscape assessment, the site is not considered suitable. There are protected trees on the southern boundary.	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.

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Site Assessments by Settlement

Rodmell

Rodmell



Key

Recommendation

☐ Has Potential (Deliverable or Developable)

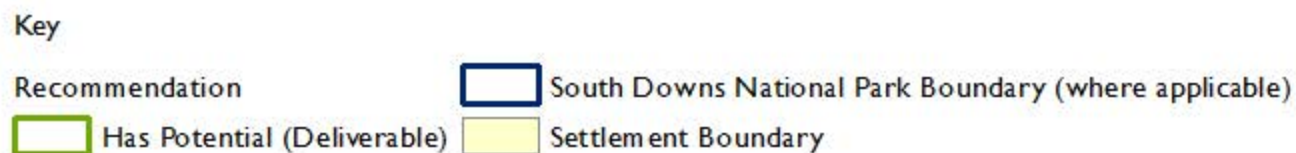
 Rejected

 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
Settlement Rodmell									
LE086	Land adjacent to Sunnyside and Ouseside Cottages, Newhaven Road	Rodmell	Rodmell	Has Potential (Deliverable)	10	10	0	0	Not Applicable.
LE095	Land adjacent to Abergavenny Arms Public House,	Rodmell	Rodmell	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					10	10	0	0	

Land adjacent to Sunnyside and Ouseside Cottages, Newhaven Road
Rodmell



Site Reference	Area
LE086	Lewes

Site Address	Settlement
Land adjacent to Sunnyside and Ouseside Cottages, Newhaven Road	Rodmell
	Parish
	Rodmell

Source	Current Use
Previously assessed by Borough/District Council	Paddocks and orchard

Summary of Landscape Assessment
<p>Medium Sensitivity</p> <p>Conservation area, edge of sensitive settlement, tourist destination (Monks House), existing trees, prominent site on entrance to village. Screening difficult owing to this although existing trees provide structure to W part. Existing settlement character would limit layout options.</p>

Summary of Suitability	Is the site suitable?
The site is within the conservation area and is close to a listed building. The surrounding area is characterised by low density development. Development of this site would need to consider these sensitivities. Existing hedges, which should be retained to mitigate landscape impacts and retain character of site, are a constraint to access between sites. Part of the site is within the medieval village core, there is unknown archaeological potential on the reminder of the site, and the site will require a pre-application assessment.	Yes

Summary of Availability	Is the site available?
The site is considered to be available for development.	Yes

Summary of Achievability	Is development on the site achievable?
One shared access for the scheme is preferable. Suitable access is considered achievable with relocation of bus shelter.	Yes

Assessment Recommendation	Has Potential (Deliverable)
----------------------------------	------------------------------------

Reason for Rejection
Not Applicable.

Site Area (Ha)	Site Density (dph)	Estimated Yield	0-5 years	6-10 years	11-15 years
0.5	20	10	10	0	0

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Rodmell									
LE095	Land adjacent to Abergavenny Arms Public House,	High Sensitivity High Landscape Sensitivity due to poor relationship with settlement pattern, entrance to village location, edge of settlement exposed to long distance views to the east and north, adjacent listed buildings and location within conservation area.	The site is located within the conservation area. There is a public right of way to the west of the site.	No	The site is considered to be available for development and has been recently submitted.	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.

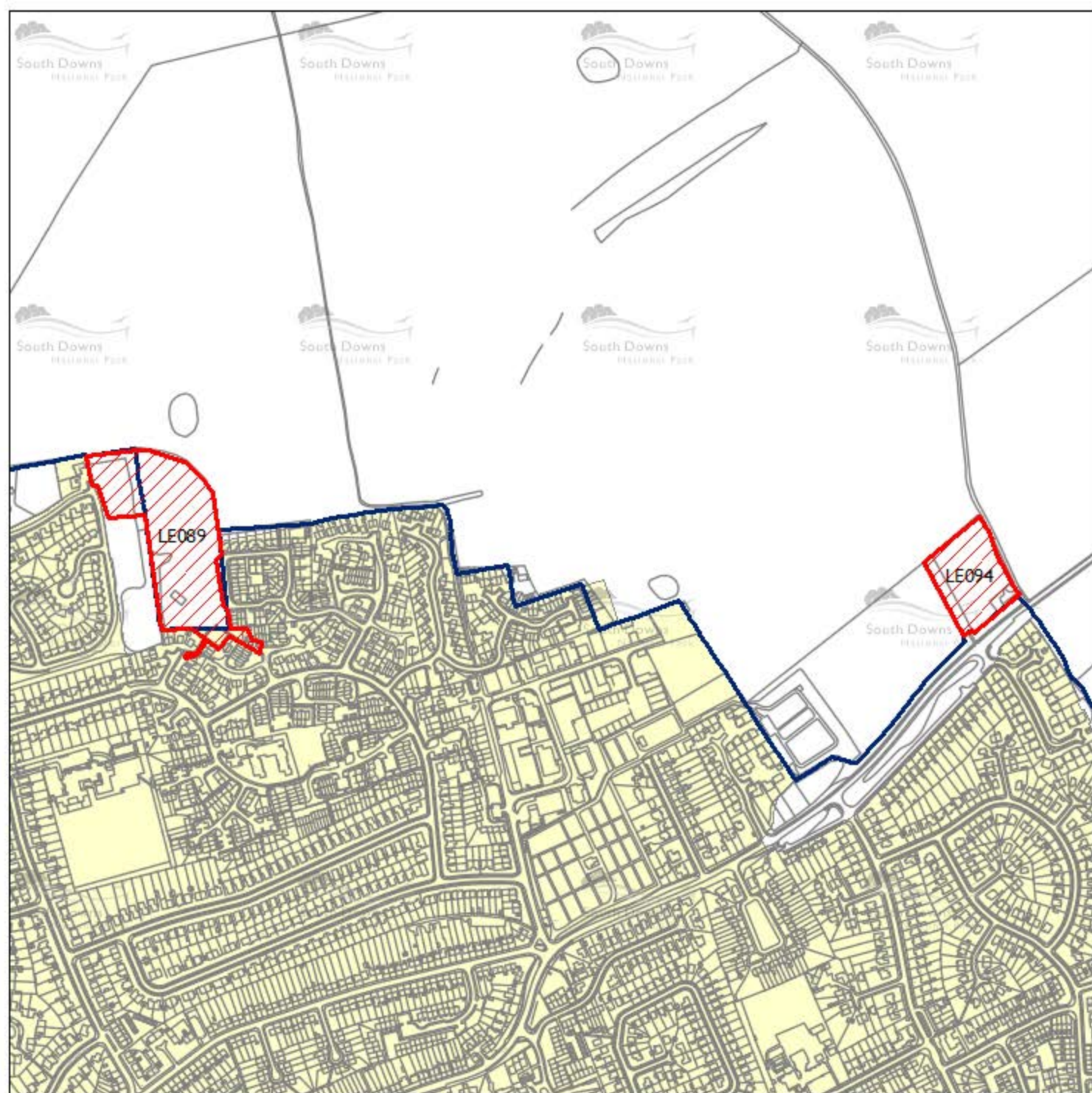
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Site Assessments by Settlement




Seaford

Settlement Map

Seaford



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
Settlement Seaford									
LE089	Chalvington Field at Normansal Park Avenue	Seaford	Seaford	Rejected	0	0	0	0	Development on the site would have a potential adverse impact on the character and appearance of the landscape.
LE094	Alfriston Road,	Seaford	Seaford	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Seaford									
LE089	Chalvington Field at Normansal Park Avenue	Medium/High Sensitivity Medium/high sensitivity due to site being a valued local open space, the views of woodland, the sea and the downs which are possible on site and connections to public right of way network to the north. Alternative location for open space would be required & comparable site unlikely. Site along Normansal Avenue to the west of the site's western boundary appears to be more suitable.	The part of site within the National Park is not considered suitable due to conclusions of the landscape assessment. There are Tree Preservation Orders areas along the western boundary. The site is within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (will required further advice from Natural England)	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.
LE094	Alfriston Road,	High Sensitivity High sensitivity due to the high visibility of the site, its impact on the surrounding downland and the poor relationship with the settlement pattern.	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.	No	The site is considered to be available for development and has recently been submitted.	Yes	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.

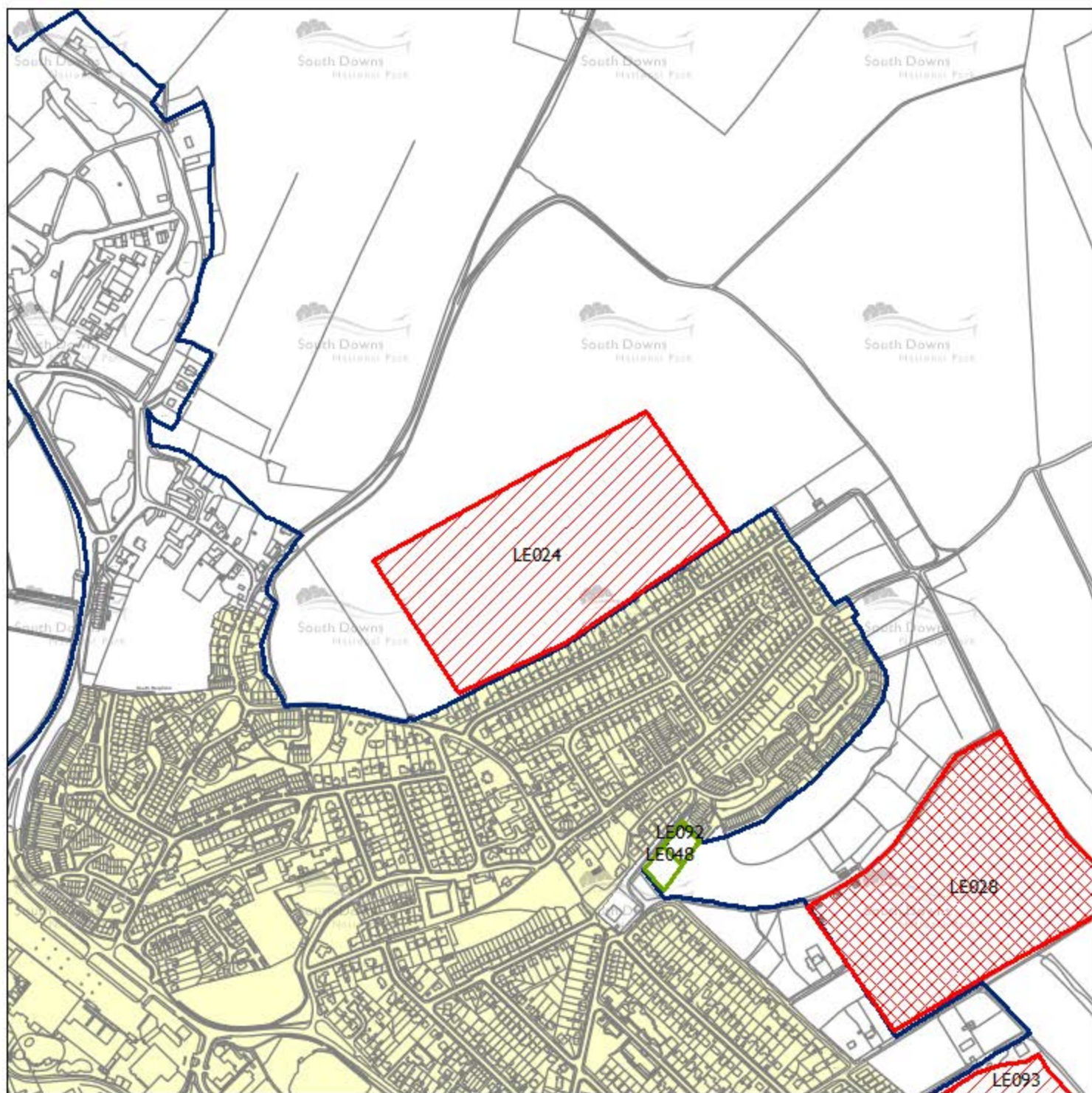
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Site Assessments by Settlement

South Heighton

Settlement Map

South Heighton



Key

Recommendation

 Has Potential (Deliverable or Developable)

 Rejected

 Excluded

 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
Settlement South Heighton									
LE024	North of Wellington Road	South Heighton	South Heighton	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and 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.
Total by Settlement					0	0	0	0	

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement South Highton									
LE024	North of Wellington Road	High Sensitivity High sensitivity due to size and location of site in open downland on the boundary of the National Park. The boundary would not be enhanced by development in this location and would intrude further into the open downland. Structure/mitigation planting likely to be detrimental to existing character.	The site is not well related to the existing settlement and due to the conclusions of the landscape assessment is not considered suitable for development.	No	There is no evidence that the site is available or being actively promoted.	No	There is no reason to indicate why development on the site is not achievable.	Yes	The site does not relate well to the existing settlement pattern and 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.