

Appendix D(x)

Site Assessments by Area

Wealden

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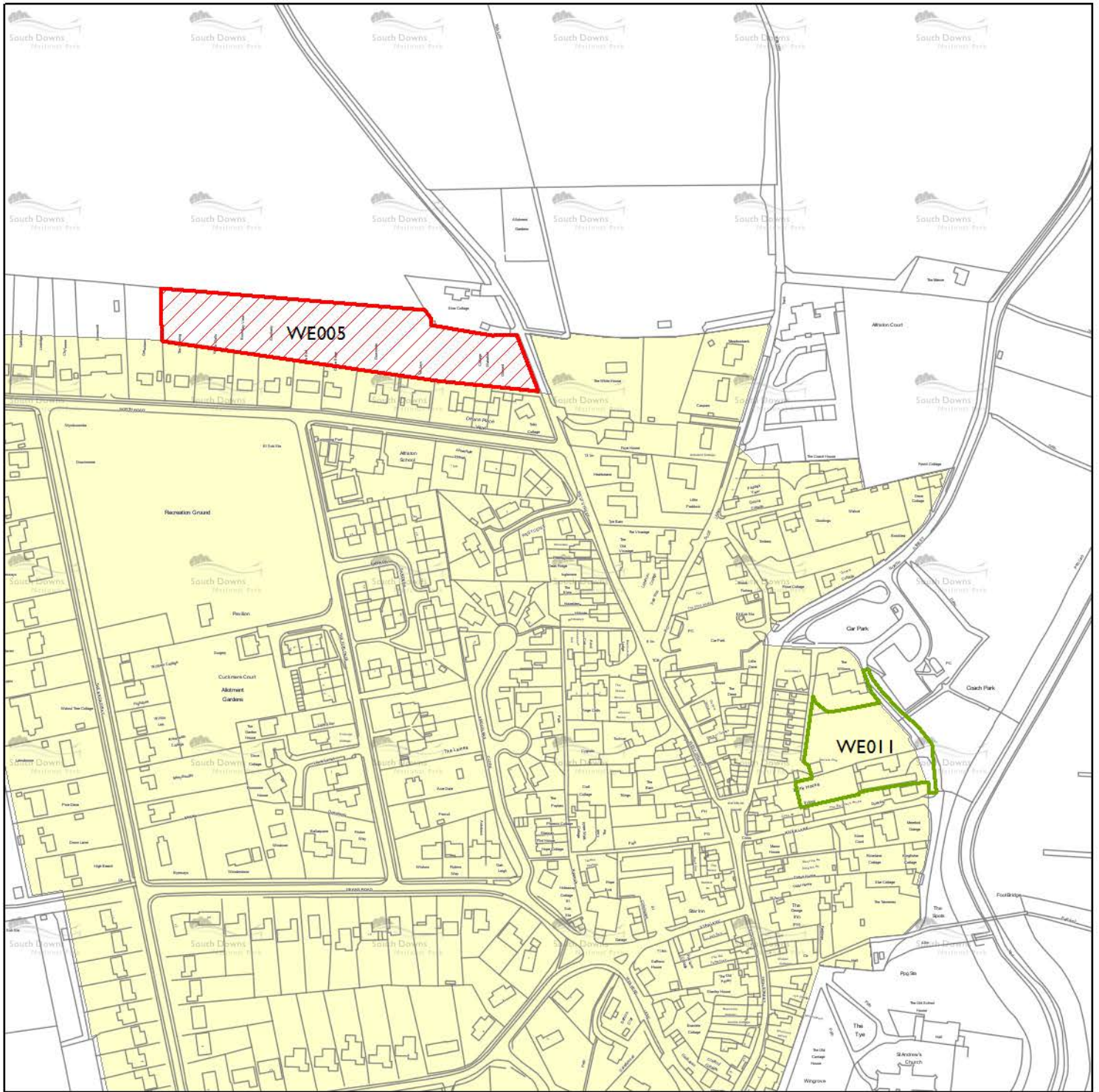
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Site Assessments by Settlement

Alfriston

Settlement Map

Alfriston



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
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Settlement Alfriston

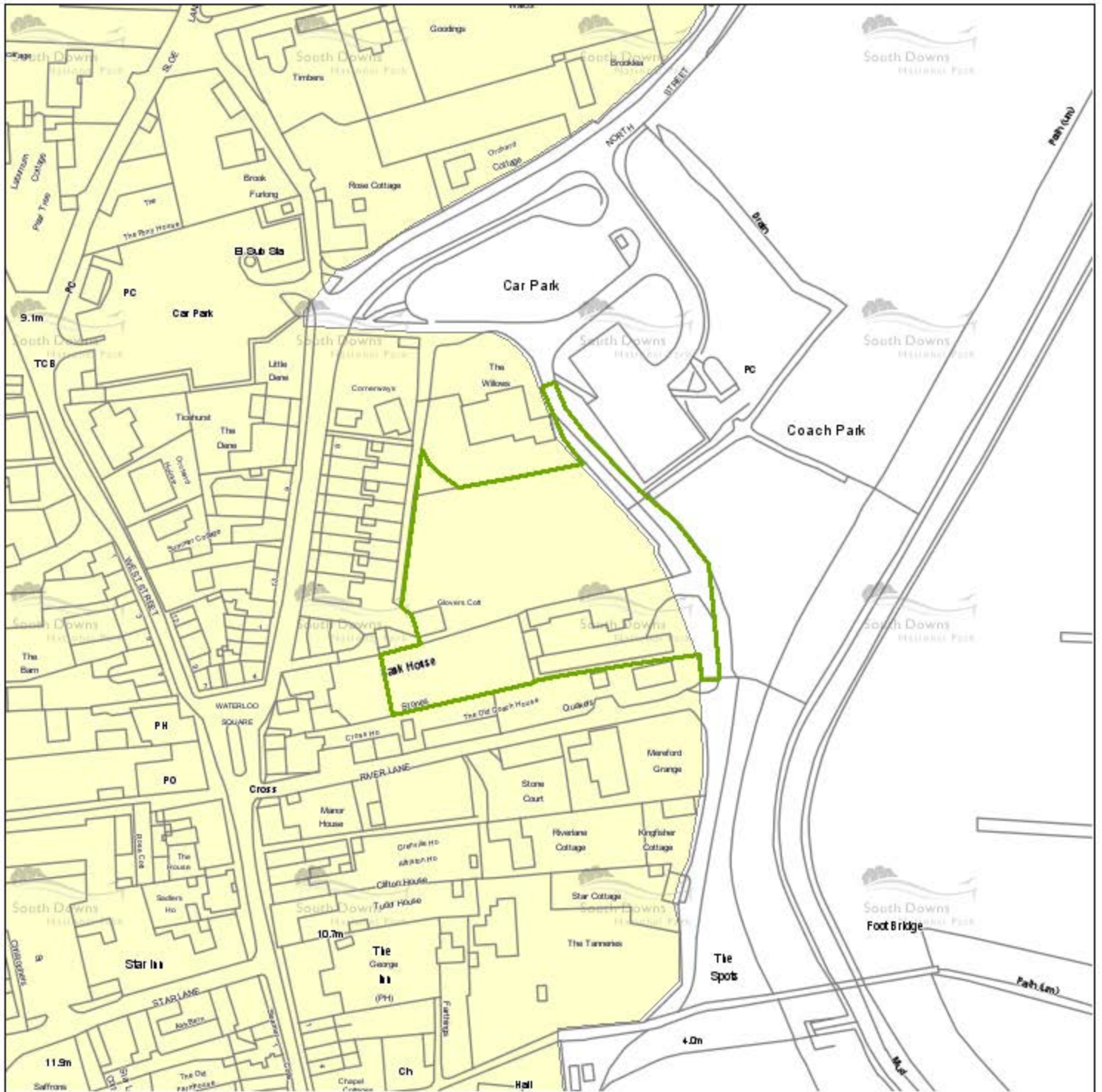
WE005	Land at West Street	Alfriston	Alfriston	Rejected	0	0	0	0	The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.
WE011	Former Allotment Site	Alfriston	Alfriston	Has Potential (Deliverable)	6	0	6	0	Not Applicable.

Total by Settlement	6	0	6	0
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WE011

Former Allotment Site

Alfriston



Key

Recommendation

Has Potential (Deliverable)



South Downs National Park Boundary (where applicable)

Settlement Boundary

Site Reference
WE011

Area
Wealden

Site Address Former Allotment Site	Settlement Alfriston
	Parish Alfriston

Source Submission	Current Use Agricultural buildings
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Summary of Landscape Assessment Medium/High Sensitivity The site is within the medieval core of Alfriston and is located adjacent to the riverside in a sensitive, high profile location. The existing agricultural buildings deter from the setting of the river and the public right of way along the riverside. Notwithstanding this the site is assessed as Medium/high sensitivity owing to the location within the medieval core of the village.

Summary of Suitability The site is located on the eastern edge of the village of Alfriston and is within the existing development boundary. It is wholly within the Alfriston Conservation Area and is adjacent to a Grade II listed building. The site does not appear to have direct access onto a public highway. The eastern edge of the site is located within flood zones 2 and 3. The form and layout of development would need to be carefully considered. Given its sensitive location and the outcomes of the landscape assessment (above), it is considered appropriate to limit development to the south of the site, where there are existing agricultural buildings. Due to the archaeological potential of the site, a pre-application assessment will be required.	Is the site suitable? Yes
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Summary of Availability The site is has two owners and they have previously indicated that the site would be available immediately.	Is the site available? Yes
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Summary of Achievability There is no reason to indicate why development on the site could not be achieved, provided a suitable and safe access to the site can be established.	Is development on the site achievable? Yes
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Assessment Recommendation	Has Potential (Deliverable)
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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
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Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
Settlement Alfriston									
WE005	Land at West Street	Medium Sensitivity Development on this open and exposed edge of Alfriston is likely to be detrimental to the townscape and the surrounding landscape character as it would create infill development where the settlement edge is visibly becoming dispersed in character. The land provides a transition function between the open arable landscape to the north and the village to the south. Loss of this function would be detrimental to landscape character.	The site is relatively well screened, but there is potential for impact on the residential amenity of the properties to the south and wider views of the site from the north. The visibility from the existing access is relatively poor and any development on the site would be subject to improvements to access to the site. Due to the archaeological potential of the site, mitigation through planning condition may be required.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes	There is no reason to indicate why development on the site could not be achieved. A safe access would need to be achieved on to West Street.	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


Berwick

Settlement Map

Berwick



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
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Settlement Berwick

WE007	Berwick Court Farm, Alfriston Road	Berwick	Berwick	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.
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Total by Settlement	0	0	0	0
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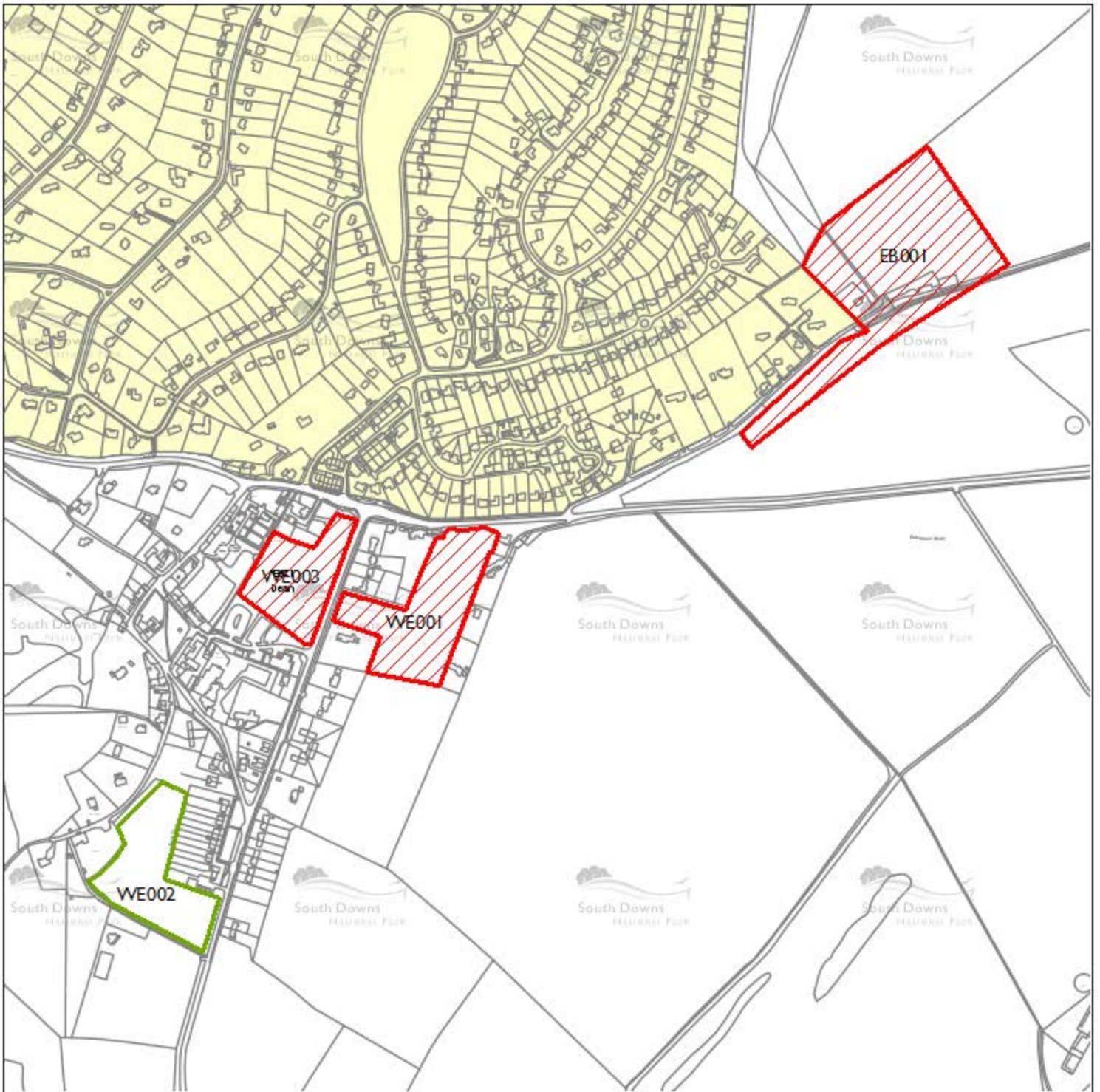
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Site Assessments by Settlement

East Dean

Settlement Map

East Dean




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 East Dean									
WE001	Land adjoining The Vicarage, East of Gilberts Drive	East Dean	East Dean and Friston	Rejected	0	0	0	0	The site is not considered suitable to yield 5 or more additional homes.
WE002	Land behind The Fridays, Gilberts Drive	East Dean	East Dean and Friston	Has Potential (Deliverable)	14	14	0	0	Not Applicable.
WE003	Land adjacent to the Village Hall, Gilberts Drive	East Dean	East Dean and Friston	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					14	14	0	0	

WE002

Land behind The Fridays, Gilberts Drive


East Dean



Key

Recommendation

 South Downs National Park Boundary (where applicable)

 Has Potential (Deliverable)

Site Reference
WE002

Area
Wealden

Site Address
Land behind The Fridays, Gilberts Drive

Settlement
East Dean
Parish
East Dean and Friston

Source
Previously assessed by Borough/District Council

Current Use
Agricultural/grazing

Summary of Landscape Assessment
Medium/High Sensitivity The eastern (lower) part of the site relates well to the existing settlement in terms of topography, size and relationship to surrounding uses and densities. This has a Medium sensitivity. The western (upper) part of the site which relates to the setting of the village is of high sensitivity.

Summary of Suitability	Is the site suitable?
Any proposed development will need to take into account the summary of landscape assessment (above), the setting of the East Dean Conservation Area and potential impact on existing dwellings, including the Grade II listed building to the south west of the site. Given this, it is considered appropriate to focus development in the south east corner of the site.	Yes

Summary of Availability	Is the site available?
The site is in single ownership and the owner has previously indicated that the site would be available immediately.	Yes

Summary of Achievability	Is development on the site achievable?
There is no reason to indicate why development on the site could not be achieved. A safe access will need to be created on to Gilberts Drive.	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
0.7	20	14	14	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 Dean									
WE001	Land adjoining The Vicarage, East of Gilberts Drive	Medium/High Sensitivity The topography of the site and the relationship with the historic village core make this site difficult to support in landscape terms. The size of the site is also disproportionate to the size of the village. Views of the site from the downs to the south and from within the village core are also important. The existing access and opening between the properties on Gilbert Drive would be Medium Sensitivity.	This site is could be suitable for a small number of dwellings located to the west of the within the existing opening between properties on Gilbert's Drive. This would need to be in keeping with the existing low density character of the surrounding existing residential properties and would need to respect the setting of the Conservation Area and the existing setting of the settlement. Therefore, whilst the site is considered suitable for a small number of dwellings in principle, the yield is expected to be lower than 5 units, which is the threshold for this study.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	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.
WE003	Land adjacent to the Village Hall, Gilberts Drive	Medium/High Sensitivity Due to conservation area location and prime position within the historic core of the village and on main route through village to the south.	The site is located within the East Dean Conservation Area and there are a number of listed buildings surrounding the site. The site is considered to be a significant open area within the conservation area, which has an important role, including as a buffer between the historic village and the surrounding residential development. The assessment conclusion is that development of the site would have a harmful	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	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. Development on the site would have a potential adverse impact on heritage assets.

Site Ref	Site Address	Summary of Landscape Assessment	Summary of Suitability	Suitable	Summary of Availability	Available	Summary of Achievability	Achievable	Reason for Rejection
WE003	Land adjacent to the Village Hall, Gilberts Drive		impact on the setting of the village and the on the conservation area. It would also have potential harmful impact on the setting of the surrounding listed buildings.	No		Yes		Yes	

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Site Assessments by Settlement


Jevington

Settlement Map

Jevington



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 Jevington									
WE004	Land adjoining The Eight Bells Public House	Jevington	Willingdon and Jevington	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	

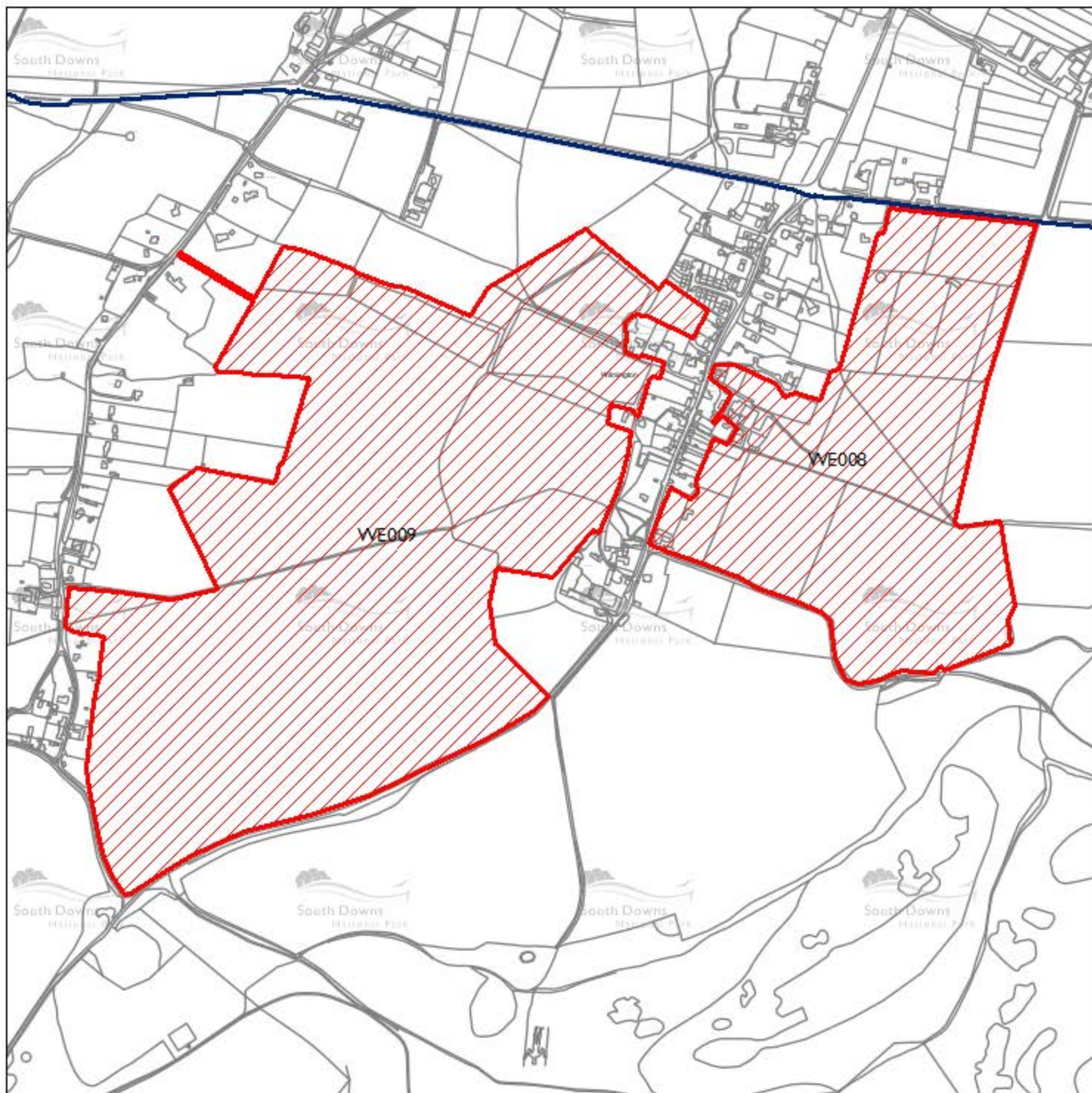
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Site Assessments by Settlement


Wilmington

Settlement Map

Wilmington



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
Settlement Wilmington									
WE008	Land to the east of Wilmington	Wilmington	Long Man	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.
WE009	Land to the west of Wilmington	Wilmington	Long Man	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 Wilmington									
WE008	Land to the east of Wilmington	High Sensitivity The site is exposed to views from the settlement and form the wider landscape. It is disproportionately large in comparison with the settlement and does not follow the settlement pattern.	This is a substantial and visually prominent site on the edge of the hamlet of Wilmington. Parts of the site are located within the conservation area and there are listed buildings within and adjacent to the site boundary along Wilmington Street. There is a scheduled ancient monument with 20m of the site boundary. The topography and location of the site make it highly visible and any development on the site would have a significant impact on the rural character and appearance of the landscape.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	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. Development on the site would have a potential adverse impact on heritage assets.
WE009	Land to the west of Wilmington	High Sensitivity The site is exposed to views from the settlement and form the wider landscape. It is disproportionately large in comparison with the settlement and does not follow the settlement pattern.	This is a substantial and visually prominent site on the edge of the hamlet of Wilmington. Parts of the site are located within the conservation area and there are listed buildings within and adjacent to the site boundary along Milton Street and Wilmington Street. There is a schedule ancient monument physically adjacent to the site boundary. The topography and location of the site make it highly visible and any development on the site would have a significant impact on the rural character and appearance of the landscape.	No	The site is in single ownership and the owner has previously indicated that the site would be available immediately.	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. Development on the site would have a potential adverse impact on heritage assets.