

Cuckfield Parish Council

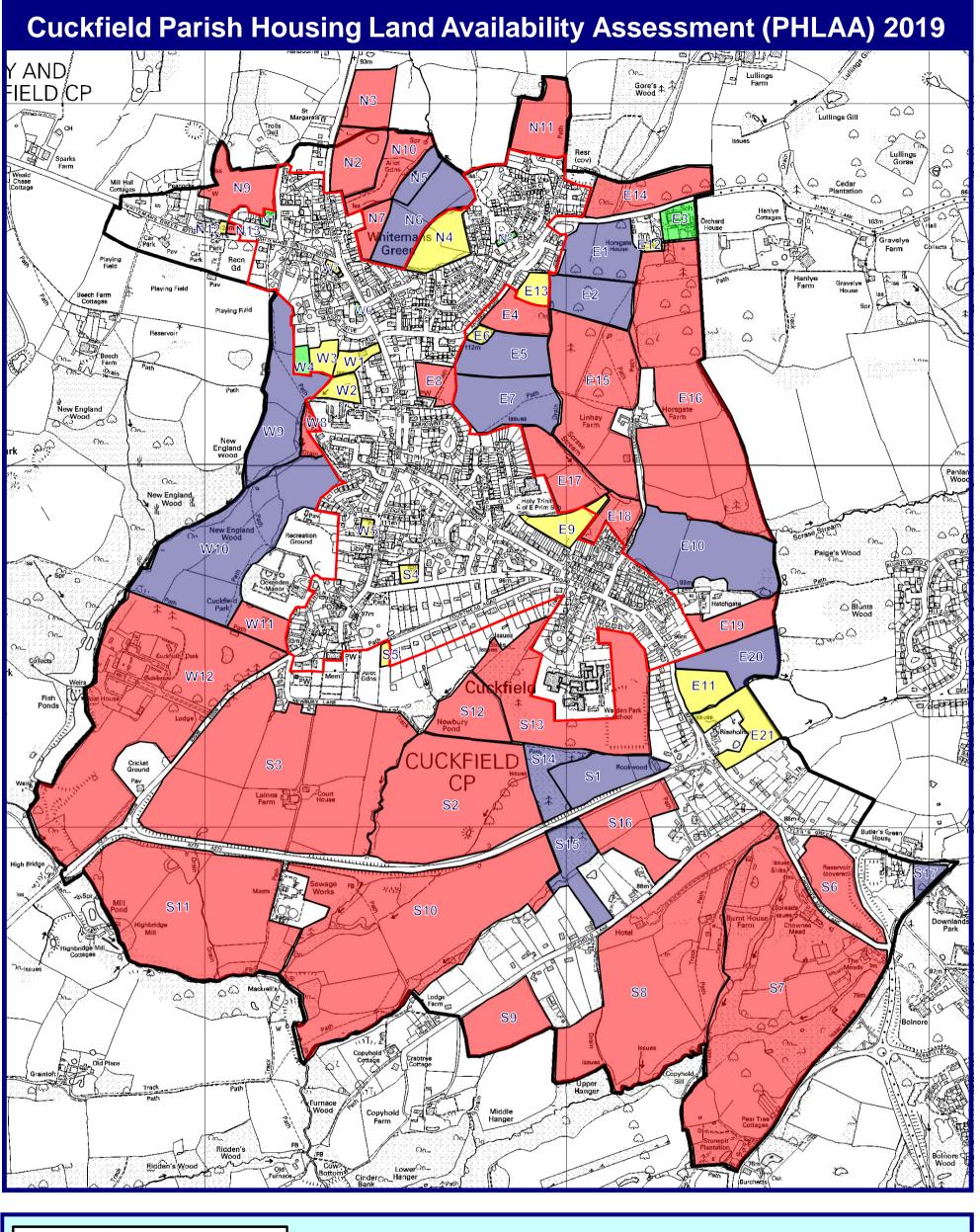
Cuckfield Neighbourhood Plan

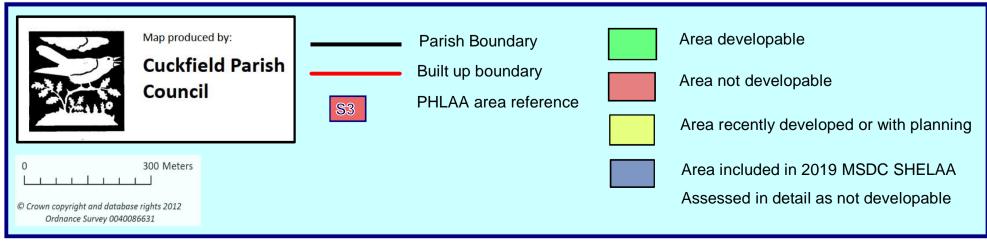
PARISH HOUSING LAND AVAILABILITY ASSESSMENT (PHLAA)

SITE ASSESSMENT UPDATE

July 2019

This document should be read in conjunction with Cuckfield Parish Council, PHLAA Methodology, December 2012





Reference	NP Site reference		N1	N2	N3	N4	N5
and location	SHLAA ref	SHELAA ref	Not previously reviewed	89	89	64	550
	Location		Land to side and rear of 6 Burrell Cottage, Whiltemans Green		Cuckfield - Brook Street Gap. Outside of the village boundary, but included for information	North of Bylanes	East of Whitemans Green
	Compass location	n from village	North	North	North	North	North
Site information	Site area (ha) Location regardin	- Duilt - A		1.6 Outside - not contiguous	2.8 Outside plan area and parish boundary, but would		1.17 Outside - not contiguous
	boundary	Brown/ greenfield/		Green	impact on Cuckfield Green		Green
		redevelopment Current use		Agriculture.	Agriculture		Scrub
	Access			Adjacent to B2036	Adjacent to B2036		Potentially through Brainsmead
Site Suitability assessment	Biodiversity	Overall		- Currently arable - High DEFRA priority region for butterfly, bees and	- Currently arable - High DEFRA priority region for butterfly, bees and		- Currently arable - High DEFRA priority region for butterfly, bees and
				vulnerable grassland	vulnerable grassland		vulnerable grassland
		Flora		Woodland bordering northern boundary Species rich hedge on western boundary	Woodland bordering southern boundary Species rich hedge on western boundary		Woodland bordering southern boundary Species rich hedge on western boundary
		Fauna		- 15 Red listed bird species	- 15 Red listed bird species		- 15 Red listed bird species
		(noted around parish)		- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species)	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species)		- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species)
				- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce		- 138 species of moth, including a number nationally scarce
		TPOs		No	No		No
		HDA area AONB		5 YES	4 YES		7 YES
		Value Sensitivity		MODERATE SUBSTANTIAL	MODERATE SUBSTANTIAL		MODERATE SUBSTANTIAL
		Capacity Public views from area		LOCAL AREA TO >10km	NEGLIGABLE / LOW LOCAL AREA TO >10km		NEGLGIBLE / LOW LOCAL AREA TO >10km
		Landscape summary		Within AONB and recorded as medieval assart. Majority of character area enclosed from the wider	Rural, historic landscape forming upper Ouse Valley slopes which are exposed to wider AONB to		Medieval assarts, although has relationship with existing settlement on three sides.
				rural landscape to the north by vegetation. Partially relates to existing houses to the west, which are on similar topography. Western part of the character	the north - Significant extension of village into AONB		Provides well vegetated northern setting to Cuckfield within AONB, and adjacent to Parish owned recreational resource.
				area slightly less sensitive to development than the eastern part due to trees to the north of the	- Prominent northern village gateway site		Comparison of the comparison o
				character area which provide screening Significant extension of village into AONB - Prominent northern village gateway site			
	Heritage or know			Close to Whitemans Green conservation area, but	Class to Whiteman Creen concention area but		- Close to Whitemans Green conservation area
	impact	n archaeological		not adjacent and therefore reduced impact	not adjacent and therefore reduced impact		- Close to Whitemans Green listed buildings
	Public access			Balcombe Road on western boundary. Parish Council owned allotments along south.	Balcombe Road on western boundary. Parish allottments on southern boundary		Adjacent to public open space
	Flood risk	Catchment		Ouse	Ouse		Ouse
	impacts	Flood Zone: EA and SFRA		One	One		One
		Downstream flooding issues		Uckfield & Lewes	Uckfield & Lewes		Uckfield & Lewes
	Walking access to infrastructure	School (HT) School (WP)		1.5	1.5 1.8		
	(From centre of	Shop Bus stop		0.4	0.4		
		Doctor Cuckfield village		1.5	1.5		
		Centre Public Recreation		0.5	0.5		
	Connection to services	Space Highway & utilities		Adjacent to B2036 (through route)	Adjacent to B2036 (through route)		Brainsmead (residential). Poor vehicular access. Upgrades required
		Existing capacity		B2036 very busy during rish hour. Some areas to	B2036 very busy during rish hour. Some areas to		Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have
				north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.	north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.		insufficient capacity. Sewage Treatment Work has limited capacity headroom currently
	Impact from alloc infrastructure	ation on existing		- Very busy road through to Balcombe - Water resources issues	- Very busy road through to Balcombe - Water resources issues		- Ardingly Road and London Road vey busy at rush hours
				Gas service - unknown Comms - broadband upgraded recently	Gas service - unknown Comms - broadband upgraded recently		Water resources issues Gas service - unknown Comms - broadband upgraded recently
	Summary of cons	ultation response		Consultation Area A 49% strongly disagree or disagree	Consultation Area A 49% strongly disagree or disagree		Site not consulted on specifically. However, close to consultation Area A
				25% strongly agree or agree 26% neither agree or disagree	25% strongly agree or agree 26% neither agree or disagree		49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree
Site Available	Ownership	Single/ multiple		Single	Single		Single
	Current planning	status		None	None		None
	Owner indication develop	of aspiration to		Yes. Discussions held with landowner (Jan 12)	Yes. Discussions held with landowner (Jan 12)		Yes
Site Achievable	Constraints, oppo	ortunities and		- Site impact on AONB	- Site impact on AONB		- Site in AONB
	impacts			Landscape impact, despite tree screening to north Public views from site boundary and allottments	Significant landscape impact Public views from site boundary a significant public amenity		Landscape impact Public views from site boundary and allottments Abuts conservation area, though visually remote
				Prominent 'village gateway' site. Major extension into rural area.	Site remote from village urban booundary. Prominent 'village gateway' site. Major extension into rural area.		- Site closer to village amenitties so more sustainable than other village areas
				Whilst reasonably close to Whiteman's Green local services, a significant distance to village centre, schools and doctor. Therefore, less	- Site less sustainable as significant distance to village amenities		Difficulties with access and services along already congested road
				sustainable location - Public opposition to this site, but less than other sites.	- To be reviewed with Ansty and Staplefield PC		
	Viability			- Market values have remained largely static since			- Market values have remained largely static since
				recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)			recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)
				identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would			identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would
				make dwellings sellable - Likely to be average site preparation costs			make dwellings sellable - Likely to be average site preparation costs
	reasonable prosp	few constraints, a ect that the site is	Yes	No	For Ansty and Staplefield PC to determine (falls mainly outside parish boundary)	Yes	No
	available and cou developed at the						
	Actual/Potential C	Capacity	3	Not applicable, as site not achievable	Not applicable	42	Not applicable as site is not achievable (SHELAA- 36)
Overall develop	able conclusion		Construction completed	Area in AONB and incongruous with village boundary at the northerly extent. Outside of the	Area just outside of Cuckfield parish boundary, so for Ansty and Staplefield to determine. However,	Construction completed	Limited access, AONB and location (adjacent to allottments and public open space) issues likely to
				Built Up Area Boundary. A prominent village 'gateway' site with landscape impacts. Some local services, but others much further away. Lower	this assessment recommends that the site is not developable principally in view of the AONB and landscape issues. Lower public opposition to this		make this site non-viable
				public opposition to this area.	area.		
0-5 6-10		136 14	3 0	0	0	42	0
11-20		10	Development completed (Burrell Cottages - 2no	O AONB value is still high. Appeal for development	O AONB value is still high. Appeal for development	0 Development completed (Buttinghill Drive - 42no)	Site in AONB. Prviate ownership separate to
20	019 review and ເ	update	plus additional side dwelling - 1no)	for 9 adjacent to site refused at Appeal in February 2016	2016 To 9 adjacent to site refused at Appeal in February		adjacent public open space. Very constrained access. Site not coterminous with current Built Up Area Boundary
							Soundary

Reference	ce NP Site reference		N6	N7	N8	N9	N10
and location	SHLAA ref	SHELAA ref	420	179	None	None	None
	Location		North of Brainsmead	East of Crouchlands Farm	Chapelfields	Land to rear of Burrell Cottages	Whitemans Green Allotments
	Compass location	n from village	North	North	North	North	North
Site information	Site area (ha)			0.5	n/a	2.4	2.3
	Location regardi boundary Use	ng Built-up Area Brown/ greenfield/		Outside - contiguous Green	Inside Brown	Outside - contiguous Green	Outside - contiguous Green
		redevelopment Current use		Woodland / smallholdings / backgardens	Business presmises	Agriculture	Allotments
	Access			Potentially through Brainsmead	Already exists	Onto private access road	Adjacent to B2036
Site Suitability assessment	Biodiversity	Overall		Overgrown pasture and wooded Extended back gardens	Already developed, so biodiversity issues not relevant	Sheep field	Allotments
				 High DEFRA priority region for butterfly, bees and vulnerable grassland 			
		Flora		Overgrown pasture and wooded area with some evidence of nutrient enrichment; possible	Within BUAB	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral	N/A
				overgrazing in the past. - Conversion into back gardens - Removal of trees would be required		grassland (MG5 indicators present) - biodiversity, pollinators, network. - Species rich hedgerows.	
				,			
		Fauna (noted around parish)		 - 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK 	Within BUAB	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK
				BAP species) - 138 species of moth, including a number nationally scarce		BAP species) - 138 species of moth, including a number nationally scarce	BAP species) - 138 species of moth, including a number nationally scarce
		TPOs		No No	Yes	No No	No No
	Landscape	HDA area AONB		6	Not applicable as within built up boundary	2	6
		Value Sensitivity		YES MODERATE SUBSTANTIAL		YES MODERATE MODERATE	YES MODERATE SUBSTANTIAL
		Capacity Public views from		LOW LOCAL AREA		MEDIUM LOCAL AREA	LOW LOCAL AREA TO >10km
		area Landscape summary		Although within AONB and recorded as medieval		Small enclosed character area adjacent to existing	
				assarts, land uses reduces scenic quality, but provides recreational resource (allottments). Upper parts open to view from wider landscape to the		settlement. Has some historic time depth, is adjacent to Conservation Area, and within AONB, however has limited contribution to wider	assarts, land uses reduces scenic quality, but provides recreational resource. Upper parts open to view from wider landscape to the
				north due to northeast facing slopes.		landscape to the north	north due to northeast facing slopes.
	Heritage or know impact	n archaeological		Abuts to Whitemans Green conservation area. Adjacent to listed buildings in Brainsmead.	Change of use and renovation within Grade 2 listed building. Little outside impact though.	Adjacent to Whitemans Green conservation area	Adjacent to Whitemans Green conservation area
	Public access			Footpath on southern boundary	Highway within Chapelfields	High Weald Trail long-distance footpath crosses	Allotments
						site	
	Flood risk impacts	Catchment Flood Zone: EA and		Ouse	Scrase Stream (Ouse) One	Ouse One	Ouse
		SFRA Downstream flooding		Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes
	Sustainability: Walking access	School (HT)		1.1	1.1	0.8	N/A
	to infrastructure (km)	School (WP) Shop		1.7 0.1	1.7 0.7	0.2	
	(From centre of site)	Bus stop Doctor		0.1	0.1	0.2	
	(From centre of site)	Cuckfield village Centre		1.2	1.5	0.8	
	Connection to	Public Recreation Space		0.4	1	0.8	Allotments
	services	Highway & utilities		Brainsmead (residential). Poor vehicular access. Upgrades required	Existing services in building, and Chapelfields in general	Site off of private road. No direct access to public highway	Access from Brook Street
		Existing capacity		Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has	B2115 very busy during rish hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.	N/A
	Impact from allo	cation on existing		limited capacity headroom currently - Brainsmead already over capacity for residential	limited capacity headroom currently - Reduction in business premises in village	- Very busy road through to Staplefield	N/A
	infrastructure			road - Ardingly Road sewer already over capacity - Water resource issues	Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) Ardingly Road sewer over capacity	Water resources issues Gas service - unknown Comms - broadband upgraded recently	
				Water resource issues	- Water resources issues - Gas service - unknown	Commis broadband apgraded recently	
	Summary of con	sultation response		Site not consulted on specifically. However, close	Comms - broadband upgraded recently Within built up boundary.	Site not consulted on specifically. However, close	Site not consulted on specifically. However, close
				to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree	24% strongly disagree or disagree 56% strongly agree or agree 20% neither agree or disagree	to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree	to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree
				26% neither agree or disagree	20% Hollier agree of disagree	26% neither agree or disagree	26% neither agree or disagree
Site Available	Ownership	Single/ multiple	T- b- d	Multiple	Single	Single	Parish Council
	Current planning	status	To be designated as public open space through Bylanes Application (N4). Ownership to be passed to parish	None	Application submitted for change of use from business to residential	None	None
	Owner indication develop	of aspiration to	No	Yes, though not since last SHLAA. Covenants until Oct 13	Yes (Application Oct 12)	No	No
Site Achievable	Constraints, opp	ortunities and	Site to be dedicated to the Parish Council as public open space	- Site in AONB - Landscape impact	- Brownfield site, though reduction in business premises	- No direct access to highway - Site in AONB, though screened	Site currently owned and managed by Parish Council used as statutory allotments
				Public views from site boundary and allottments Abuts conservation area, though visually remote Site closer to village amenitties so more	Negligible landscape and biodivesity impact Low heritage impact, though situated within Grade 2 listed building	Impact on High Weald trail right of way Walking distance to amenities makes the site less sustainable	Prominent site in landscape - impact on AONB Walking distance to amenities makes the site less sustainable
				sustainable than other village areas - Difficulties with access and services along	 Walking distance to amenities makes the site less sustainable 	- Critical infrastructure contstaints (sewer over capacity)	- Critical infrastructure contstaints (sewer over capacity)
				already congested road - Ownership questions makes achievability difficult - Site is now much reduced from previous previous	Critical infrastructure contstaints (sewer over capacity) Close to AONB boundary, but no development		
				MSDC allocation assessment, as owner has sold portions to neighbours for garden extensions. Site is now long and thin	impact - Lower public opposition to building within built up boundary		
				- Long and thin site not condusive to major development	,		
				- Significant tree removal required at north of site			
	Viability		Site not available	- Market values have remained largely static since recession in Cuckfield - recent new houses in	- Market values have remained largely static since recession in Cuckfield - recent new houses in	- Market values have remained largely static since recession in Cuckfield - recent new houses in	Site in use as statutory allottments. Therefore not viable for development
				Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its	
				needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable	
				- Likely to be average site preparation costs	- Likely to be average site preparation costs	- Likely to be average site preparation costs	
	Suitable location		No	No	Yes	No	No
	reasonable pros						
	developed at the						
Overall dovels	Actual/Potential	Capacity	Not applicable as site is not achievable (SHELAA - 90) Site to become public open space	Not applicable as site is not achievable Outside of the Built Up Area Boundary.	6 Within Built Up Area Boundary. Conversion of	Not applicable as site is not achievable Limited Access, Built up Area Boundary,	Not applicable as site is not achievable Unlikely Parish Council would sell site
2.00.an develop	Contractori		The space	Ownerships questions and reduced space / changing boundraies as some back gardens	business premises to residential units fits within the existing residential area. Awaiting second planning	Conservation area, and impact on AONB likely to	, and a solid solid solid
				extended. Clearance of wooded area required. Difficult access. Restrictive covenants until Oct 13. In AONB.	application.		
0-5		136	0	0	6	0	0
0-5 6-10 11-20		136 14 10	0 0	0	0	0 0	0 0
			To be transferred to Parish Council; Appeal states to be public open space. High AONB Value	Recent aerial photos indicate portions of the site have been sold to adjacent owners to extend rear	Application for 6no 1 and 3no 2 bedroom flats withdrawn in 2012. Potential permitted	2019 assessment added - see above	2019 assessment added - see above
2	019 review and	update	, , , , , , , , , , , , , , , , , , ,	gardens. Site therefore not available.	development may now apply (business premises to residential)		
				I.	l.	<u>I</u>	1

Reference	NP Site reference	e	N11	N12	N13	E1	E2
and location	SHLAA ref	SHELAA ref	None	None	None	479	479
	Location		Land north of The Highlands	East of Mill Hall	West of Burrell Cottages	South of Hanlye Lane (north)	South of Hanlye Lane (south)
	Compass location	n from village	North	North	North	East	East
Site	Site area (ha)		2.6	10.0	0.1	3.0	2.8
information	Location regardi	ng Built-up Area	Outside - contiguous		Outside - contiguous	Outside - contiguous	Outside - contiguous
	Use	Brown/ greenfield/ redevelopment	Green		Green	Green	Green
		Current use	Agriculture		Agriculture	Pasture	Pasture
	Access		Onto private access road (The Highlands)		Adjacent to B2115	Onto Hanlye Lane	Onto Hanlye Lane
Site Suitability assessment	Biodiversity	Overall	Agricultural use Adjacent to Gores Wood ancient woodland		Agricultural use	Pasture High DEFRA priority region for butterfly, bees and vulnerable grassland	Pasture High DEFRA priority region for butterfly, bees and vulnerable grassland
		Flora	- Mixed arable - Species rich hedgerows.		Overgrown pasture and wooded area with some evidence of nutrient enrichment; possible overgrazing in the past.	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MGS) - biodiversity, pollinators, network. - Abuts ancient woodland Species rich hedgerows.	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MGS indicators present) - biodiversity, pollinators, network Species rich hedgerows TPOs
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce		- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs	No		No	Yes, along northern,southern and eastern boundary	Yes, along northernand southern boundary
	Landscape	HDA area AONB	8 YES		33 YES	13 ADJACENT	13 ADJACENT
		Value Sensitivity	SUBSTANTIAL SUBSTANTIAL		MODERATE MAJOR	MODERATE SUBSTANTIAL	MODERATE SUBSTANTIAL
		Capacity	LOW		NEGLIGIBLE / LOW	LOW	LOW
		Public views from area	LOCAL AREA TO >10km		LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km
		Landscape summary	Rural landscape with medieval time depth which forms part of north Ouse Valley side. Slopes away from Cuckfield which sits on higher ground to the south. Site visible from Brook Street		Large south facing parcels of land with recreational use; open to wider AONB to the south with extensive views across to the South Downs beyond.	Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath.	Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath. - One of limited number of places with extensive
						- Prominent north-eastern village gateway site - Abuts Ancient Woodland (Gores Wood) Abuts AONB One of limited number of places with extensive views to Downs from road highway	views to Downs from footpaths
	Heritage or know impact	n archaeological	None		Adjacent to Mill Hall	Adjacent to Horsgate House. Visual link to old Hospital and Horsgate Farm listed buildings	Adjacent to Horsgate House. Brick works industrial archaeology. Visual link to old Hospital and Horsgate Farm
	Public access		None		None	- Hanlye Lane on northern boundary	listed buildings A number of footpath crossings
						- Footpath crossings along southern boundary	
	Flood risk impacts	Catchment	Ouse		Ouse	Scrase Stream (Ouse)	Scrase Stream (Ouse)
	·	Flood Zone: EA and SFRA Downstream flooding			One Haywards Heath, Uckfield & Lewes	One Haywards Heath, Uckfield & Lewes	One Havwards Heath, Uckfield & Lewes
	Sustainability:	issues School (HT)	1.4		0.9	1.2	1.2
	Walking access to infrastructure	School (WP)	2		1.3	1.8	1.8
	(km) (From centre of	Shop	1		0.3	0.9	0.9
	site)	Bus stop Doctor	1.4		0.9	1.2	1.2
		Cuckfield village Centre	1.8		0.9	1.6	1.6
		Public Recreation Space	1.4		0.9	1.2	1.2
	Connection to services	Highway & utilities	Site off of private road. No direct access to public highway		Access onto B2115	Hanlye Lane. 60mph through route.	Hanlye Lane. 60mph through route.
		Existing capacity	Ardingly Road congestion during rush hour. Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently		B2115 very busy during rish hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently
	infrastructure	cation on existing	- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		- Very busy road through to Staplefield - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) Ardingly Road sewer over capacity Water resources issues Gas service - unknown Comms - broadband upgraded recently
	Summary of con:	sultation response	Site not consulted on specifically. However, close to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree		Site not consulted on specifically. However, close to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree	Consultation Area B 62% strongly disagree or disagree 14% strongly agree or agree 24% neither agree or disagree	Consultation Area B 62% strongly disagree or disagree 14% strongly agree or agree 24% neither agree or disagree
Site Available	Ownership	Single/ multiple	Borde Hill Estate land		Single	Single	Single
	Current planning	status	None		None	None	None
	Owner indication develop		No		No	Yes Developer actively pursuing (Apr 12)	Yes Developer actively pursuing (Apr 12)
Site Achievable	a Constraints, opp Impacts	ortunities and	 No direct access to highway Site in prominent AONB site Walking distance to amenities makes the site less sustainable Critical infrastructure contstaints (sewer over capacity, additional highways) 		- Site in prominent AONB site - Access onto busy highway - Significant landscape impact, with extensive public views to South Downs - Walking distance to amenities makes the site less sustainable - Highway access onto 50mph, and critical infrastructure contstaints (sewer over capacity)	- Biodiversity impact; adjacent to Gores Wood ancient woodland. High potential enhancement grassland - Adjacent to AONB - Significant landscape impact, with extensive public views to South Downs - Major village gateway and very prominent site - Major extension into urban area, and significant coalescence impact - High sustainability issues, remote from village services - Highway access difficulties onto 60mph road, and critical utilities contraints with sewerage already over capacity - Sewage would need permanent pumping - Tile-in with potential Horsgate House development - High public opposition with this site	- Biodiversity impact - high potential enhancement grassland - Adjacent to AONB Significant landscape impact, with extensive public views to South Downs - Major village gateway and very prominent site Major extension into rural area, and coalescence impact - Remote from village amenities so less sustainable site - No Highway or Utility access from site (unless E1 developed) - Highway access difficulties onto 60mph road, and critical utilities contraints with sewerage already over capacity - Sewage would need permanent pumping - Tie-in with potential Horsgate House development - High public opposition with this site
	Viability				- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs
	reasonable prosp available and con	h few constraints, a pect that the site is uld be viably	No	Yes	No	No	No
	developed at the	point envisaged					
	Actual/Potential	Capacity	Not applicable as site is not achievable Access, landscape and AONB issues likely to	3 Planning permission granted for 3 dwellings	Not applicable as site is not achievable Acess onto busy road, AONB and landscape	Not applicable as site is not achievable (SHELAA - 40) Prominent village gateway site, with far reaching	Not applicable as site is not achievable (SHELAA - 10) Prominent village gateway site, with outstanding
Overall develop	padie conclusion		Access, landscape and AONB issues likely to make this site non-viable	Planning permission granted for 3 aweilings	Acess onto busy road, AUNB and inardiscape issues and impacts on Mill Hall and Whitemans Green open space likely to make this site non-viable	rromment vinage gateway site, with far reaching views from Hanlye Lane to the South Downs and rural distinctiveness outlook. Outside of the Built Up Area Boundary. Extension into the rural area, with significant coalescence impact. Low landscape capacity to change. Adjacent to AONB and ancient woodland, with unbroken links to surrounding fields and LNR, and high biodiversity enhancement potential. High public opposition to this area.	Prominent village gateway site, with outstanding views from tootpaths to the South Downs and rural distinctiveness outlook. Outside of the Built Up Area Boundary. Extension into the rural area, with significant coalescence impact. Low landscape capacity to change with high biodiversity potential. High public opposition to this area.
0-5 6-10		136 14	0 0	3 0	0 0	0 0	0 0
11-20		10	0 2019 assessment added - see above	0 Planning permission granted for 3 in Summer 19	0 2019 assessment added - see above	Nothing has changed with this site. Developer proposals have not progressed.	Nothing has changed with this site. Developer proposals have not progressed.
2	2019 review and	update					

Reference	NP Site reference		E3	E7			
and location	SHLAA ref	SHELAA ref	None	37	E5 227 (southern field only)	E6 None	567
	Location		Courtmeadow School	East of Ardingly Road (South)	East of Polestub Lane	Longacre Farm	North of Glebe Road
				. , ,			
	Compass locatio	n from village	East	East	East	East	East
Site information	Site area (ha) Location regarding	ng Built-up Area	1 (1.5 if current school gardens included) Outside - not contiguous		2.8 Outside - contiguous		Outside - contiguous
	boundary Use	Brown/ greenfield/	Brown		Green		Green
		redevelopment Current use	School		Pasture		Pasture
	Access		Onto Hanlye Lane		No highway or services access (landlocked)		No highway or services access (landlocked)
Site Suitability	Biodiversity	Overall	- Developed		- Pasture		- Pasture
assessment			 High DEFRA priority region for butterfly, bees and vulnerable grassland 		- High DEFRA priority region for butterfly, bees and vulnerable grassland		- High DEFRA priority region for butterfly, bees and vulnerable grassland
		- Flans			Consideration of a section with high actuation (see		
		Flora	 Adjacent to ancient woodland and semi-improved pasture with potential for biodiversity enhancement 		 Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, plant-pollinator 		 Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, plant-pollinator
					network Species rich hedgerow, indicator for ancient		network Species rich hedgerow, indicator for ancient
					woodland.		woodland.
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species		- 15 Red listed bird species - 14 Amber list bird species		- 15 Red listed bird species - 14 Amber list bird species
			30 known species of butterfly (of which 5 are UK BAP species) 138 species of moth, including a number		- 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number		- 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number
			nationally scarce		nationally scarce		nationally scarce
		TPOs	No		No		No
	Landscape	HDA area AONB	13 NO		NO		11 NO
		Value Sensitivity	MODERATE SUBSTANTIAL		MODERATE SUBSTANTIAL		MODERATE SUBSTANTIAL
		Capacity Public views from	LOW LOCAL AREA TO >10km		LOW LOCAL AREA TO >10km		LOW LOCAL AREA TO 1km
		area Landscape summary	Part of fairly intact rural eastern setting to		Fields of medieval time depth, partially open to		Fields of medieval time depth, partially open to
		Zanasaps sammary	Cuckfield, the majority of which is largely detached from settlement and forming significant part of		existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of		existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of
			separation between Cuckfield and Haywards Heath.		the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with urban		the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with urban
			- Abutts Blunts Wood LNR and Borde Hill Millennium Wood		boundary of Cuckfield which occupies the higher ground to the west.		boundary of Cuckfield which occupies the higher ground to the west.
	Heritage or know impact	n archaeological	Adjacent to Horsgate House. Visual link to Horsgate Farm listed buildings		Visually related to Horsgate Farm listed buildings		Visually related to Horsgate Farm listed buildings
	Public access		Footpath through southern field, though remote		Footpaths crossing western boundary		Footpaths crossing land
	000033		from buildings		Joseph Joseph Journal of the Control		a constant
	Flood risk	Catchment	Scrase Stream (Ouse)		Scrase Stream (Ouse)		Scrase Stream (Ouse)
	impacts	Flood Zone: EA and SFRA			One		One
		issues	Haywards Heath, Uckfield & Lewes		Haywards Heath, Uckfield & Lewes		Haywards Heath, Uckfield & Lewes
	Sustainability: Walking access to infrastructure	School (HT) School (WP)	1.4		0.9		0.6
	(km) (From centre of	Shop	1		0.7		0.8
	site)	Bus stop Doctor	0.5 1.4		0.2		0.3
		Cuckfield village Centre	1.8		1.2		0.8
		Public Recreation Space	1.4		1.1		0.8
	Connection to services	Highway & utilities	Hanlye Lane		No highway or services access (landlocked)		No highway or services access (landlocked)
		Existing capacity	Ardingly Road congestion during rush hour.		Ardingly Road congestion during rush hour.		Ardingly Road congestion during rush hour.
			Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently		Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently		Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently
	Impact from alloc	cation on existing	- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Penland		- London Road at capacity - Water resources issues		Ardingly Road / Hanlye Lane over capacity at both ends (improvements required)
	mirastructure		Farm development will exacerbate - Ardingly Road sewer over capacity		- Sewer and Gas service - unknown - Comms - broadband upgraded recently		Ardingly Road sewer over capacity Water resources issues
			- Water resources issues - Gas service - unknown				- Gas service - unknown - Comms - broadband upgraded recently
		10.01	- Comms - broadband upgraded recently		Consultation Area C		Consultation Area C
	Summary of cons	sultation response	Consultation suggestions for the site included (but were not limited to) a retirement home, an extension of Holy Trinity School, a community		68% strongly disagree or disagree 10% strongly agree or agree		68% strongly disagree or disagree 10% strongly agree or agree
			centre, an ecological centre, and a conference centre.		22% neither agree or disagree		22% neither agree or disagree
Site Available	Ownership Current planning	Single/ multiple	Single None		Single		Single
	ourient planning	Julus	None		Note		None
	Owner indication develop	of aspiration to	Yes (WSCC June 12)		Yes (May 09)		No (July 12)
Site Achievable	Constraints, opp	ortunities and	- Brownfield site (on site of school)		- Significant landscape issues		- Significant landscape issues
	impacts		Adjacent to AONB Low landscape and biodiversity impact as well screened		Outside built up boundary and extention into rural area Would potentially add to urban coalesence		Outside built up boundary and extention into rural area Would lead to potential urban coalesence
			- Tie-in with potential Horsgate House development,		between Cuckfield and Haywards Heath - Views from public highway a distinctive feature		between Cuckfield and Haywards Heath - Views from public highway a significant local
			Several private dwellings already exist on site. Site remote from village and outside the built up		and significant local amenity - Site crucial for local distinctiveness		amenity - Site crucial for local distinctiveness
			boundary - Significant walking distance to amenities leading to lower sustainability than other areas, though		Heritage impact: Visual linkage with listed buildings Walking distance to amenities makes the site less		Heritage impact: Visual linkage with listed buildings Walking distance to amenities makes this site
			highway footpath exists along Hanlye Lane - Critical infrastructure contstaints (sewer over		sustainable - Significant biodiversity opportunities and losses if		less sustainable - Major biodiversity opportunities and losses if
			capacity), though offset by closure of school		developed - Critical infrastructure contstaints (sewer over		developed - Critical infrastructure contstaints (sewer over
					capacity), which would need permanent pumping - No direct access to the highway - High public opposition with this area		capacity) - High public opposition with this site
	Viability		- Market values have remained largely static since		- Market values have remained largely static since		- Market values have remained largely static since
			recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)		recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)		recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)
			identified that Cuckfield is already providing for its needs		identified that Cuckfield is already providing for its needs		identified that Cuckfield is already providing for its needs
			Attractive edge of village rural location would make dwellings sellable		- Attractive edge of village rural location would make dwellings sellable		Attractive edge of village rural location would make dwellings sellable Likely to be average site preparation costs
			- Likely to be average site preparation costs		Likely to be average site preparation costs No direct highway access - would need to join with other sites		Likely to be average site preparation costs No direct highway access - would need to join with other sites
	Suitable location	for housing	Yes	No	No	Yes	No
	development with reasonable prosp	h few constraints, a pect that the site is	163	NO	NO	163	NO
	available and cou developed at the	uld be viably					
	Actual/Potential	Capacity	10	Not applicable as site is not achievable	Not applicable as site is not achievable	1	Not applicable as site is not achieavable
Overall develop	able conclusion		Site is more remote from the village than others,	Site is now owned by parish council and	(SHELAA - 70) Prominent village site, with views from footpaths to		(SHELAA - 120) Prominent edge of village site, with views from
			adjacent to AONB and outside the Built Up Area Boundary. However, it is brownfield, screened and adjacent to other dwellings which is considered to	designated as public open space	the South Downs and rural distinctiveness outlook to surrounding countryside. Extension into the rural		footpaths to rural distinctiveness outlook to surrounding countryside. Extension into the rural
			outweigh sustainability and location issues for a small development. Preferable to join this up with		area, with coalescence impact. Outside of the Built Up Area Boundary. Low landscape capacity to change with biodiversity opportunities. High public		area, with coalescence impact. Outside of the Built Up Area Boundary. Low landscape capacity to change with biodiversity opportunities. High public
			redevelopment of derelict Horsgate House, as a focus.		opposition to this area. No direct highway access makes this unviable unless joining up through		opposition to this area. No direct highway access makes this unviable unless joining up through
					other sites.		other sites
0-5 6-10		136 14	0	0	0	1 0	0
11-20		10	10	O	O District has a broad size. Mainth and a District	O	0
	019 review and	update	School is now closed and unoccupied, Brownfield recently sold for development by WSCC with adjacent site constraints. Overall site is 1.5ha,	Site is now in ownership of parish council as public open space	Nothing has changed since Neighbourhood Plan asessessment	Developed with 1 additional dwelling. Appeal for a further dwelling refused (October 15 - over development and landscape)	Nothing has changed since Neighbourhood Plan assessessment
2	OTO TO VIEW AND		possible future sale of adjacent Orchard House special needs school			2. oopment und randscape)	

and location			E8	E9	E10	E11	E12
	SHLAA ref	SHELAA ref	176	136	11	63	None
	Location		Off Polestub Lane	Chatfield Road	Wheatsheaf Lane	North of Riseholm	Horsgate House
_	Compass locatio	n from village	East	East	East	East	East
Site information	Site area (ha) Location regarding	ng Built-up Area	Inside		6.8 Outside - contiguous	3.5 Outside - not contiguous	0.3 Outside - not contiguous
	boundary Use	Brown/ greenfield/	Green (including Baptist church car park)		Green	Green	Bown
		redevelopment Current use	Pasture		Pasture	Pasture	Derelict historic large house
	Access		No highway or services access (landlocked)		Onto Wheatsheaf Lane	Onto Broad Street	Onto Hanlye Lane
Site Suitability	Biodiversity	Overall	- High DEFRA priority region for butterfly, bees and		- Pasture	- Pasture	- Developed
assessment			vulnerable grassland		- High DEFRA priority region for butterfly, bees and vulnerable grassland	 High DEFRA priority region for butterfly, bees and vulnerable grassland 	- High DEFRA priority region for butterfly, bees and vulnerable grassland
		Flora	 Semi-improved pasture with possible opportunity for enhanced species richness - pollinator network. 		Semi-improved pasture with potential for enhancement/restoration to species rich neutral grassland (MG4-5) - biodiversity, pollinators,	 Semi-improved pasture with potential for enhancement/restoration to species rich neutral grassland (MG4-5) - biodiversity, pollinators, 	Adjacent to ancient woodland and semi-improved pasture with potential for biodiversity enhancement
					network Species rich hedgerow, indicator spp for ancient	network Species rich hedgerow, indicator for ancient	
					woodland Edge of Blunt's Wood and Paiges Meadow LNR	woodland Edge of LNR and ancient woodland	
					and ancient woodland - Would need tree removal for access		
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species		- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species
		(,	- 30 known species of butterfly (of which 5 are UK BAP species)		- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)
			- 138 species of moth, including a number nationally scarce		- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce
		TPOs	Yes - area to north		No	No	No
	Landscape	HDA area	10		13	16	13
		AONB Value	NO MODERATE		NO MODERATE	NO MODERATE	MODERATE
		Sensitivity Capacity	MODERATE MEDIUM		SUBSTANTIAL LOW	SUBSTANTIAL LOW	SUBSTANTIAL LOW
		Public views from area	LOCAL AREA TO 1km		LOCAL AREA TO 1km	LOCAL AREA TO 1km	LOCAL AREA TO >10km
		Landscape summary	Relates to existing Built Up Area on three sides and relatively contained from the wider rural		Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached	Rural, relatively tranquil enclosed landscape, inconsistent with existing form of Cuckfield. Forms	Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached
			landscape to the east. New Baptist Church is to the south of the site		from settlement and forming significant part of separation between Cuckfield and Haywards	effective separation between Cuckfield and Haywards Heath (only remaining separation along	from settlement and forming significant part of separation between Cuckfield and Haywards
					Heath.	public highway)	Heath.
					Significant part of separation between Cuckfield and Haywards Heath Views across rural Scrase Stream valley	- Prominent south-eastern village gateway site	- Abutts Blunts Wood LNR and Borde Hill Millennium Wood
					22.330 raidi odiase otteam valley		
	Heritage or know	n archaeological	Adjacent (though behind) to Area of Townscape		Visual link to Horsgate listed buildings	None	- Visual link to Horsgate Farm listed buildings
	impact	a. snaeological	Interest		to 1 to system noted buildings		Visual link to Horsgate Farm listed buildings House has significant architectural and historical merit
	Public access		Footpaths crossing land		None. Extensive use of bridleways to south	Broad Street along southern boundary	Footpath through southern field, though remote
					(through to Haywards Heath) and west of area. Blunts wood LNR to east. Borde Hill Millennium		from buildings
	Flood risk impacts	Catchment	Scrase Stream (Ouse)		Forest to north east Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)
		Flood Zone: EA and SFRA			One	One	One
		issues	Haywards Heath, Uckfield & Lewes		Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes
	Sustainability: Walking access	School (HT) School (WP)	0.5 1.1		0.9	0.6	2
	to infrastructure (km) (From centre of	Shop	0.7		1.1	1.1	1
	site)	Bus stop Doctor	0.3 0.5		0.3	0.3	0.5
		Cuckfield village	0.8		1.1	1.2	1.8
		Centre Public Recreation	0.7		1.2	1.4	1.4
	Connection to	Space Highway & utilities	No highways or services access (landlocked). Polestub lane ownership and capacity issues		Hatchgate Lane. Junction with Broad Street may need improvements	B2184 Broad Street	Hanlye Lane
	services	Existing capacity	London Road very busy during rush hour. Some		Some areas to north of village currently at	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity
		Existing capacity	areas to north of village currently at sewerage capacity. Sewage Treatment Work has limited		sewerage capacity. Sewage Treatment Work has limited capacity headroom currently	headroom currently	headroom currently
	Impact from allog	cation on existing	capacity headroom currently - Tie in to existing utilities difficult		- Broad Street busy - new junction with Hatchgate	- Highways capacity issues at peak house; due for	- Ardingly Road / Hanlye Lane over capacity at
	infrastructure	Janon on oxioning	- Water resources issues - Gas service - unknown		Lane required - Water resources issues	alleviation following completion of HH bypass. - Water resources issues	both ends (improvements required) - Ardingly Road sewer over capacity
			- Comms - broadband upgraded recently		- Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Water resources issues - Gas service - unknown
							- Comms - broadband upgraded recently
	Summary of cons	sultation response	Site not consulted on specifically. However, would be included in modified built up boundary		Consultation Area E 68% strongly disagree or disagree	Single dwelling. Whilst against development in principal for development in the coalasence gap,	Consultation suggestions for the site included (but were not limited to) a retirement home, an
			36% strongly disagree or disagree 37% strongly agree or agree		11% strongly agree or agree 21% neither agree or disagree	Parish Council has negotiated assurances and draft legal agreement for no further building,	extension of Holy Trinity School, a community centre, an ecological centre, and a conference
			27% neither agree or disagree			subject to their support. MSDC refused application.	
						Consultation Area E 68% strongly disagree or disagree	
						11% strongly agree or agree	
Site Available						21% neither agree or disagree	
Olto / trailable	Ownershin	Single/ multiple	Multiple		Single	21% neither agree or disagree	Single
	Ownership Current planning	Single/ multiple	Multiple Baptist Church has planning approval for corner		Single None	21% neither agree or disagree Single Appeal for application for a single large dwelling	Single None
	Current planning	status	Baptist Church has planning approval for corner		None	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed.	None
		status	·			21% neither agree or disagree Single Appeal for application for a single large dwelling	-
Site Achievable	Current planning Owner indication develop Constraints, opp	status a of aspiration to	Baptist Church has planning approval for corner No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site		None No response to call for sites - Significant landscape issues	21% neither agree or disagree Single Appeal for application for a single targe dwelling not allowed. Yes - Significant landscape issues	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property)
Site Achievable	Current planning Owner indication develop	status a of aspiration to	No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site		None No response to call for sites - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Paiges Meadow LNR	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportuntities; adjacent to Blunts Wood and Paiges Meadow LNR	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark popprty in the landscape,
Site Achievable	Current planning Owner indication develop Constraints, opp	status a of aspiration to	No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed		None No response to call for sites - Significant landscape issues - Site has major biodiversity opportunitites; adjacent to Butts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportunitites; adjacent to Blunts Wood and Patiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark popprty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development,
Site Achievable	Current planning Owner indication develop Constraints, opp	status a of aspiration to	No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access		None No response to call for sites - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportunities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark popprty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development, - Several private dwellings already exist on site Several private dwellings already exist on site.
Site Achievable	Current planning Owner indication develop Constraints, opp	status a of aspiration to	No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings		None No response to call for sites - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportunities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark popprty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development, - Several private dwellings already exist on site Site remote from village and outside the built up boundary - Significant walking distance to amenities leading
Site Achievable	Current planning Owner indication develop Constraints, opp	status a of aspiration to	No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access - Site not available, aside from for new Baptist		None No response to call for sites - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportuntities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark poporty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development, - Several private dwellings already exist on site Site remote from village and outside the built up boundary
Site Achievable	Current planning Owner indication develop Constraints, opp	status a of aspiration to	No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access - Site not available, aside from for new Baptist		None No response to call for sites - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportunities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark popprty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development Several private dwellings already exist on site Site remote from village and outside the built up boundary - Significant walking distance to amenities leading to lower sustainability than other areas, though highway footpath exists along Hanlye Lane
Site Achievable	Current planning Owner indication develop Constraints, opp	status a of aspiration to	No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access - Site not available, aside from for new Baptist		- Significant landscape issues - Significant landscape issues - Site has major biodiversity opportunitities; - adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Patiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark popprty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development Several private dwellings already exist on site Several private dwellings already exist on site Site remote from village and outside the built up boundary - Significant walking distance to amenities leading to lower sustainability than other areas, though highway footpath exists along Hanlye Lane - Critical infrastructure constaints (sewer over
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However, landowners have indicated no intention to develop for housing, and difficult highway access without	44	- Significant landscape issues - Site has major biodiversity opportunitities; - Site has major biodiversity opportunitities; - Site has major biodiversity opportunitities; - adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable - High public opposition with this area - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Steep topography would make development difficult in areas - Significant coalescence issues No No No No No No No No No N	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major blodiversity opportunities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable - High public opposition with this area - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Significant coalescence issues - Recent development appeal not allowed	None No (though owner Affinity Sutton is trying to sell) - Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark popprty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development Several private dwellings already exist on site Site remote from village and outside the built up boundary - Significant walking distance to amenities leading to lower sustainability than other areas, though highway footpath exists along Hanlye Lane - Critical infrastructure contstaints (sewer over capacity), though offset by closure of school - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Site suitable for conversion to flats - especially elderly or sheltered accommodation Yes Yes O Site is more remote from the village than others, adjacent to AONB and outside the Built Up Area Boundary, However, it is brownfield, screened and adjacent to other dwellings which is considered to outweigh location and sustainability issues for a small development. Preferable to join this up with redevelopment of adjacent Courtmeadow school, as a 'gated' development which will act as a focus. House should be retained for architectural and
Overall develop	Current planning Owner indication develop Constraints, opp impacts Viability Viability Suitable location development wit reasonable pros available and cou developed at the Actual/Potential	for housing he wonstraints, a pect that the site is all be viably point envisaged Capacity	Baptist Church has planning approval for corner No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access - Site not available, aside from for new Baptist Church - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites No (New Babtist Church constructed) Not applicable as site is not achieavable Site currently enclosed by development on three sides, including new Baptist church which has planning permission for corner of site. Lower landscape impact from public space. However, landowners have indicated no intention to develop for housing, and difficult highway access without demolition of Brinkley Lodge or through E4 and E5 0 0 0	44 Construction completed 44 0 0	No response to call for sites - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable - High public opposition with this area - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Steep topography would make development difficult in areas - Significant coalescence issues No No No No applicable as site is not achievable (SHELAA 165) Site adjacent to Blunts Wood and Paiges Meadow LNR and Borde Hill Millennium Forest, at the narrowest point between urban areas. 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0-5 6-10 11-20	Current planning Owner indication develop Constraints, opp impacts Viability Viability Suitable location development with reasonable pross available and con developed at the Actual/Potential i able conclusion	for housing for ho	Baptist Church has planning approval for corner No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access - Site not available, aside from for new Baptist Church - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites No No (New Babtist Church constructed) Not applicable as site is not achieavable Site currently enclosed by development on three sides, including new Baptist church which has planning permission for corner of site. Lower landowners have indicated no intention to develop tor housing, and difficult highway access without demolition of Brinkley Lodge or through E4 and E5 0 0 0 0 New Baptist Church now developed and site is much smaller. Land owner of remaining field still of such smaller. Land owner of remaining field still of such smaller. Land owner of remaining field still of such smaller. Land owner of remaining field still of such smaller.	44 Construction completed 44 0	- Significant landscape issues - Site has major biodiversity opportunitities; - Site adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable - High public opposition with this area - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Steep topography would make development difficult in areas - Significant coalescence issues No No No No No No No No No N	21% neither agree or disagree Single Appeal for application for a single large dwelling not allowed. Yes - Significant landscape issues - Site has major biodiversity opportunitities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extention into rural area - Would lead to potential urban coalesence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable - High public opposition with this area - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Significant coalescence issues - Recent development appeal not allowed Yes Yes Permission given at Appeal (May 16) for 4no dwellings; Appeal for 20 refused at same time.	Brownfield site (existing large derelict property) - Adjacent to ACNB - House is a landmark popprty in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development, - Several private dwellings already exist on site Site remote from village and outside the built up boundary - Significant walking distance to amenities leading to lower sustainability than other areas, though highway footpath exists along Hanlye Lane - Critical infrastructure constaints (sewer over capacity), though offset by closure of school - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Critical private and the complete of the co
0-5 6-10 11-20	Current planning Owner indication develop Constraints, opp impacts Viability Viability Suitable location development wit reasonable pros available and cou developed at the Actual/Potential	for housing for ho	Baptist Church has planning approval for corner No. Discussion held with landowners (May12) - Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access - Site not available, aside from for new Baptist Church - Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites No (New Babtist Church constructed) No applicable as site is not achieavable Site currently enclosed by development on three sides, including new Baptist church which has planning permission for corner of site. 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However, it is brownfield, screened and adjacent to other dwellings which is considered to outwelgh location and sustainability issues for a small development. Preferable to join this up with redevelopment of adjacent for their dwellow school, as a 'gated' development which will act as a focus House should be retained for architectural and historical merit. - Q - Recently converted under Permitted Development

				•	PHLAA)		
Reference	NP Site reference	е	E13	E14	E15	E16	E17
and location	SHLAA ref	SHELAA ref	37	None	None	None	None
	Location		East of Ardingly Road (North)	Land north of Hanlye Lane	Land to west of Horsegate Farm	Land to east of Horsegate Farm	Holy Trinity School Playing Fields
	Compass location	on from village	East	East	East	East	East
Site information	Site area (ha)			3.0	9.1	14.5	1.7
	Location regardi boundary			Outside - contiguous	Outside - not contiguous	Outside - not contiguous	Outside - contiguous
	Use	Brown/ greenfield/ redevelopment		Green	Green	Green	Brown
		Current use		Agriculture	Agriculture	Agriculture	Playing Fields and grounds
	Access			Onto Hanlye Lane	No highway or services access (landlocked)	No highway or services access (landlocked)	No highway or services access (landlocked)
	Biodiversity	Overall		Agricultural use.	Agricultural use.	Agricultural use.	Low - School Playing fields. Adjacent low-grade
assessment				Part of site is Gores Wood ancient woodland			woodland
		Flora		- Semi-improved pasture with potential for enhancement/restoration to species rich neutral	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral	School playing fields
				grassland (MG4-5) - biodiversity, pollinators, network.	grassland (MG4-5) - biodiversity, pollinators, network.	grassland (MG4-5) - biodiversity, pollinators, network.	
				Species rich hedgerow, indicator for ancient woodland.	Species rich hedgerow, indicator for ancient woodland.	Species rich hedgerow, indicator for ancient woodland.	
				woodiand.	woodiand.	woodiand.	
		Fauna (noted around parish)		- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species
		(noted around parisit)		- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)
				- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce
		TPOs		1	No No	No	No
				No			
	Landscape	HDA area AONB		YES	NO	NO	NO NO
		Value		SUBSTANTIAL	MODERATE	MODERATE	MODERATE
		Sensitivity Capacity		SUBSTANTIAL NEGLIGIBLE / LOW	SUBSTANTIAL LOW	SUBSTANTIAL LOW	MODERATE MEDIUM
		Public views from area		LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km
		Landscape summary		Parkland of historical interest which forms part of	Part of fairly intact rural eastern setting to	Part of fairly intact rural eastern setting to	Small, well contained area with medieval time
				north Ouse Valley side. Detached from settlement.	Cuckfield, the majority of which is largely detached from settlement and forming significant part of	Cuckfield, the majority of which is largely detached from settlement and forming significant part of	depth providing wooded edge to Cuckfield with sit on slightly higher ground to the west.
					separation between Cuckfield and Haywards Heath.	separation between Cuckfield and Haywards Heath.	
					- Would impact high value views to Scrase Stream - Long-range views from PROW and Horsegate	- Would impact high value views to Scrase Stream - Long-range views from PROW and Horsegate	
					House to Downs - Incursion into gap between Cuckfield and HH	House to Downs - Incursion into gap between Cuckfield and HH	
	Heritage or know	vn archaeological		None	Horsegate Farm is Grade 2 listed	Horsegate Farm is Grade 2 listed	None
	impact	Jorogical			Siddo E ildico	Section 2 section 2 material	
	Public access			Borde Hill bridleway along western boundary	Network of Twittens cross the area	Footpath crosses to at north	None
				,			
	Flood risk	Catchment		Ouse	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)
	impacts	Flood Zone: EA and		One	One	One	One
		SFRA Downstream flooding		Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes
	Sustainability:	School (HT)		1.4	0.4	0.6	0
	Walking access to infrastructure	Cohool (MD)		2	0.6	0.6	0.5
	(km) (From centre of	Shop		1	1	1	0.6
	site)	Bus stop		0.5	0.5	0.5	0.3
		Doctor Cuckfield village		1.4	0.4	0.6	0.1
		Centre Public Recreation		1.4	0.9	0.9	
	Connection to	Space		Access from Hanlye Lane			School playing fields
	services	Highway & utilities		Access from Harriye Lane	No access to public highway	No access to public highway	No access to public highway
		Existing capacity		Ardingly Road congestion during rush hour.	Ardingly Road congestion during rush hour.	Ardingly Road congestion during rush hour.	- London Lane congestion during rush hour and
				Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity	Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity	Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity	school drop off - Sewage Treatment Work has limited capacity
				headroom currently	headroom currently	headroom currently	headroom currently
	Impact from allo	cation on existing		- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required)	Site remote from village Highways capacity issues at peak hours.	Site remote from village	Major impact on school Highways capacity issues at peak hours.
				- Ardingly Road sewer over capacity - Water resources issues	- Water resources issues - Sewer and Gas service - unknown		- Water resources issues - Sewer and Gas service - unknown
				Gas service - unknown Comms - broadband upgraded recently	- Comms - broadband upgraded recently		- Comms - broadband upgraded recently
	Summary of con	sultation response		Consultation Area B 62% strongly disagree or disagree	Consultation Area C 68% strongly disagree or disagree	Consultation Area C 68% strongly disagree or disagree	Near Consultation Area C 68% strongly disagree or disagree
				14% strongly agree or agree 24% neither agree or disagree	10% strongly agree or agree 22% neither agree or disagree	10% strongly agree or agree 22% neither agree or disagree	10% strongly agree or agree 22% neither agree or disagree
Site Available	Ownership	Single/ multiple		Borde Hill Estate land	Multiple owners	Multiple owners	West Sussex ownerhsip
	Current planning	g status		None	None	None	None
	Owner indication	n of aspiration to		No	No	No	No
	develop	. o. aopiiation to					
Site Achievable	Constraints, opp	ortunities and		- Significant landscape issues - prominent village	- Significant landscape issues in Scrase Stream	- Significant landscape issues in Scrase Stream	- major impact on school
	impacts			gateway site within AONB - Site has major biodiversity opportuntities;	valley and adjacen to Milennium Wood - Site has major biodiversity opportuntities	valley and adjacen to Milennium Wood - Site has major biodiversity opportuntities	
				adjacent to Gores Wood ancient woodland - Outside built up boundary and significant	- Outside built up boundary and extention into rural area	- Outside built up boundary and extention into rural area	
				extention into rural area - Would lead to potential urban coalesence	- Would lead to significant further urban coalesence between Cuckfield and Haywards	- Would lead to significant further urban coalesence between Cuckfield and Haywards	
				between Cuckfield and Haywards Heath - Views from public highway a significant local	Heath Provides rare rural break in urban enclosure	Heath - Provides rare rural break in urban enclosure	
				amenity - Site crucial for local distinctiveness	Views from public footpaths a significant local amenity	Views from public footpaths a significant local amenity	
				Sewage would need permanent pumping Walking distance to amenities makes the site less		 Site crucial for local distinctiveness Walking distance to amenities makes the site less 	
				sustainable - High public opposition with this area	sustainable - High public opposition with this area	sustainable - High public opposition with this area	
					- No highway access to site	- No highway access to site	
	Viability			Market values have remained largely static since recession in Cuckfield - recent new houses in	- Market values have remained largely static since recession in Cuckfield - recent new houses in	Market values have remained largely static since recession in Cuckfield - recent new houses in	Market values have remained largely static since recession in Cuckfield - recent new houses in
				Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)
				identified that Cuckfield is already providing for its needs	identified that Cuckfield is already providing for its needs	identified that Cuckfield is already providing for its needs	identified that Cuckfield is already providing for its needs
				Attractive edge of village rural location would make dwellings sellable	Attractive edge of village rural location would make dwellings sellable	Attractive edge of village rural location would make dwellings sellable	Attractive edge of village rural location would make dwellings sellable
				- Likely to be average site preparation costs	Likely to be high site preparation costs for highways and utilities	Likely to be high site preparation costs for highways and utilities	Likely to be average site preparation costs Significant coalescence issues
					- Significant coalescence issues	- Significant coalescence issues	. gsame occiosocitos issues
	Out 11	for her					
	Suitable location development wit	th few constraints, a	Yes	No	No	No	No
	available and co						
	developed at the	point envisaged					
	Actual/Potential	Capacity	14	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable
Overall develop	pable conclusion		Construction completed	Prominent edge of village site, with views from	Extension into the rural area, with coalescence	Extension into the rural area, with coalescence	Major impact on school, with loss of playing fields
				footpaths to rural distinctiveness outlook to surrounding countryside. Extension into the rural	impact. Low landscape capacity to change with biodiversity opportunities. Remote from village	impact. Low landscape capacity to change with biodiversity opportunities. Remote from village	and adjacent amenity woodland and grounds, would make this site non-viable
				area, with coalescence impact. Adjacent to Gores Wood ancient woodland. Outside of the Built Up	boundary and facilities. High public opposition to this area. Landscape, environmental, access and leasting issues likely to make this site pay yields.	boundary and facilities. High public opposition to this area. Landscape, environmental, access and	
				Area Boundary. Low landscape capacity to change with biodiversity opportunities. High public	location issues likely to make this site non-viable.	location issues likely to make this site non-viable.	
				opposition to this area. AONB, landscape and environmental issues likely to make this site non-			
0.5		126		viable			
0-5 6-10		136 14	0	0	0	0	0
11-20		10	0	0	0	0	0
			Development completed (Horsefield Green - 14no)	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above
2	019 review and	update			Ì	Ì	ĺ

Beforence	ND Cite reference		E40	E19	III.AA)	E24	Te4
Reference and location	NP Site reference	SHELAA ref	E18	None	E20 63	E21 None	902
and location		SILLAATEI					
	Location		Woodland to east of Brick Lane	Land south of Hatchgate Farm	Land north of Riseholm	Riseholme	South of Warden Park / West of Rockwood
	Compass location	on from village	East	East	East	East	South
Site	Site area (ha)		1.4	1.9	2.4		2.6
information	Location regardi	ng Built-up Area	Outside - contiguous	Outside - contiguous	Outside - contiguous		Outside - not contiguous
	boundary Use	Brown/ greenfield/	Green	Green	Green		Green
		redevelopment Current use	Woodland	Agriculture	Agriculture		Unmanaged woodland
	Access		No highway or services access (landlocked)	No highway or services access (landlocked)	Onto Broad Street		Onto Bypass
Site Suitability		Overall		- Pasture	- Pasture		- Recently wooded
assessment	bloulversity	Overall	Mature woodland	High DEFRA priority region for butterfly, bees and vulnerable grassland	High DEFRA priority region for butterfly, bees and vulnerable grassland		High DEFRA priority region for butterfly, bees and vulnerable grassland
				- Adjacent to Blunts Wood and Paiges Meadow LNR	- Adjacent to Blunts Wood and Paiges Meadow LNR		vullerable grassianu
		Flora	- Private woodland forming barrier between	- Semi-improved pasture with potential for	- Semi-improved pasture with potential for		- Wooded area
			developments - Edge of field system	enhancement/restoration to species rich neutral grassland (MG4-5) - biodiversity, pollinators,	enhancement/restoration to species rich neutral grassland (MG4-5) - biodiversity, pollinators,		Adjacent to semi-improved pasture Species rich hedgerow.
				network Species rich hedgerow, indicator for ancient woodland.	network Species rich hedgerow, indicator for ancient		- Fields bounded by Natural England Higher Level Stewardship (HLS) to west
				- Edge of LNR and ancient woodland	woodland Edge of LNR and ancient woodland		
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species		- 15 Red listed bird species - 14 Amber list bird species
		,	- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)		- 30 known species of butterfly (of which 5 are UK BAP species)
			- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce		- 138 species of moth, including a number nationally scarce
		TPOs	No	No	No		No
	Landscape	HDA area	12	16	16		21
	Lanascape	AONB	NO	NO	NO		NO
		Value Sensitivity	MODERATE MODERATE	MODERATE SUBSTANTIAL	MODERATE SUBSTANTIAL		MODERATE SUBSTANTIAL
		Capacity	MEDIUM	LOW	LOW		LOW
		Public views from area	LOCAL AREA TO >10km	LOCAL AREA	LOCAL AREA TO 1km (assuming development gates without planning are removed)		LOCAL AREA TO >10km
		Landscape summary	Small, well contained area with medieval time depth providing wooded edge to Cuckfield with sits	Rural, relatively tranquil enclosed landscape, inconsistent with existing form of Cuckfield. Forms	Rural, relatively tranquil enclosed landscape, inconsistent with existing form of Cuckfield. Forms		Wooded area largely detached from settlement, forming wooded part of southern setting to
			on slightly higher ground to the west.	effective separation between Cuckfield and Haywards Heath at its narrowest.	effective separation between Cuckfield and Haywards Heath		Cuckfield.
	Heritage or know	vn archaeological	None	None	None		None
	impact						
	Public access		None	None	None		- Footpath along northern boundary - Cuckfield bypass on southern boundary
							,
	Flood risk impacts	Catchment	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)		Adur
		Flood Zone: EA and SFRA	One	One	One		One
		issues	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes		Limited impact
	Sustainability: Walking access	School (HT)	0.4	0.9	0.8		1
	to infrastructure (km)	School (WP) Shop	0.3	0.5	0.4		0.7
	(From centre of site)	Bus stop	0.2	0.3	0.3		0.5
		Doctor	0.4	0.9	0.8		1
		Cuckfield village Centre	0.6	1.1	0.9		1.1
		Public Recreation Space	0.6	1.2	1		1.3
	Connection to services	Highway & utilities	No direct access to public highway	No direct access to public highway	B2184 Broad Street		Cuckfield bypass (though 60mph highways)
		Existing capacity	- London Lane / Broad Street congestion during	- Broad Street congestion during rush hour and	- Broad Street congestion during rush hour and		Sewage Treatment Work has limited capacity
			rush hour and school drop off - Sewage Treatment Work has limited capacity	school drop off - Sewage Treatment Work has limited capacity	school drop off - Sewage Treatment Work has limited capacity		headroom currently
	Impact from allo	cation on existing	headroom currently - Highways capacity issues at peak hours.	headroom currently - Highways capacity issues at peak hours.	headroom currently - Highways capacity issues at peak hours.		- Difficult access to bypass - additional junction
	infrastructure	cation on existing	- Water resources issues - Sewer and Gas service - unknown	Water resources issues Sewer and Gas service - unknown	Water resources issues Sewer and Gas service - unknown		required - Water resources issues
			- Comms - broadband upgraded recently	- Comms - broadband upgraded recently	- Comms - broadband upgraded recently		- Sewer and Gas service - unknown - Comms - broadband upgraded recently
	Summary of con	sultation response	Near Consultation Area C	Consultation Area E	Consultation Area E		Consultation Area F
			68% strongly disagree or disagree 10% strongly agree or agree	68% strongly disagree or disagree 11% strongly agree or agree	68% strongly disagree or disagree 11% strongly agree or agree		65% strongly disagree or disagree 15% strongly agree or agree
			22% neither agree or disagree	21% neither agree or disagree	21% neither agree or disagree		20% neither agree or disagree
Site Available	Ownership	Single/ multiple	West Sussex ownerhsip	Single	Single		Single
	Current planning	status	None	None	Appeal for 20 properties application not allowed		None
	Owner indication develop	n of aspiration to	No	No	Yes		No response to call for sites
Site Achievable	Constraints, opp	ortunities and	- No direct access to highway	- Significant landscape issues	- Significant landscape issues		- Significant landscape issues
	impacts		- Currently mature woodland - high sustainability impacts	Site has major biodiversity opportuntities; adjacent to Blunts Wood and Paiges Meadow LNR	- Site has major biodiversity opportuntities;		Site has biodiversity opportunitities Outside built up boundary and significant
			Outside Built up Boundary Site crucial for local distinctiveness	Outside built up boundary and significant extention into rural area	- Outside built up boundary and extention into rural area		extention into rural area - Very prominent site
			Sewage would need permanent pumping High public opposition with this area	- Would lead to potential urban coalesence between Cuckfield and Haywards Heath	Would lead to significant further urban coalesence between Cuckfield and Haywards		Views from public highway a significant local amenity
				Views from public highway a significant local amenity	Heath - Prominent site; providing rare rural break in urban		Site crucial for local distinctiveness Visual linkage to listed buildings
				Site crucial for local distinctiveness Sewage would need permanent pumping	enclosure - Views from public highway a significant local		- Walking distance to amenities makes the site less sustainable
				 Walking distance to amenities makes the site less sustainable 	amenity - Site crucial for local distinctiveness		- High public opposition with this area
				- High public opposition with this area - No access to highway	- Walking distance to amenities makes the site less sustainable		
					- High public opposition with this area		
	Viability		Market values have remained largely static since recession in Cuckfield - recent new houses in	Market values have remained largely static since recession in Cuckfield - recent new houses in	- Market values have remained largely static since recession in Cuckfield - recent new houses in		- Market values have remained largely static since recession in Cuckfield - recent new houses in
			Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012)	Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012)	Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012)		Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012)
			identified that Cuckfield is already providing for its needs	needs	needs		identified that Cuckfield is already providing for its needs
			Attractive edge of village rural location would make dwellings sellable	Attractive edge of village rural location would make dwellings sellable	Attractive edge of village rural location would make dwellings sellable		Attractive edge of village rural location would make dwellings sellable
			- Likely to be high site preparation costs for tree removal	Likely to be average site preparation costs Significant coalescence issues	Likely to be average site preparation costs Significant coalescence issues		- Likely to be average site preparation costs
			- Significant coalescence issues	- Recent development appeal not allowed	- Recent development appeal not allowed		
	Suitable location		No	No	No	Yes	No
	reasonable pros	h few constraints, a pect that the site is					
	available and co	uld be viably point envisaged					
		<u> </u>	Not applicable as site is not achieavable	Not applicable on site is not set	Not applicable as alta is material.		Not applieshly so site is not set.
	Actual/Potential	⊸аµасіту		Not applicable as site is not achieavable	Not applicable as site is not achieavable (SHELAA - 72)	3	Not applicable as site is not achieavable (SHELAA - 90)
Overall develop	pable conclusion		Loss of significant mature woodland and no direct access to highway; significant public opposition	Outside village Built Up Area Boundary. No direct access to highway and impact on LNR. Significant	Site adjacent to Blunts Wood and Paiges Meadow LNR, at the narrowest point between urban areas.	House gardens and surrounding grounds has permission for 3.	Prominent site along bypass, somewhat remote from the village (south of the school). Outside of, and remote from the Built Lip Area Boundary.
			likely to make this site non-viable	public opposition, likely to make this site non-viable	capacity. Outside and incongruous with the the		and remote from, the Built Up Area Boundary. Significant landscape issues. High public
					Built Up Area Boundary. Strategic views towards Haywards Heath. High public opposition to this area. Appeal for 20 properties adjacent to this area		opposition to this area.
					area. Appeal for 20 properties adjacent to this area not allowed. Not viable.		
0-5 6-10		136 14	0	0	0	3 0	0
11-20		10	0	0	0	0	0
			2019 assessment added - see above	2019 assessment added - see above	Spli into separate areas from developed site (see E11). See above for updated review.	2019 site added - see above	Nothing has changed
2	2019 review and	update			, apadios foriow.		

Reference	NP Site reference)	S 2	S3	S4	S5	\$6
and location	SHLAA ref	SHELAA ref	240	65	522	n/a	None
	Location		North of Cuckfield Bypass, east	South of Cuckfield village	Tentercroft	West of Courtmead Road	Land East of Chownes Mead Lane
Site	Compass locatio	n from village	South	South 25	South	South	South
information	Location regarding	ng Built-up Area	Outside - not contiguous	Outside - not contiguous		Outside - contiguous	Outside - not contiguous
	Use Use	Brown/ greenfield/ redevelopment	Green	Green		Green	Green
		Current use	Pasture	Pasture / agriculture		Amenity land	Agriculture
	Access		Onto Bypass	Onto Bypass		Onto Courtmead private road	Onto Chownes Mead Lane
Site Suitability assessment	Biodiversity	Overall	- Pasture - High DEFRA priority region for butterfly, bees and	- Pasture / arable - High DEFRA priority region for butterfly, bees and		Managed meadow	Agriculture
			vulnerable grassland	vulnerable grassland			
		Flora	- Semi-improved pasture - Adjacent to WSCC notified Notable Roadside	- Semi-improved pasture / some arable - Adjacent to WSCC notified Notable Roadside		Limited to meadow flowers on border where not mown	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral
			Verge - Species rich hedgerow.	Verge - Fields bounded to east by Natural England			grassland (MG4-5) - biodiversity, pollinators, network.
			- Fields included within Natural England Higher Level Stewardship (HLS) and bounded to west by Organic Entry Level Stewardship (ELS) land.	Higher Level Stewardship (HLS) and to the south by Organic Entry Level Stewardship (ELS) land.			- Species rich hedgerow, indicator for ancient woodland.
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species		- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species
			30 known species of butterfly (of which 5 are UK BAP species) 138 species of moth, including a number	- 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number		- 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number	- 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number
			nationally scarce	nationally scarce		nationally scarce	nationally scarce
		TPOs	No	Yes. By old school canteen		No	Yes
	Landscape	HDA area AONB	23 NO	23 ADJACENT		23 ADJACENT	18 NO
		Value Sensitivity	MODERATE SUBSTANTIAL	MODERATE SUBSTANTIAL		MODERATE SUBSTANTIAL	MODERATE SUBSTANTIAL
		Public views from	LOCAL AREA TO >10km	LOCAL AREA TO >10km		LOCAL AREA TO >10km	LOCAL AREA TO >10km
		area Landscape summary	Large fields with some historical time depth. Rural landscape largely detached from settlement,	Large fields with some historical time depth. Rural landscape largely detached from settlement,		Rural landscape largely detached from settlement, forming significant part of southern setting to	Despite scattered development, provides essential separation between Cuckfield and Haywards
			forming significant part of southern setting to Cuckfield, including Church grounds.	forming significant part of southern setting to Cuckfield, including Church grounds.		Cuckfield, including adjacency to Church grounds.	Heath.
			Part of rural outlook of village to south	- Borders AONB to west		Part of rural outlook of village to south	
				- Prominent southern gateway site on approach to village			
	Heritage or know	n archaeological	Borders conservation area and is part of setting	Borders conservation area and Grade 1 Church		- Within conservation area	None
	impact			and is part of setting		- Adjacent to Grade 1 Church and is part of setting	
	Public access		- Footpath along northern boundary - Cuckfield bypass on southern boundary	Footpath along northern boundary and across site Cuckfield bypass on southern boundary		Footpath along northern boundary Currently used a public amenity open space	None
	Flood risk	Catchment	Adur	Adur		Adur	Adur
	impacts	Flood Zone: EA and SFRA	One	One		One	One
		Downstream flooding issues		Limited impact		Limited impact	Limited impact
	Sustainability: Walking access to infrastructure	School (HT) School (WP)	1.6	1.3		0.9	0.8
	(km) (From centre of	Shop	0.9	0.6		0.2	1.1
	site)	Bus stop Doctor	1.7	1.3		0.9	1
		Cuckfield village Centre	0.9	0.6		0.2	1.1
	Connection to	Public Recreation Space Highway & utilities	1.3 Cuckfield bypass (though 60mph highways)	0.8 Cuckfield bypass of B2036 (though 60mph		Through Courtmead Road (private road)	1.2 Access to A272
	services			highways)			
		Existing capacity	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently		Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently
	Impact from alloc	cation on existing	- Difficult access to bypass - additional junction	- Difficult access to bypass or Brighton Road -		- Highways issues in village centre	- Site remote from village
	infrastructure		required - Water resources issues - Sewer and Gas service - unknown	additional junction required - Water resources issues - Sewer and Gas service - unknown		Water resources issues Gas service - unknown Comms - broadband upgraded recently	- Water resources issues - Gas service - unknown
			- Comms - broadband upgraded recently	- Comms - broadband upgraded recently		- Comms - broadband upgraded recently	
	Summary of con-	sultation response	Consultation Area F	Consultation Area F		Consultation Q12	Consultation Area F
	Summary or cons	suitation response	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree		69% strongly agree or agree in keeping as open green amenity space	65% strongly disagree or disagree 15% strongly agree or agree
			20% neither agree or disagree	20% neither agree or disagree		23% neither agree or disagree in keeping as open green amenity space 18% strongly agree or agree with small scale	20% neither agree or disagree
						development 22% neither agree or disagree small scale	
						development 58% strongly disagree or disagree with small scale development	
Site Available	Ownership	Single/ multiple	Multiple	Multiple		Single	Single
	Current planning	status	None	None. Area currently for sale.		None	None
	Owner indication develop	of aspiration to	No response to call for sites	No response to call for sites		MSDC owners; have noted an intention to sell for development	No
Site Achievable	Constraints, opp	ortunities and	- Significant landscape issues - Outside built up boundary and significant	Adjacent to AONB Significant landscape issues - views from Church		Significant landscape issues Outside built up boundary and extention into rural	Significant landscape issues Outside built up boundary and extention into rural
	public		extention into rural area - Site has biodiversity opportuntities	- Significant heritage issues, bordering grade 1 listed church. Significant impact on conservation		area - Prominent site next to area of high public use	area - Site crucial for local distinctiveness
			Very prominent site along bypass Site crucial for local distinctiveness Visual linkage to listed buildings and significant	area - Site has biodiversity opportuntities - Outside built up boundary and significant		Site crucial for local distinctiveness Visual linkage to Grade 1 listed building and significant impact on conservation area	Visual linkage to Grade 2 listed building Walking distance to amenities makes the site sustainable
			impact on conservation area - Walking distance to amenities makes the site less	extention into rural area s - Very prominent site along bypass and gateway		Walking distance to amenities makes the site sustainable	- High public opposition with this area
			sustainable - High public opposition with this area	area from South-West - Site crucial for local distinctiveness - Walking distance to amenities tmakes site less		High public opposition with this area Loss of public amenity space (used by playgroup as their open space)	
				sustainable - High public opposition with this site		,	
	Viability		Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	 Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). 		Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	 Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).
			- Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its				
			needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable		needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable
			- Likely to be high site preparation costs for safe highway access and utility extensions	- Likely to be high site preparation costs for safe highway access and utility extensions		- Likely to be average site preparation costs	- Likely to be high site preparation costs for safe highway access and utility extensions
	Suitable location	for housing	No	No	Yes	No	No
	development with reasonable prosp	h few constraints, a pect that the site is					
	available and cou developed at the						
	Actual/Potential	Capacity	Not applicable as site is not achieavable	Not applicable as site is not achieavable	1	Not applicable as site is not achieavable	Not applicable as site is not achieavable
Overall develop	pable conclusion		Prominent site along bypass, remote from the village. Outside of the Built Up Area Boundary.	Prominent site along bypass, remote from the village. Outside of the Built Up Area Boundary.	Property converted to a single dwelling	Prominent site along bypass, remote from the village. Outside of the Built Up Area Boundary.	Site not contiguous with village and remote from facilities. Significant landscape issues. Hence not
			Significant landscape issues with ancient field patternsand views up to and from the Grade 1 listed church. High public opposition to this area.	Significant landscape issues with ancient field patternsand views up to and from the Grade 1 listed church. High public opposition to this area.		Significant landscape issues with ancient field patterns and views up to and from the Grade 1 listed church. High public opposition to this area.	likely to be viable
			, poolitor to this area.	g		Loss of public amenity space.	
0-5 6-10		136 14	0	0 0	1 0	0 0	0 0
11-20		10	0	0	0	0	0
2	2019 review and	update	Nothing has changed	Land has recently changed ownership. Permission in 2016 for conversion of 2 farm outbuildings to residential. No changes from landscape.	Development completed with 1no converted dwelling	Still complex legal proceedings. Potentially 1 large dwelling	2019 assessment added - see above

Reference	ence NP Site reference		 \$7	\ S8	S9	S10	S11
and location	SHLAA ref	SHELAA ref	None	None	None	None	None
and location		SHELAATEI					
	Location		Land surrounding Chownes Mead	Land south of Copyhold Lane	Land east of Copyhold Farm	Land south of Cuckfield Bypass - east	Land south of Cuckfield Bypass - west
	Compass location	on from village	South	South	South	South	South
Site	Site area (ha)		25.1	20.0	2.9	27.0	15.5
information	Location regardi	ng Built-up Area	Outside - not contiguous	Outside - not contiguous	Outside - not contiguous	Outside - not contiguous	Outside - not contiguous
	Use	Brown/ greenfield/ redevelopment	Green	Green	Green	Green	Green
		Current use	Rear gardens / Agriculture	Former hotel site, now single dwelling	Agricuture	Agricuture	Agricuture
	Access		Onto Chownes Mead Lane	Onto Copyhold Lane private road	Onto Copyhold Lane private road	Onto Bypass	Onto Bypass
Site Suitability	Biodiversity	Overall	Rear gardens / Agriculture	Rear gardens / Agriculture	Agriculture	Agriculture	Agriculture
assessment							
		Flora	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral
			grassland (MG4-5) - biodiversity, pollinators, network.	grassland (MG4-5) - biodiversity, pollinators, network.	grassland (MG4-5) - biodiversity, pollinators, network.	grassland (MG4-5) - biodiversity, pollinators, network.	grassland (MG4-5) - biodiversity, pollinators, network.
			 Species rich hedgerow, indicator for ancient woodland. 	 Species rich hedgerow, indicator for ancient woodland. 	 Species rich hedgerow, indicator for ancient woodland. 	 Species rich hedgerow, indicator for ancient woodland. 	 Species rich hedgerow, indicator for ancient woodland.
		Found	- 15 Red listed bird species	15 Dad listed bird appaign	45 Dad listed bird engage	- 15 Red listed bird species	45 Dad listed hird appeals
		Fauna (noted around parish)	15 Red listed bird species 14 Amber list bird species 30 known species of butterfly (of which 5 are UK)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK	 - 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK 	15 Red listed bird species 14 Amber list bird species 30 known species of butterfly (of which 5 are UK)	 - 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK
			BAP species)	BAP species)	BAP species)	BAP species)	BAP species)
			- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce
		TPOs	No	No	No	No	No
	Landscape	HDA area	19	19	20	21/22	22
		AONB Value	NO MODERATE	NO MODERATE	NO MODERATE	NO MODERATE	NO MODERATE
		Sensitivity	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL
		Capacity Public views from	LOW LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOW LOCAL AREA TO >10km	LOW LOCAL AREA TO >10km	LOCAL AREA TO >10km
		area Landscape summary	Well vegetated area, detached from Built Up Area	Well vegetated area, detached from Built Up Area	Contains existing low density dwellings, but forms	Rural landscape with historic time depth and	Rural landscape with historic time depth and
			and forming part of wider strategic separation between Cuckfield and Haywards Heath.	and forming part of wider strategic separation between Cuckfield and Haywards Heath.	treed ridge spur as part of wider rural landscape.	detached from settlement. Wooded area largely detached from settlement,	detached from settlement.
						forming wooded part of southern setting to Cuckfield.	
			Ohaman Maria	None	None	N	Mari
	Heritage or know impact	vn archaeological	Chownes Mead	None	None	None	None
			Controller 2	Fortunal to the second	None	Fortunal to the second	Franches 19
	Public access		Footpaths across site	Footpaths across site	None	Footpaths across site	Footpaths across site
	EL	0.4.1	Adva	Adva	Adva	Adva	Adv
	Flood risk impacts	Catchment	Adur	Adur	Adur	Adur	Adur
		SFRA Downstream flooding	Limited impact	Limited impact	Limited impact	Limited impact	Limited impact
		issues					
	Sustainability: Walking access	School (HT) School (WP)	0.9	0.9	1.4	1.4	1.5
	to infrastructure (km)	Shop	1.2	1.2	1.5	1.5	0.9
	(From centre of site)	Bus stop	0.3	0.3	0.4	0.4	0.7
		Doctor	1.1	1.1	1.4	1.4	1.5
		Cuckfield village Centre	1.2	1.2	1.5	1.5	0.9
		Public Recreation Space	1.2	1.2	1.5	1.5	1
	Connection to services	Highway & utilities	Access to Chownes Mead Lane	Access to A272	No access to public highway	Access to A272	Access to A272
		Existing capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity
			headroom currently	headroom currently	headroom currently	headroom currently	headroom currently
	Impact from allow	cation on existing	- Site remote from village	- Site remote from village	- Site remote from village	- Site remote from village	- Site remote from village
	infrastructure	cation on existing	- Water resources issues - Gas service - unknown	- Water resources issues - Gas service - unknown	- Water resources issues - Gas service - unknown	- Water resources issues - Gas service - unknown	- Water resources issues - Gas service - unknown
			Cas corrido arminomo	Cas con vice annulum	Cas convice dimension	Cub cor rise annaionn	Cas connect annals
	Summary of con	sultation response	Consultation Area F	Consultation Area F	Consultation Area F	Consultation Area F	Consultation Area F
	Summary or con-	suitation response	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree
			20% neither agree or disagree	20% neither agree or disagree	20% neither agree or disagree	20% neither agree or disagree	20% neither agree or disagree
Site Available	Ownership	Single/ multiple	Multiple	Multiple	Multiple	Multiple	Multiple
Site Available	Current planning		None	None	None	None	None
	Our one planning	Janua	Total Control of the	None	TVOTE	None	None
	Owner indication develop	of aspiration to	No	No	No	No	No
Site Achievable	Constraints, opp impacts	ortunities and	Site remote from village Significant landscape issues	Site remote from village Significant landscape issues	Site remote from village Significant landscape issues	Site remote from village Significant landscape issues	Site remote from village Significant landscape issues
			Major incusion into coalescence gap between Cuckield and HH.	Major incusion into coalescence gap between Cuckield and HH.	Major incusion into coalescence gap between Cuckield and HH.	Major incusion into coalescence gap between Cuckield and HH.	Major incusion into coalescence gap between Cuckield and HH.
			- Outside built up boundary and extention into rural area	- Outside built up boundary and extention into rural area	- Outside built up boundary and extention into rural area	- Outside built up boundary and extention into rural area	- Outside built up boundary and extention into rural area
			Site crucial for local distinctiveness Visual linkage to Grade 2 listed building	Site crucial for local distinctiveness Walking distance to amenities makes the site	- Site crucial for local distinctiveness - Walking distance to amenities makes the site	Site crucial for local distinctiveness Walking distance to amenities makes the site	Site crucial for local distinctiveness Walking distance to amenities makes the site
			- Walking distance to amenities makes the site sustainable	sustainable - High public opposition with this area	sustainable - High public opposition with this area	sustainable - High public opposition with this area	sustainable - High public opposition with this area
			- High public opposition with this area				
	Viability		- Market values have remained largely static since	- Market values have remained largely static since	- Market values have remained largely static since	- Market values have remained largely static since	
			recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)
			Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its	identified that Cuckfield is already providing for its	identified that Cuckfield is already providing for its	- Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its	identified that Cuckfield is already providing for its
			needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable	needs - Attractive edge of village rural location would make dwellings sellable
			Likely to be high site preparation costs for safe highway access and utility extensions	Likely to be high site preparation costs for safe highway access and utility extensions	- Likely to be high site preparation costs for safe	- Likely to be high site preparation costs for safe	Likely to be high site preparation costs for safe highway access and utility extensions
			nignway access and utility extensions	nignway access and utility extensions	highway access and utility extensions	highway access and utility extensions	nignway access and utility extensions
		h few constraints, a	No	No	No	No	No
	available and co						
	developed at the	point envisaged					
	Actual/Potential	Capacity	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable
Overall develop	pable conclusion		Site not contiguous with village and remote from	Site not contiguous with village and remote from	Site not contiguous with village and remote from	Site not contiguous with village and remote from	Site not contiguous with village and remote from
			facilities. Significant landscape issues. Hence not likely to be viable	facilities. Significant landscape issues. Hence not likely to be viable	facilities. Significant landscape issues. Hence not likely to be viable	facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable	facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable
0-5		136	0	0	0	0	0
6-10 11-20		14	0	0	0	0	0
. 1-20				*	2019 assessment added - see above	-	· ·
	2019 review and		2019 assessment added - see above	2019 assessment added - see above	2013 assessment auded - seé above	2019 assessment added - see above	2019 assessment added - see above

			(PHLAA)						
Reference	NP Site reference		S12	S13	S14	\$15	S16		
and location	SHLAA ref	SHELAA ref	None	None	214	214	214		
	Location		Land west of Warden Park school	Warden Park school playing fields	Land at Copyhold Lane (north of bypass)	Land at Copyhold Lane (south of bypass)	Land at Copyhold Lane (south of bypass)		
	0		Court	Count	Count	Oth-	Oth-		
011	Compass location	on from village	South	South	South	South	South		
Site information	Site area (ha) Location regardi	ng Built-up Area	2.6 Outside - not contiguous	8.7 Outside - contiguous	Outside - not contiguous	2.1 Outside - not contiguous	2.5 Outside - not contiguous		
	boundary Use	Brown/ greenfield/	Green	Brown	Green	Brown	Brown		
	030	redevelopment Current use	Agricuture	Playing Fields and grounds	Agricuture	Playing Fields and grounds	Playing Fields and grounds		
		Current use		, ,					
	Access		No highway or services access (landlocked)	No highway or services access (landlocked)	Onto Bypass	Onto Bypass	Onto Bypass		
Site Suitability assessment	Biodiversity	Overall	Agriculture	Low - School Playing fields.	Agriculture	Low - School Playing fields.	Low - School Playing fields.		
		-							
		Flora	Semi-improved pasture with potential for enhancement/restoration to species rich neutral grassland (MG4-5) - biodiversity, pollinators,	School playing fields	Emerging woodland with potential for enhancement/restoration. Species rich hedgerow, indicator for ancient	- Emerging woodland with potential for enhancement/restoration.	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral		
			network.		woodland.	 Species rich hedgerow, indicator for ancient woodland. 	grassland (MG4-5) - biodiversity, pollinators, network.		
			 Species rich hedgerow, indicator for ancient woodland. 				- Species rich hedgerow, indicator for ancient woodland.		
		Fauna	- 15 Red listed bird species	- 15 Red listed bird species	- 15 Red listed bird species	- 15 Red listed bird species	- 15 Red listed bird species		
		(noted around parish)	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK		
			BAP species) - 138 species of moth, including a number	BAP species) - 138 species of moth, including a number	BAP species) - 138 species of moth, including a number	BAP species) - 138 species of moth, including a number	BAP species) - 138 species of moth, including a number		
			nationally scarce	nationally scarce	nationally scarce	nationally scarce	nationally scarce		
		TPOs	No	No	No	No	No		
	Landscape	HDA area AONB	23	24	21		21		
		Value	NO MODERATE	NO SLIGHT	NO MODERATE	NO MODERATE	NO MODERATE		
		Sensitivity Capacity	SUBSTANTIAL LOW	SUBSTANTIAL LOW / MEDIUM	SUBSTANTIAL LOW	SUBSTANTIAL LOW	SUBSTANTIAL LOW		
		Public views from	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >1km	LOCAL AREA TO >1km	LOCAL AREA TO >1km		
		area Landscape summary	Large fields with some historical time depth. Rural	Land use limits landscape value but includes	Wooded area largely detached from settlement,	Wooded area largely detached from settlement,	Wooded area largely detached from settlement,		
			landscape largely detached from settlement, forming significant part of southern setting to	recreational resource. Southern edge of character area forms relatively enclosed part of southern	forming wooded part of southern setting to Cuckfield.	forming wooded part of southern setting to Cuckfield.	forming wooded part of southern setting to Cuckfield.		
			Cuckfield, including Church grounds.	setting to Cuckfield.					
	Haritage	yn archaealanian	Close to Grade 1 listed Cuckfield Church and	None	None	None	None		
	Heritage or know impact	vn archaeological	Close to Grade 1 listed Cuckfield Church and conservation area	None	None	None	None		
	Public access		None	None	Bypass. Footpath through site	Bypass. Footpath through site	Bypass Egotpath through cite		
	r ublic access		TOTIC	NOTE	рураээ. т оогрант urrougn site	руразэ. т оогрант иноugn site	Bypass. Footpath through site		
	Flood risk	Catchment	Adur	Adur	Adur	Adur	Adur		
	impacts	Flood Zone: EA and	One	One	One	One	One		
		SFRA Downstream flooding	Limited impact	Limited impact	Limited impact	Limited impact	Limited impact		
	Sustainability:	issues School (HT)	1.5	0.7	1	1	1		
	Walking access to infrastructure	School (WP)	1.2	0.1	0.7	0.7	0.7		
	(km) (From centre of	Shop	1.5	0.8	1.1	1.1	1.1		
	site)	Bus stop	0.8	0.3	0.5	0.5	0.5		
		Doctor Cuckfield village	1.5 1.5	0.7	1.1	1.1	1.1		
		Centre Public Recreation	1.6	School playing fields	1.3	1.3	1.3		
	Connection to	Space Highway & utilities	No access - would require S2/S13 development	Access to Broad Street through school	Access to 60mph bypass	Access to 60mph bypass or Copyhold Lane	Access to 60mph bypass or Copyhold Lane		
	services	riigiiway & utilities	no access - would require 32/313 development	Access to bload Street tillough school	Access to compil bypass	Access to dompir dypass of Copyriold Lane	Access to dumpir bypass of Copyriou Lane		
		Existing capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity		
			headroom currently	headroom currently	headroom currently	headroom currently	headroom currently		
	Impact from allo	cation on existing	- Site remote from village - no access	Major impact on school	- Site remote from village	- Site remote from village	- Site remote from village		
	infrastructure		- Water resources issues - Gas service - unknown		- Water resources issues - Gas service - unknown	- Water resources issues - Gas service - unknown	- Water resources issues - Gas service - unknown		
	Summary of con	sultation response	Consultation Area F	Consultation Area F	Consultation Area F	Consultation Area F	Consultation Area F		
	ouninary or con	suitation response	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree	65% strongly disagree or disagree 15% strongly agree or agree		
			20% neither agree or disagree	20% neither agree or disagree	20% neither agree or disagree	20% neither agree or disagree	20% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Multiple	Sussex Learning Trust ownserhip	Multiple	Sussex Learning Trust ownserhip	Sussex Learning Trust ownserhip		
Site Available	Current planning		None	None	None	None	None		
	Our rent planning	Janua	None	None	None	Note	None		
		of aspiration to	No	No	No	No	No		
	develop								
Site Achievable	Constraints, opp impacts	ortunities and	No direct access to public highway	- major impact on school	Site remote from village Significant landscape issues	Site remote from village Significant landscape issues	Site remote from village Significant landscape issues		
					 Major incusion into coalescence gap between Cuckield and HH. 	Major incusion into coalescence gap between Cuckield and HH.	Major incusion into coalescence gap between Cuckield and HH.		
					Outside built up boundary and extention into rural area	- Outside built up boundary and extention into rural area	- Outside built up boundary and extention into rural area		
					Site crucial for local distinctiveness Walking distance to amenities makes the site	Site crucial for local distinctiveness Walking distance to amenities makes the site	Site crucial for local distinctiveness Walking distance to amenities makes the site		
					sustainable - High public opposition with this area	sustainable - High public opposition with this area	sustainable - High public opposition with this area		
	Viability		- Market values have remained largely static since			- Market values have remained largely static since	- Market values have remained largely static since		
			recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).	recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).		
			- Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its			 Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its 	Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its		
			needs - Attractive edge of village rural location would	needs - Attractive edge of village rural location would	needs - Attractive edge of village rural location would	needs - Attractive edge of village rural location would	needs - Attractive edge of village rural location would		
			make dwellings sellable - Likely to be high site preparation costs for safe	make dwellings sellable - Likely to be average site preparation costs	make dwellings sellable - Likely to be high site preparation costs for safe	make dwellings sellable - Likely to be average site preparation costs	make dwellings sellable - Likely to be average site preparation costs		
			highway access and utility extensions		highway access and utility extensions				
					<u> </u>				
		h few constraints, a	No	No	No	No	No		
	reasonable pros available and co	pect that the site is uld be viably							
		point envisaged							
	Actual/Potential	Capacity	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable		
Overall develop	pable conclusion		No access to public highway, landscape and	Major impact on school, with loss of playing fields	(SHELAA - 50) Site not contiguous with village and remote from	(SHELAA - 70) Site not contiguous with village and remote from	(SHELAA - 70) Site not contiguous with village and remote from		
			heritage issues likely to make this site non-viable	and adjacent grounds, would make this site non- viable	facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable	facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable	facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable		
0-5		136	0	0	0	0	0		
6-10 11-20		14	0	0	0	0	0		
11-20		IV	O O	0	0	2010 geographent added, and above	-		
			2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above		
1 2	2019 review and	upuate		· ·	· ·	i .	·		

				(F	'HLAA)		
Reference	NP Site reference		S17	W1	W2	W3	W4
and location	SHLAA ref	SHELAA ref	512	189	178	177	545
	Location		Land corner of Butlers Green Road/Isaacs Lane	North of Tower House Close (Delmon south)	North of Tower House Close (Delmon House)	The Manor House, Manor Drive	11, Manor Drive
	Compass location	n from village	South	West	West	West	West
Site information	Site area (ha) Location regardi	ng Built up Area	0.7 Outside - not contiguous			0.5 (whole house site is 0.95) Inside	0.4 (whole house site is 0.6) Inside
	boundary		-				
	Use	Brown/ greenfield/ redevelopment	Green			Green	Green
		Current use	Open space / wooded			Garden / tennis court	Garden
	Access		Onto Tyler's Green			Onto London Road	Onto Manor Drive
Site Suitability assessment	Biodiversity	Overall				- Garden - High DEFRA priority region for butterfly, bees and	- Garden - High DEFRA priority region for butterfly, bees an
						vulnerable grassland	vulnerable grassland
		Flora	Managed as woodedpublic open space			- Overgrown grassland with significant tree and	- Overgrown grassland with significant oak tree
		1014	managed at weedspaping spen space			scrub encroachment - TPOs to south of site	and scrub encroachmant
						The state doubt of site	
		Fauna	- 15 Red listed bird species			- 15 Red listed bird species	- 15 Red listed bird species
		(noted around parish)	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK			- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK
			BAP species) - 138 species of moth, including a number			BAP species) - 138 species of moth, including a number	BAP species) - 138 species of moth, including a number
			nationally scarce			nationally scarce	nationally scarce
		TPOs	No			Yes.Western boundary. Existing access road	No. Existing access road
	Landscape	HDA area AONB	18 NO			31 ADJACENT	31 ADJACENT
		Value	MODERATE			MODERATE	MODERATE
		Sensitivity Capacity	SUBSTANTIAL LOW			MODERATE MEDIUM	MODERATE MEDIUM
		Public views from area	LOCAL AREA			LOCAL AREA TO 1km	LOCAL AREA TO 1km
		Landscape summary	Despite scattered development, provides essential			Small parcels of land, relatively enclosed along	Small parcels of land, relatively enclosed along
			separation between Cuckfield and Haywards Heath.			boundary with the AONB. Used as back garden extensions with relationship to existing settlement,	boundary with the AONB. Used as back garden extensions with relationship to existing settlement, but provides tree setting to adjacent settlement.
						but provides tree setting to adjacent settlement. Begins to slope away from Cuckfield but overall on	Begins to slope away from Cuckfield but overall on
						similar topography to adjacent settlement. Limited time depth and outside (but bordering) the AONB.	similar topography to adjacent settlement. Limited time depth and outside (but bordering) the AONB.
						Adjacent to sites already designated for development	- Adjacent to sites already designated for development
	Heritage or know	vn archaeological	None			None	None
	impact						
	Public access		Highways on two sides. Currently wooded public open space.			None	Footpath along western boundary
			open space.				
	Flood risk	Catchment	One			Adur	Adur
	impacts	SFRA	One			One	One
		Downstream flooding issues	Limited impact			Limited impact	Limited impact
	Sustainability: Walking access	School (HT)	1.2			1	1
	to infrastructure (km)	School (WP) Shop	0.9 0.7			0.4	0.4
	(From centre of site)	Bus stop	0.3			0.1	0.1
		Doctor	1.2			1	1
		Cuckfield village Centre	1.3			0.9	0.9
		Public Recreation Space	0.3			0.7	0.7
	Connection to services	Highway & utilities	Access onto busy Tylers Green			Access likely to be required through Manor Drive (private road). Trees have TPOs.	Access likely to be required through Manor Drive (private road). Trees have TPOs.
		Existing capacity	Sewage Treatment Work has limited capacity			Sewage Treatment Work has limited capacity	Sewage Treatment Work has limited capacity
			headroom currently			headroom currently	headroom currently
	Impact from allo	cation on existing	- Site remote from village			- Water resources issues	- Water resources issues
	infrastructure		- Water resources issues - Gas service - unknown			Gas service - unknown Comms - broadband upgraded recently	- Gas service - unknown - Comms - broadband upgraded recently
	Summary of con:	sultation response	Near consultation Area F			Consultation Area D	Consultation Area D
			65% strongly disagree or disagree 15% strongly agree or agree			46% strongly disagree or disagree 28% strongly agree or agree	46% strongly disagree or disagree 28% strongly agree or agree
			20% neither agree or disagree			26% neither agree or disagree	26% neither agree or disagree
Site Available	Ownership	Single/ multiple	Sussex Learning Trust ownserhip			Single	Single
	Current planning	status	None			Site has development covenant from previous owner	Site has development covenant from previous owner
	Owner in the	of application to	No				
	Owner indication develop	. J. aspiration to	No			Yes Correspondance with landowner (Oct 12)	Yes Correspondance with landowner (Oct 12)
Site Achievable	Constraints, opp	ortunities and	- Site remote from village			- Adjacent to AONB	- Adjacent to AONB
	impacts		- Significant landscape issues - prominent open space			- Lower biodiversity issues that other areas, as back garden	- Lower biodiversity issues that other areas, as back garden Medarate landscape issues (lower than other
			Major incusion into coalescence gap between Cuckield and HH. Outside built up boundary and extention into rural.			Moderate landscape issues (lower than other sites) Site more sustainable than others, being closer to	Moderate landscape issues (lower than other sites) Site more sustainable than others, being closer to
			Outside built up boundary and extention into rural area Site crucial for local distinctiveness			Site more sustainable than others, being closer to amenities Lower public opposition to this site.	Site more sustainable than others, being closer to amenities Lower public opposition to this site
			Site crucial for local distinctiveness Walking distance to amenities makes the site sustainable			Lower public opposition to this site Highway and utility access issues along private	Lower public opposition to this site Highway and utility access issues along private road
			Sustainable			road - Development covenants on land, though these have been overturned on elsewhere in area	- Development covenants on land, though these have been overturned on elsewhere in area
						- Potential linkage with Delmon House development	- Potential linkage with Delmon House development
	Viability		- Market values have remained largely static since			- Market values have remained largely static since	- Market values have remained largely static since
	* idomity		Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).			 Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). 	 Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018).
			Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its			Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its	Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its
			needs - Attractive edge of village rural location would			needs - Attractive edge of village rural location would	needs - Attractive edge of village rural location would
			make dwellings sellable - Likely to be average site preparation costs			make dwellings sellable - Likely to be higher site preparation costs, as	make dwellings sellable - Likely to be higher site preparation costs, as
			- Likely to be extreme public opposition			remote from main highway - Access issues to be resolved, through Laurel	remote from main highway - Access issues to be resolved, through W3 and
						House garage, onto Manor Drive - Development covenants have been annuled	Laurel House garage, onto Manor Drive - Large oaks to south of the site, with prominent
						elsewhere on Manor Drive	crater requiring sensitive design - Development covenants have been annulled
							elsewhere on Manor Drive
		for houseless	No	Yes	Yes	Yes	Yes
	Suitable location development wit	h few constraints, a					
	development wit reasonable prosp available and con	h few constraints, a pect that the site is uld be viably					
	development wit reasonable prosp available and con	h few constraints, a pect that the site is					
	development wit reasonable prosp available and con	h few constraints, a pect that the site is uld be viably point envisaged	Not applicable as site is not achieavable	4	2	15	3
Overall develop	development wit reasonable prosp available and condeveloped at the	h few constraints, a pect that the site is uld be viably point envisaged	(SHELAA - 21) Site not contiguous with village and remote from	4 Construction completed	2 Construction completed	Moderate landscape sensitivity despite being	Moderate landscape sensitivity despite being
Overall develop	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a pect that the site is uld be viably point envisaged	(SHELAA - 21)		Construction completed	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue
Overall develop	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a pect that the site is uld be viably point envisaged	(SHELAA - 21) Site not contiguous with village and remote from facilities. Significant landscape and public open		Construction completed	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre. Lower public opposition from consultation to
Overall develop	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a pect that the site is uld be viably point envisaged	(SHELAA - 21) Site not contiguous with village and remote from facilities. Significant landscape and public open		Construction completed	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan.	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre.Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site
Overall develop	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a pect that the site is uld be viably point envisaged	(SHELAA - 21) Site not contiguous with village and remote from facilities. Significant landscape and public open		Construction completed	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Owner indicated readiness to seek	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre.Lower public opposition from consultation this area. Buttl Up Area Boundary to be amended
Overall develop	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a pect that the site is uld be viably point envisaged	(SHELAA - 21) Site not contiguous with village and remote from facilities. Significant landscape and public open		Construction completed	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre. Lower public opposition from consultation t this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density.
0-5 6-10	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a geet that the site is suid be viably point envisaged Capacity 136 14	(SHELAA-21) Site not contigues with village and remote from facilities. Significant landscape and public open scape issues. Hence not likely to be viable	Construction completed	Construction completed	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Owner indicated readiness to seek determination of covenant.	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre. Lower public opposition from consultation this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Covenant to be determined.
0-5	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a pect that the site is uld be viably point envisaged Capacity	(SHELAA-21) Site not contiguous with village and remote from facilities. Significant landscape and public open scape issues. Hence not likely to be viable 0 0	Construction completed 4 0	Construction completed 2 0	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Owner indicated readiness to seek determination of covenant.	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre.Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Covenant to be determined.
0-5 6-10 11-20	development wit reasonable prosp available and condeveloped at the Actual/Potential	h few constraints, a peet that the site is suid be viably point envisaged Capacity 136 14 10	(SHELAA - 21) Site not continue with village and remote from facilities. Significant landscape and public open scape issues. Hence not likely to be viable 0 0 0	Construction completed 4 0	Construction completed 2 0	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Owner indicated readiness to seek determination of covenant. 4 11 0	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issue (as currently back garden) and closer to village centre.Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Covenant to be determined.

			(PHLAA)							
Reference	NP Site reference		W5				W9			
and location	SHLAA ref	SHELAA ref	None	None	None	None	806			
	Location		Cuckfield House	The Courtyard House, London Road	The Ship Inn Public House	Land south-west of Bevan Bank	Land west of Bevan Bank			
	Compass location	on from village	West	West	West	West	West			
Site information	Site area (ha)						5.0			
	Location regardi boundary Use	Brown/ greenfield/				Outside - contiguous Green	Outside - contiguous Green			
		redevelopment Current use				Emerging woodland	Emerging woodland			
	Access					No highway or services access (landlocked)	No highway or services access (landlocked)			
	Biodiversity	Overall					Emerging woodland - post agriculture. Adjacent to			
assessment						New England Wood nature reserve	New England Wood nature reserve			
		Flora				- Overgrown grassland with significant re-emerging	- Overgrown grassland with significant re-emerging			
						oak and ash wodland - Adjacent oNew England Wood Nature Reserve	oak and ash wodland - Adjacent oNew England Wood Nature Reserve			
		Fauna				- 15 Red listed bird species	- 15 Red listed bird species			
		(noted around parish)				- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species)	- 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK			
						- 138 species of moth, including a number nationally scarce	BAP species) - 138 species of moth, including a number nationally scarce			
		TPOs				No	No			
	Landscape	HDA area					32			
		AONB Value				YES SUBSTANTIAL	YES SUBSTANTIAL			
		Sensitivity Capacity				SUBSTANTIAL NEGLIGIBLE / LOW	SUBSTANTIAL NEGLIGIBLE / LOW			
		Public views from area				LOCAL AREA TO >10km	LOCAL AREA TO >10km			
		Landscape summary				Relatively intact, historic landscape, largely detached from existing settlement, sloping away from Cuckfield which sits on higher ground to the	Relatively intact, historic landscape, largely detached from existing settlement, sloping away from Cuckfield which sits on higher ground to the			
						east.	east.			
	Heritage or know impact	vn archaeological				None	None			
	Public access					Well used public footpath through site	Well used public footpath through site			
	Flood risk impacts	Catchment				Adur	Adur			
		Flood Zone: EA and SFRA Downstream flooding				One Limited impact	One Limited impact			
	Sustainability:	issues School (HT)				·	0.8			
	Walking access to infrastructure	School (WP)				1	1.1			
	(km) (From centre of site)	Shop Bus stop					0.7			
	,	Doctor					0.8			
		Cuckfield village Centre Public Recreation					0.8			
	Connection to	Space Highway & utilities				No access to public highway	No access to public highway			
	services						, , ,			
		Existing capacity								
	Investor of the second second	cation on existing								
	infrastructure	cation on existing								
	Summary of con-	sultation response				Consultation Area D 46% strongly disagree or disagree	Consultation Area D 46% strongly disagree or disagree			
						28% strongly agree or agree 26% neither agree or disagree	28% strongly agree or agree 26% neither agree or disagree			
Site Available	Ownership Current planning	Single/ multiple				West Sussex ownerhsip None	West Sussex ownerhsip None			
	Current planning	y status				None	Notice			
	Owner indication develop	of aspiration to				No	No			
Site Achievable	e Constraints, opp	ortunities and				- Biodiversity impact - high potential enhancement	- Biodiversity impact - high potential enhancement			
	impacts					grassland. Adjacent to New England Wood nature reserve - Within AONB.	grassland. Adjacent to New England Wood nature reserve - Within AONB.			
						- Significant landscape impact, with extensive public views to South Downs	- Significant landscape impact, with extensive public views to South Downs			
						Very prominent site. Major extension into rural area No Highway or Utility access from site	Very prominent site. Major extension into rural area No Highway or Utility access from site			
						- High public opposition with this site	- High public opposition with this site			
	Viability					- Market values have remained largely static since recession in Cuckfield - recent new houses in	recession in Cuckfield - recent new houses in			
						Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its			
						needs - Attractive edge of village rural location would	needs - Attractive edge of village rural location would			
						make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions			
						- Likely to be extreme public opposition	- Likely to be extreme public opposition			
	Suitable location development wit	h few constraints, a	Yes	Yes	Yes	No	No			
	available and cor	pect that the site is uld be viably point envisaged								
			1	1	3	Ngé appliacht	Not applicable so site is not sold			
Overall develor	Actual/Potential	С араску	1 Single house conversion from business premises.	·		Not applicable Significant landscape/AONB issues, lack of access	Not applicable as site is not achieavable (SHELAA - 150) Significant landscape/AONB issues, lack of access			
o.an develop	J conclusion		g and the state of	J Same Substitution	flats	to public highway, impacts on nature reserve, likely to make this non-viable				
0-5 6-10		136 14	1 0	1 0	3	0	0			
11-20		10	0	0	0	0	0			
	2019 review and	undate	Development completed	Development completed for 1no. Further application for additional adjacent unit refused at Appeal (August 15).	Coop now operates as retail unit, following conversion from pub under Permitted Development. Construction of 3 new flats	2019 assessment added - see above	2019 assessment added - see above			
	-313 review and	apadie			21.00pmont. Constitution of 3 flew flats		1			

				(P	PHLAA)
Reference	NP Site reference		W10	W11	W12
and location	SHLAA ref	SHELAA ref	803	None	None
	Location		Land west of Ockenden Manor	Land south of Ockenden Manor	Cuckfield Park
	Compass locatio	n from village	West	West	West
Site	Site area (ha)		10.6	1.2	21.5
nformation	Location regarding Built-up Area boundary		Outside - contiguous	Outside - contiguous	Outside - contiguous
	Use	Brown/ greenfield/ redevelopment	Green	Green	Green
		Current use	Agriculture	Agriculture	Cuckfield Park grounds
	Access		No highway or services access (landlocked)	Onto South Street	Onto South Street
ite Suitability	Biodiversity	Overall	Agriculture	Agriculture	House grounds
		Flora	- Overgrown grassland with significant re-emerging	- Overgrown grassland with significant re-emerging	- Overgrown grassland with significant re-emerg
			oak and ash wodland - Adjacent oNew England Wood Nature Reserve	oak and ash wodland - Adjacent oNew England Wood Nature Reserve	oak and ash wodland - Adjacent oNew England Wood Nature Reserve
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species	- 15 Red listed bird species - 14 Amber list bird species
			- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are UK BAP species)	- 30 known species of butterfly (of which 5 are L BAP species)
			- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce	- 138 species of moth, including a number nationally scarce
		TPOs	No	No	No
	Landscape	HDA area	29	29	27
		AONB Value	Within AONB SUBSTANTIAL	Within AONB SUBSTANTIAL	Within AONB SUBSTANTIAL
		Sensitivity Capacity	SUBSTANTIAL NEGLIGIBLE / LOW	SUBSTANTIAL NEGLIGIBLE / LOW	SUBSTANTIAL NEGLIGIBLE / LOW
		Public views from	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km
		area Landscape summary	Distinctive, steeply sloping landscape with some	Distinctive, steeply sloping landscape with some	Intact parkland, largely detached from Cuckfield
			historic time depth, which provides western setting to Cuckfield, including Conservation Area.	historic time depth, which provides western setting to Cuckfield, including Conservation Area.	except for Conservation Area. Intervisibility with South Downs.
		n archaeological	Adjacent to Grade 2* Cuckfield Park and Grade 2 Ockenden Manor	Adjacent to Grade 2* Cuckfield Park and Grade 2 Ockenden Manor	Grounds of Elizabethan Grade 2* Cuckfield Parl
	impact		2 Storidon Mailor		
	Public access		Well used public footpath through site	Well used public footpath through site	None
		lo			
	Flood risk impacts	Catchment Flood Zone: EA and	Adur One	Adur One	Adur
		SFRA Downstream flooding		Limited impact	Limited impact
	Ouetele ekiliten	issues		0.8	1
	Sustainability: Walking access	School (HT) School (WP)	0.8	0.8	1.1
	to infrastructure (km) (From centre of	Shop	0.4	0.3	0.5
	site)	Bus stop	0.4	0.3	0.5
		Doctor Cuckfield village	0.8	0.8	0.5
		Centre Public Recreation	0.2	0.4	0.7
	Connection to	Space Highway & utilities	No access to public highway	Some access to South Street (south of Ockenden	Some access to South Street (south of Ockende
	services		, , , , , , , , , , , , , , , , , , ,	Manor)	Manor)
		Existing capacity			
		cation on existing			
	infrastructure				
	Summary of con-	sultation response	Near consultation Area D	Near consultation Area D	Near consultation Area D
			46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree	46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree	46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree
			2070 Holdier agree of disagree	2070 Holater agree of disagree	2070 Helitici agree of disagree
te Available	Ownership	Single/ multiple	Multiple	Multiple	Multiple
	Current planning	status	None	None	None
	Owner indication	of aspiration to	No	No	No
	develop				
ite Achievable	Constraints, opp	ortunities and	- Biodiversity impact - high potential enhancement grassland. Adjacent to New England Wood nature	- Biodiversity impact - high potential enhancement grassland. Adjacent to New England Wood nature	- Biodiversity impact - high potential enhanceme grassland. Adjacent to New England Wood natu
			reserve - Within AONB.	reserve - Within AONB.	reserve - Within AONB.
			- Adjacent to Grade 2* and Grade 2 listed buildings, with visual imacts on Grade 1 church	- Adjacent to Grade 2* and Grade 2 listed buildings, with visual imacts on Grade 1 church	- Adjacent to Grade 2* and Grade 2 listed buildings, with visual imacts on Grade 1 church
			- Significant landscape impact, with extensive public views to South Downs	- Significant landscape impact, with extensive public views to South Downs	- Significant landscape impact, with extensive public views to South Downs
			- Very prominent site Major extension into rural area - No Highway or I hillty access from site.	Very prominent site. Major extension into rural area No Highway or I trillity access from site.	Very prominent site. Major extension into rural area No Highway or I litity access from site.
			No Highway or Utility access from site High public opposition with this site	No Highway or Utility access from site High public opposition with this site	No Highway or Utility access from site High public opposition with this site
	Viability		Market values have remained largely static since recession in Cuckfield - recent new houses in	Market values have remained largely static since recession in Cuckfield - recent new houses in	Market values have remained largely static sin recession in Cuckfield - recent new houses in
			Broad Street took over a year to sell (2018) Recent parish housing needs survey (2012)	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)	Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012)
			identified that Cuckfield is already providing for its needs	identified that Cuckfield is already providing for its needs	identified that Cuckfield is already providing for needs
			Attractive edge of village rural location would make dwellings sellable	Attractive edge of village rural location would make dwellings sellable	- Attractive edge of village rural location would make dwellings sellable
			- Likely to be high site preparation costs for safe highway access and utility extensions	- Likely to be high site preparation costs for safe highway access and utility extensions	- Likely to be high site preparation costs for safe highway access and utility extensions
			- Likely to be extreme public opposition	- Likely to be extreme public opposition	- Likely to be extreme public opposition
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged		No	No	No
	Actual/Potential	Capacity	Not applicable as site is not achieavable	Not applicable as site is not achieavable	Not applicable as site is not achieavable
verall develor	pable conclusion		(SHELAA - 380) Significant landscape/AONB issues, lack of access	Significant landscape/AONB issues, lack of access	
43 7610	uolUli		to public highway, significant heritage issues, impacts on nature reserve, likely to make this non-	to public highway, significant heritage issues, impacts on nature reserve, likely to make this non-	to public highway, significant heritage issues, impacts on nature reserve, likely to make this no
			viable	viable	viable
5		136	0	0	0
-10 1-20		14	0	0	0
			2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above
2	019 review and	update			
			4	T. Control of the Con	T.