

## Sustainability Appraisal Update Report

*Incorporating Assessment of Neighbourhood Plan policies, Summary Assessment, Summary Site Assessments, Housing for the Ashurst Wood Neighbourhood Plan Report and Report on the Assessment of Potential Housing Sites.*

September 2015

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## Introduction – what has happened so far?

A Neighbourhood Plan must be compatible with European Union obligations, as incorporated into United Kingdom law, in order to be legally compliant. Of particular relevance is Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. This is commonly referred to as the Strategic Environmental Assessment (SEA) Directive. The SEA Directive aims to provide a high level of protection of the environment by integrating environmental considerations into the plan-making process.

### *The Screening Stage*

The first stage in the process is to assess whether the Plan is likely to have significant environmental effects; where it is determined that it will, the plan may require a SEA. This first stage is often referred to as ‘screening’. In itself this stage needs to be undertaken in accordance with requirements that are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004 and at an early stage of plan preparation.

At this stage it is necessary to consult three statutory consultees; Historic England, Natural England and the Environment Agency.

Mid Sussex District Council advised in February 2013 that the Ashurst Wood Neighbourhood Plan would require a SEA and also encouraged the Parish Council to undertake a Sustainability Appraisal (SA). Whilst there is no legal requirement for Neighbourhood Plans to undertake a SA, it is widely recognised that this is a useful way of considering how the Plan contributes to sustainable development and the Steering Group was pleased to take this suggestion on board.

As the Plan required a SEA, an environmental report must then be prepared in accordance with regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004.

### *The Scoping Stage*

This stage essentially identifies other policies, plans and programmes which are relevant to the neighbourhood plan and sets out baseline information. It identifies sustainability issues and problems, set out sustainability objectives and develops the SEA framework.

At this stage it is necessary to consult the statutory consultees on the scope of the SEA.

The Steering Group produced a [Scoping Report for Sustainability Appraisal](#) in December 2013. As the Neighbourhood Plan explains the Steering Group was formed in 2012 and 2012 saw evidence gathering, a call for sites and consultation events taking place. In 2013 surveys were undertaken and a vision and objectives drawn up. A second call for sites was made. Work on the SEA continued throughout this period culminating with the Scoping Report published for statutory consultation in December.

The Scoping Report set out the background to the Neighbourhood Plan; explained the visions and objectives that had resulted from early engagement with the community and others; set out the policy context which included a comprehensive appendix detailing other policies, plans and programmes of relevance to the Neighbourhood Plan; profiled the Parish giving details of baseline information; identified key sustainability issues including a SWOT assessment and developed sustainability objectives and the sustainability framework.

As well as the three statutory consultees, the Steering Group consulted the High Weald AONB Unit and Forest Row Parish Council. The comments received and the Steering Group's responses are summarised in the AECOM Report at paragraph 2.1.2.

### *The 'Available Options' Stage*

Having undertaken a considerable amount of engagement with both residents and businesses (which is detailed in the Consultation Statement) and evidence gathering, the Steering Group began work on the draft Neighbourhood Plan itself in earnest in 2014.

An integral part of the work on SEA is to assess the proposals in a draft Neighbourhood Plan and their reasonable alternatives so that the likely significant effects of those available options. During the plan preparation process, draft policies were assessed against the sustainability objectives that emerged through the SA process. During the site assessment process, the sites were tested against sustainability objectives.

As part of this work on the draft Neighbourhood Plan, AECOM were appointed in December 2014 to undertake a SA to inform the Group on its developing Neighbourhood Plan and to add a level of independence to the development, refinement and assessment of options. The SA would be published alongside the Regulation 14 (pre-submission) version of the Plan.

The [AECOM SA Report](#) is dated January 2015. It is widely accepted that the SEA only needs to focus on what is needed to assess the likely significant environmental effects and it needs to do this in a way that is considered to be appropriate for the content and level of detail in the neighbourhood plan. Section 3 of the AECOM Report explains 'the story so far', but decided to focus on housing issues only.

Whilst the Steering Group decided to publish the AECOM Report alongside the pre-submission version of the Neighbourhood Plan, Mid Sussex District Council raised a number of queries about the AECOM Report. These queries included the need to assess each of the policies (not just the housing section) in the draft Neighbourhood Plan against the sustainability objectives identified in the Scoping Report together with a brief explanation of why the selected option had been chosen. Whilst the AECOM Report had to some extent done this, the District Council raised concerns about its clarity and presentation. The Group was clear that the necessary work had been undertaken at various stages and as part of the process of Plan evolution, but that as a result of these queries, the Group decided that more work on the contents and presentation of the SA/SEA would be needed.

## **The purpose of this report**

This Report then details the work that has been carried out during the evolution of the neighbourhood plan and builds on the AECOM Report and seeks to address the queries raised by Mid Sussex District Council.

It is important that the Scoping Report, the AECOM Report and this Report are read together as together they form the Environmental Report the Regulations require. However, for the benefit of the reader a lot of information from the Scoping Report and the AECOM Report has been brought forward into this document so that the information is presented and brought together in a clear way.

## *What additional information is presented in this report?*

Building on the information in the Scoping Report and the AECOM Report, this report presents more information and detail on the third stage of the SEA process namely the development and refinement of alternatives and assessing effects.

## *The structure of this report*

In order to align with the requirements of the Regulations in relation to the preparation of the environmental report, this report includes the following information (and where appropriate refers the reader to the relevant sections in the Scoping Report and the AECOM Report so that this information is not unnecessarily duplicated):

1. Outline of the contents and main objectives of the neighbourhood plan and its relationship with other relevant plans and programmes
2. Current state of the environment, the area's environmental characteristics and relevant environmental problems
3. Developing the sustainability framework
4. Developing and refining options and assessing effects
5. Mitigation
6. Monitoring

### **1. An outline of the contents and main objectives of the Neighbourhood Plan and its relationship with other relevant plans and programmes**

Both the Scoping Report and the AECOM Report (paragraphs 2.2.1 to 2.2.5) deal with this. In summary, the Neighbourhood Plan covers the whole of the Parish of Ashurst Wood and seeks to provide a planning framework for the Parish over the period 2015 – 2031. The Neighbourhood Plan has a strong vision which is:

*“To preserve and protect Ashurst Wood’s characteristics as a rural village, while at the same time ensuring it remains a vibrant, safe and welcoming community, and an attractive location for people to live.”*

It also has eleven objectives which are set out in each topic section of the Plan. These are:

#### *Countryside and the Environment*

- to protect and respect the landscape, wildlife and countryside of the Parish, and cherish its natural beauty
- to minimise the impact of any future development on the landscape and scenic beauty of the Area of Outstanding Natural Beauty (AONB)
- to ensure Ashurst Wood remains a village and avoid coalescence with East Grinstead
- to recognise the importance of the Ashdown Forest Special Protection Area and Special Area of Conservation

### *Housing*

- to ensure an appropriate mix of housing for local needs, including affordable housing
- to identify specific sites for housing to help meet local needs

### *Local Economy*

- to support local business and retain local employment
- to encourage new business and employment opportunities into the area

### *Highways, Transport and Communications*

- to improve safety for all highway users, including pedestrians, cyclists and horse-riders
- to promote and support public transport, and travel by foot, cycle and horse
- to continue to support community transport initiatives.

The Neighbourhood Plan, once adopted if passed at referendum, will be one of a number of plans that make up the 'development plan' for the Parish. It will be read alongside, and have the same status, as any adopted District Council development plan document. As the AECOM Report identifies, as the Parish also falls within the High Weald AONB, the High Weald AONB Management Plan also sets a framework for the area.

The Scoping Report includes an appendix that identifies and summarises other plans and programmes of relevance to the neighbourhood plan. The aims and objectives from these policy documents have influenced the development of the sustainability framework.

It should be noted that Mid Sussex District Council is currently preparing a District Plan. This emerging Plan will cover the same time period as the Neighbourhood Plan (up to 2031) and will include the development strategy for the District and a number of planning policies. Since the Scoping Report was produced and the AECOM Report published, the Pre-submission Consultation stage is being undertaken in Summer 2015 and it is anticipated that the Examination into the District Plan will take place in Winter 2015 with adoption in Spring 2016.

It should be noted that the context for the SA/SEA is dynamic. As a result as further plans and programmes emerge or change they will be reviewed and taken into account.

## **2. Current state of the environment and its likely evolution without implementation of the plan, environmental characteristics and relevant environmental problems**

The first element of this section is also known as the baseline information. This information can be found in the Scoping Report and the AECOM Report which contain a wealth of information on the environmental, social and economic characteristics of the Parish as a basis for predicting and monitoring the effects of the draft plan.

The second and third elements can be found in the Scoping Report under the heading 'key sustainability issues' as well as in the AECOM Report. The section in the Scoping Report undertakes a SWOT assessment, identifies key issues and challenges facing the Parish and discusses the effect on those issues without a neighbourhood plan.

### 3. Developing the Sustainability Framework

Both the Scoping Report and the AECOM Report then consider the sustainability objectives of the SA/SEA which are necessary to enable an assessment to be made of the emerging options in the neighbourhood plan together with indicators as well as to consider any mitigation measures. This is the sustainability framework.

Fifteen sustainability objectives were devised through a review of the relevant plans and programmes, the baseline information, the environmental characteristics and existing problems and SWOT analysis. For ease these are reproduced below:

	<i><b>Sustainability objectives</b></i>	<i><b>Indicators</b></i>
1/Env	Retain the distinctiveness and <b>character</b> of the village by preserving its historic and environmental features.	<ul style="list-style-type: none"> <li>- number of developments within the gap</li> <li>- number of applications for listed building consent</li> <li>- number of listed buildings within the parish</li> </ul>
2/Env	Protect and enhance the <b>natural beauty</b> of AW, including its geology and landform, ridgetop settlement pattern, rights of way and open spaces.	<ul style="list-style-type: none"> <li>- number of trees with preservation orders maintained or increased</li> <li>- condition of footpaths and rights of way maintained or improved</li> </ul>
3/Env	Protect the outstanding <b>landscape</b> setting of the village through the reuse of previously developed land and buildings where appropriate, including reuse of materials.	<ul style="list-style-type: none"> <li>- development of brownfield sites where possible/appropriate</li> <li>- new employment floorspace on previously developed land</li> <li>- quality and quantity of agricultural land lost to development</li> </ul>
4/Env	Conserve and enhance the <b>biodiversity</b> of the Parish, its wildlife habitats and species, including those of its SSSI,	<ul style="list-style-type: none"> <li>- Data from Sussex Biodiversity Records Office.</li> <li>- condition of SSSI</li> <li>- protection of priority habitats and species</li> <li>- mitigation arrangements to protect nearby SPA/SAC.</li> </ul>
5/Env	Reduce impact on <b>climate change</b> , and vulnerability to its effects	<ul style="list-style-type: none"> <li>- promote energy efficiency in new buildings</li> <li>- promote the use of renewable energy</li> </ul>
6/Env	Maintain and improve the <b>water</b> courses and aquifers in the parish, and use and manage water resources in a sustainable manner	<ul style="list-style-type: none"> <li>- data from SE Water on water consumption</li> <li>- data from Environment Agency on water quality</li> <li>- use of domestic water recycling systems increased</li> </ul>
7/Env	Encourage reuse, <b>recycling</b> and food composting	<ul style="list-style-type: none"> <li>- amount of waste sent to landfill reduced</li> <li>- amount of domestic waste recycled increased</li> </ul>
8/Env	Reduce the impact of <b>traffic</b> in the village, and improve safety for pedestrians, cyclists and horse-riders	<ul style="list-style-type: none"> <li>- traffic speeds in village reduced</li> <li>- volume of through traffic, in particular number of HGVs passing through village, reduced</li> <li>- number of cycle journeys increased</li> <li>- journeys to work/school by sustainable</li> </ul>

	<i>Sustainability objectives</i>	<i>Indicators</i>
		<ul style="list-style-type: none"> <li>means increased</li> <li>- funding for highway safety schemes</li> <li>- unsafe parking reduced</li> </ul>
9/Soc	Ensure that residents have the opportunity to live in a decent, well constructed and affordable <b>home</b>	<ul style="list-style-type: none"> <li>- number of new homes built</li> <li>- number of affordable homes built</li> <li>- number on housing waiting lists</li> <li>- number of homes constructed to Code for Sustainable Homes standard</li> </ul>
10/Soc	Ensure that the community has adequate access to the key <b>services</b> it needs, including health facilities, convenience shops, schools, recreation and leisure.	<ul style="list-style-type: none"> <li>- number of shops in village</li> <li>- distance between homes and key services</li> <li>- financial contributions towards facilities and services</li> <li>- volunteer hospital driving scheme.</li> </ul>
11/Soc	Ensure that the community has a high quality and <b>healthy lifestyle</b>	<ul style="list-style-type: none"> <li>- increase opportunities for sport/exercise</li> <li>- access to green spaces within walking distance of homes</li> <li>- provision of allotments</li> <li>- figures on long term illness and general health</li> </ul>
12/Soc	Ensure a <b>cohesive and safe</b> village community	<ul style="list-style-type: none"> <li>- crime statistics</li> <li>- homes built to Secured by Design standards</li> <li>- number of active neighbourhood and farm watch schemes</li> </ul>
13/Soc	Encourage sense of <b>community</b> and engagement in local issues, and the inclusion of vulnerable groups	<ul style="list-style-type: none"> <li>- participation in Parish Council elections</li> <li>- numbers reading Parish Council newsletters</li> <li>- numbers attending annual parish meeting</li> <li>- activities for vulnerable groups.</li> </ul>
14/Econ	Encourage and support local <b>businesses</b> and promote the enhancement of business units, locations and estates.	<ul style="list-style-type: none"> <li>- Number of shops</li> <li>- Number of businesses, including those on Ivy Dene Industrial Estate</li> </ul>
15/Econ	Facilitate employment opportunities, including home working	<ul style="list-style-type: none"> <li>- Number of people employed within Parish</li> <li>- Number of new businesses</li> <li>- Access to improved broadband service.</li> </ul>

#### 4. Developing and refining options and assessing effects

Effective Neighbourhood Plan-making considers the existing context of the area it will apply to and the planning issues it aims to manage. The draft Plan is not developed in isolation, but through an iterative process informed by both community engagement and the consideration of options and alternatives.

As the AECOM Report identified two key areas in the plan are its housing numbers and site allocations. Indeed it is the site allocations policies that are often regarded as determining whether a SEA will be required.



A key element of the Neighbourhood Plan is the development of a minimum of 62 homes over the plan period through the allocation of five sites. As well as testing the alternatives to this quantum of housing, it was also critical to ensure that the sites selected as allocations were tested.

This has been carried out in two ways. Firstly, the AECOM Report presents alternatives appraisal findings in relation to housing numbers. The Steering Group has spent a considerable amount of time assessing an appropriate level of growth for inclusion in the plan. There is a recognition that in the absence of an up to date upper tier policy at District level the Parish has been obliged to consider what might be an appropriate level of growth at this moment in time whilst taking account of the environmental characteristics of the Parish and in particular its location within the High Weald AONB.

The details of the Steering Group's deliberations are set out in the report titled '*Housing for the Ashurst Wood Neighbourhood Plan*'. The AECOM Report details three realistic options in relation to housing numbers (explaining the basis for each alternative). The assessment of each option is then presented and discussed in Table 6 in the AECOM Report. The AECOM Report concludes that the preferred approach on housing numbers which is carried through in the Plan is in line with the appraisal findings.

In relation to the site selection, considerable work has been undertaken by the Steering Group to ensure that all sites were assessed on a fair basis. The Site Assessment report details this work. The AECOM Report concludes that the sites were assessed against sustainability objectives and suitability. AECOM's assessment indicates that some sites were excluded for logical reasons such as impact on the AONB and some sites were excluded at this point in time as they are not available for development or are surplus.

Both the [\*Housing for the Ashurst Wood Neighbourhood Plan\*](#) report and the [\*Report on the Assessment of Potential Housing Sites\*](#) are important evidence documents for the SA/SEA as they demonstrate a careful assessment and consideration of alternatives. They are therefore attached to this report as Appendices 4 and 5. They are also available to read as separate documents on the Parish Council's website. Appendix 5 demonstrates that the SA/SEA was integrated into the sites assessment process. The sites assessment criteria used to appraise each potential development site included a set of site-specific criteria translated from the SA/SEA sustainability objectives. Appendix 2 (to the Report on the Assessment of Potential Housing Sites) details the SA/SEA sustainability objectives against the corresponding site assessment criteria.

Although the AECOM Report focused this part of the SA/SEA process on housing, the Group has decided to include its work on all the policies in this document for completeness and to help address the concerns of Mid Sussex District Council.

As the Neighbourhood Plan has evolved and been progressed, its policies have been assessed against the fifteen sustainability objectives together with realistic policy alternatives. The SEA Directive does not require all alternatives to be considered to the same level of detail. This is because some options are more likely to occur such as producing a Neighbourhood Plan or not producing a Neighbourhood Plan whereas other options are more locationally specific. In general terms the option open is a 'do nothing' alternative i.e. not to have a Neighbourhood Plan or not to have a policy on that issue within a Neighbourhood Plan. Given that there is no obligation to produce a Neighbourhood Plan this is a realistic option. Under the 'do nothing' alternative, planning in the Parish would be less aligned with local circumstances and needs, there would be lost opportunities to positively plan for the needs of the community and potentially development in inappropriate locations or with more harmful effects on the environment, the economy and residents and businesses.

It is also important to recognise that the issues addressed in policies have been determined through community engagement. The policies themselves have been shaped and refined over time and have been responsive to consultation responses and the evidence gathered over time. Various iterations of the policies have been made over time.

The assessment of the draft policies and reasonable alternatives has helped to develop and refine the policies and proposals identified for inclusion in the Neighbourhood Plan.

Each draft policy in the Neighbourhood Plan has therefore been assessed against the fifteen sustainability objectives together with realistic policy alternatives; these are by and large the presence or absence of the Neighbourhood Plan policy. Each table includes a commentary that sets out the pros and cons of the alternatives and outlines the rationale for selecting the preferred option. These tables are included as Appendix 1 to this Report.

The tables have been presented in this way as the AECOM Report identifies the groups of policies are not mutually exclusive i.e. are a basket of policies that can proceed together or separately.

In order to consider the cumulative effects of the Neighbourhood Plan policies, an assessment has also been made of the preferred options. This table is included as Appendix 2 to this Report. Whilst it is clear that some of the policy options individually have an impact (positive or negative) on the sustainability objectives and the environmental, economic and social characteristics of the Parish, this assessment allows the combined impacts to be considered.

In addition, for completeness, the Group has carried out a site appraisal of each site (including alternative or non selected sites) against the sustainability objectives; this has been in addition to the December 2014 site assessment process (see Appendix 5) which included incorporation of the SA/SEA objectives. This table is also included in this Report at Appendix 3.

## 5. Mitigation

A key role of the SA/SEA is to highlight areas where there is a possibility to increase the sustainability of the Plan. This can be through maximising potential positive impacts or through highlighting areas where mitigation might be needed against any negative impacts.

The AECOM Report helpfully appraised the pre-submission draft Plan, identifying and evaluating likely significant effects of the preferred approach on the baseline drawing on the sustainability framework identified in the Scoping Report. Whilst the appraisal acknowledged the uncertainties and assumptions made, it took a common sense approach to the assessment of policies against relevant criteria; for example it did not assess the policy on broadband against geology and landscape as it was considered there was no pathway.

The AECOM Report made a number of recommendations in relation to improving draft policies and the Plan as a whole and these have been considered and addressed by the Steering Group as appropriate further illustrating the iterative process of plan making. More information about the amendments to the pre-submission plan that have been made and a commentary on the representations received during the Regulation 14 consultation stage and how these representations have been addressed can be found in the Consultation Statement.

## 6. How did the SA influence the Plan Making Process?

Undertaking the SA made the Group consider the impacts and implications of the issues and priorities of the community in relation to policy making. The opportunity to assess, and reassess, provided the Group with better information, enabled attitudes to change through the assessments and enhanced the accountability of the Group.

Interaction with Mid Sussex District Council about the SA led to more informed and confident choices being made about policy options. The act of undertaking SA initiated a different dialogue with a broader stakeholder base and set the foundations in place for an iterative plan making process.

As well as directly influencing the formulation of options, writing policies and choosing options or what might be termed the immediate influence on the neighbourhood plan and its contents, the experience was also more subtle and conferred other benefits. Participants learned from the process and increased their environmental awareness.

## 7. Monitoring

The next stages of plan preparation are the finalisation of the Plan and its submission to Mid Sussex District Council. After that Regulation 15 stage of consultation (when the suite of SA/SEA documents including this report will be available alongside the draft submission Plan), the Neighbourhood Plan will follow the process set out in the Neighbourhood Planning Regulations.

The AECOM Report suggested three specific areas for monitoring in the light of its appraisal findings; traffic monitoring, health provision and economic growth.

As the pre-submission stage has now ended, this report now puts forward two strands of monitoring. The first is that the baseline information will be reviewed together with a review of the relevant plans and programmes which may affect the baseline situation given the level of uncertainty about the emerging District level plan and as agencies such as Natural England continue to update and enhance available data. The second strand is the opportunity that exists for the Parish Council to monitor the implementation of its policies and mitigation. This would be achieved if each planning approval was reviewed against the Plan and the SA to assess the level of compliance and whether the policies and mitigation were working satisfactorily and to help inform when or if a review of the plan is needed.

The responsibility for monitoring will lie jointly with Ashurst Wood Parish Council and Mid Sussex District Council.

**Report ends. Appendices follow.**

## SA Update: Appendices

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## Appendix 1: ASSESSMENT OF NEIGHBOURHOOD PLAN POLICIES

Each sustainability objective is listed below for the ease of the reader, but has been summarised in the table itself.

1/Env	Retain the distinctiveness and character of the village by preserving its historic and environmental features.
2/Env	Protect and enhance the natural beauty of AW, including its geology and landform, ridgetop settlement pattern, rights of way and open spaces.
3/Env	Protect the outstanding landscape setting of the village through the reuse of previously developed land and buildings where appropriate, including reuse of materials.
4/Env	Conserve and enhance the biodiversity of the Parish, its wildlife habitats and species, including those of its SSSI,
5/Env	Reduce impact on climate change, and vulnerability to its effects
6/Env	Maintain and improve the water courses and aquifers in the parish, and use and manage water resources in a sustainable manner
7/Env	Encourage reuse, recycling and food composting
8/Env	Reduce the impact of traffic in the village, and improve safety for pedestrians, cyclists and horse-riders
9/Soc	Ensure that residents have the opportunity to live in a decent, well constructed and affordable home
10/Soc	Ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, schools, recreation and leisure.
11/Soc	Ensure that the community has a high quality and healthy lifestyle
12/Soc	Ensure a cohesive and safe village community
13/Soc	Encourage sense of community and engagement in local issues, and the inclusion of vulnerable groups
14/Econ	Encourage and support local businesses and promote the enhancement of business units, locations and estates.
15/Econ	Facilitate employment opportunities, including home working

**The following symbols have been used to record the impact of each option against each objective.**

++	Significant positive
+	Positive
+?	Potentially positive
0	Neutral or no impact
-?	Potentially negative
-	Negative
--	Significantly negative

The assessments show that the most sustainable policy options have been chosen for inclusion in the Neighbourhood Plan. New development will always have an adverse impact on the environment in an AONB, however there is a need to balance such negative impacts against social and economic benefits in order to provide for the sustainable growth of Ashurst Wood.

For ease the policies have been reproduced in full.

## Assessment of Policy Options

### Policy 1 – Protection of the Countryside

Outside of the Built Up Area Boundary, which is defined in Map 1, priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted:

- (a) in exceptional circumstances for essential utility infrastructure where no other feasible alternative site is available,  
or where
- (b) Specific provision has been made in this Plan or the proposal is in accordance with other planning policies applying to the area, **and**
- (c) The proposal would conserve and enhance landscape and scenic beauty, having regard to the objectives of the High Weald AONB Management Plan, **and**
- (d) It would maintain the distinctive views of the surrounding countryside from public vantage points within, and adjacent to, the Built Up Area, **and**
- (e) It demonstrates good quality design, which respects the existing character and appearance of the surrounding area, and meets the criteria set out in Policy 14 where appropriate.

### Policy Options

Option A: to have the NP policy

Option B: to have a NP policy that allows no development in the countryside

Option C : to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio-diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village community	13 community engagement and inclusion	14 support business	15 facilitate employment
A	++	++	0	++	0	+?	0	+?	++	0	++	0	0	0	+
B	++	++	0	++	0	0	0	0	~	0	++	0	0	0	0
C	??	??	0	+	0	+	0	0	+	0	??	0	0	0	0

**Preferred Policy Option A**

**Commentary**

All 3 options would provide some protection for the countryside, but option A would provide the greatest benefits. Option B is too restrictive as it prevents acceptable development coming forward. Option A meets environmental objectives strongly as it allows some development if it will not harm the countryside. It could provide homes or employment opportunities. It makes it easier to retain the character of the village and there is more chance of environmentally sensitive development given the area's sensitive criteria. With Option C there would be less of a local focus and less specific guidance. National policy provides protection for the AONB and allows limited development on rural exception sites, but there is also a risk of unacceptable development until there is an up-to-date local Plan. In this rural area, some development is needed but without losing what makes the village distinctive.



## Assessment of Policy Options

### Policy 2 – Preventing Coalescence

Development will not generally be permitted outside the Built Up Area Boundary if, individually or cumulatively, it would result in increasing the coalescence between Ashurst Wood and East Grinstead or Ashurst Wood and Forest Row or reducing the separate identity of each of these settlements by:

- (a) Reducing the openness and visual break between Ashurst Wood and East Grinstead or between Ashurst Wood and Forest Row, or
- (b) Increasing the intensification of development within existing curtilages that would lead to an increased sense of coalescence.

### Policy Options

Option A: to have the NP policy

Option B: to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	++	++	0	+	0	0	0	0	?	0	++	0	0	0	0
B	?	?	0	+	0	0	0	0	?	0	-	0	0	0	0

### Preferred Policy Option A

#### Commentary

Option A has a local emphasis. It targets development positively so that the environmental attributes of the area are strongly protected. With no policy (option B) there is limited protection of the settlement identity as there is no up-to-date local Policy to rely on. This could have a negative impact on environmental objectives as speculative applications could be allowed. Option A is strongly supported by the local community.

## Assessment of Policy Options

### Policy 3 – Allotments

Proposals for new allotments either within, adjoining or in close proximity to the Built Up Area Boundary of Ashurst Wood will be supported, provided suitable access and adequate off-street parking can be satisfactorily provided.

### Policy Options

Option A: to have the NP policy

Option B: to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	0	0	0	+?	0	0	+	+?	0	++	++	+	+	0	0
B	0	0	0	0	0	0	0	0	0	0	-?	0	0	0	0

### Preferred Policy Option A

#### Commentary

Over 100 residents have indicated during consultation that they would like an allotment. There are currently none in the village. Option A supports the provision of allotments, which would offer significant environmental and community benefits. Having the policy would send a clear signal to local landowners and residents that the Plan encourages action and provides the positive planning conditions within which action can be taken. The option of no policy (B) will miss this opportunity.

**Assessment of Policy Options**

**Policy 4 – Recreation Space**

Proposals for buildings or equipment or other development at the Recreation Ground or John Pears Field which would enhance the enjoyment of these areas will usually be supported provided design is of high quality and respects the setting of these areas.

Proposals for development that would result in the loss of the whole or part of the Recreation Ground or John Pears Field will not generally be permitted, other than in exceptional circumstances for essential utility infrastructure where no other feasible alternative site is available; unless equivalent or enhanced replacement facilities are provided in a convenient and accessible location for residents of Ashurst Wood.

**Policy Options**

Option A: to have NP policy

Option B: to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	++	++	0	+	0	0	0	+	0	++	++	+	+	0	0
B	0	+	0	0	0	0	0	0	0	+	+	+	+	0	0

**Preferred Policy Option A**

**Commentary**

Having a policy (Option A) means that the Plan is planning positively for the retention and enhancement of community recreation facilities. It reflects the importance the community places on the spaces, which provide the opportunity for events, informal and organised recreation which are an important part of village life. It contributes towards meeting the Vision of the Plan. Option B leaves the recreation spaces vulnerable to unsuitable development.

## Assessment of Policy Options

### Policy 5 – Sites for New Homes

The Neighbourhood Plan provides for the development of a minimum of 62 homes during the Plan period, to be delivered as follows:

- On sites allocated in Policy numbers 6 – 10, and
- On windfall sites

Indicative numbers of dwellings for each site will be reviewed at the application stage and this may result in a higher number of dwellings once detailed design schemes are prepared.

### Policy Options

Option A: to provide for 27 new homes

Option B: to provide for 62 new homes

Option C: to provide for 78 new homes

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	-?	-?	-?	-?	-?	-	0	-	+	+?	0	+?	+?	+?	+?
B	-	-	-	-	-	-	0	-	++	+	0	+?	+?	+?	+?
C	--	--	--	--	--	--	0	--	++	+	0	+?	+?	+?	+?

### Preferred Policy Option B

**Commentary**

As AECOM identified in the SA Report, there is a tension in the appraisal. There is a need to balance the preservation of the environment with the delivery of housing to meet need. Fewer houses means less impact on the environment, but fewer social and economic benefits. That balance shifts with more houses. Given the competing aims of protecting the AONB character of Ashurst Wood and the need to grow as a sustainable community, the centre option (B) is identified as providing the best balance to provide for the sustainable future of the village.

The site allocations and numbers made in the Plan are the best in terms of community feedback but can be monitored.

Site allocations are beneficial as they direct development to appropriate sites and site-specific policies can help to mitigate negative impacts.

Where the steering group's assessments differ from AECOM's: New homes could have an effect on objective 10 through generation of financial contributions towards community facilities. The options would not have an effect on objective 11, taking into account the indicators. New homes could have potential economic benefits through an increase in customers for local businesses and more people working from home (objectives 14 and 15), and could also have social benefits from an increase in community spirit and more participation in events and activities (objectives 12 and 13).

**Assessment of Policy Options**

**Policy 11 – Residential Development within the Built Up Area**

Within the Built Up Area, as defined in Map 2, housing development, including infill development and change of use or redevelopment to housing, will generally be permitted where it complies with the policies of this Plan.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	+	++	++	++	0	0	0	?	+	+	++	+	+	+	+
B	+	+	++	+	0	0	0	-	+	+?	+	+?	+?	+	+

**Preferred Policy Option A**

**Commentary**

The Policy is similar to national and district level policy, so there is not a large difference between the two options. A policy that positively encourages development in the Built Up Area is better environmentally given constraints in the rest of the parish and will add to social and economic resilience.

## Assessment of Policy Options

### Policy 12 – Residential Development outside the Built Up Area

Proposals for residential development on small sites outside the built up area boundary will only be permitted where all the following criteria are met:

- (a) The site is a contained or infill site surrounded by residential development and development of the site would not cause encroachment into the countryside or open up the opportunity for further infill or ribbon development
- (b) The proposal would accord with Policy 2 of this Plan – coalescence
- (c) The proposal is for no more than 3 dwellings.

### Policy Options

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	++	+	0	+	0	0	0	?	+	0	0	+	+	+	+
B	?	?	0	+	0	0	0	?	-	0	0	?	?	?	?

### Preferred Policy Option A

#### Commentary

Option A plans positively for suitable development in the countryside. This will have a positive effect on community cohesion. Without the policy there is a risk of ad hoc, speculative development in isolated areas. Both options could have a negative effect on traffic.

## Assessment of Policy Options

### Policy 13 – Residential Development on garden land

Proposals for new dwellings on small private residential gardens will be discouraged and will only be permitted where it can be demonstrated that:

- (a) the reduced garden sizes of the existing dwellings in combination with the garden sizes of the new dwellings relate well to each other and to the surrounding neighbourhood, and
- (b) the character of the surrounding neighbourhood (in terms of appearance and the massing of development and landscape value) is not harmed.

### Policy Options

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	++	++	0	++	0	0	0	-	?	0	0	0	0	0	0
B	~	-	0	-	0	0	0	~	+	0	0	0	0	0	0

### Preferred Policy Option A

#### Commentary

Having the policy meets environmental objectives by maintaining the character of the village. It meets social objectives in protecting the amenity of neighbours. The option of no policy (B) could lead to higher density development and loss of local character.



## Assessment of Policy Options

### Policy 14 – Design and Character

All new development (including extensions and additions to individual properties) must demonstrate good quality design and respect the existing character and appearance of the surrounding area. This means responding to and integrating with local surroundings and landscape context as well as buildings through

- (a) Using design that respects the scale and character of existing and surrounding buildings with reference to the Character Assessment
- (b) Using materials which are compatible with the materials of the host or surrounding buildings
- (c) Respecting established building lines where relevant and using green hedging and / or trees for highway boundaries wherever possible and in keeping with the existing streetscape
- (d) Ensuring safe access for pedestrians, cyclists and other road users
- (e) Providing adequate refuse and recycling storage incorporated into the scheme to minimise visual impact
- (f) Adopting the principles of sustainable drainage where appropriate
- (g) Providing private garden amenity space proportionate to the size of the dwelling
- (h) Providing off-street parking space in accordance with Policy 21 and ensuring that garages reflect the architectural style of the house they serve and are set back from the street frontage wherever possible to reflect the local character and context. Parking should be positioned between dwellings, rather than in front, so it is not prominent in or does not dominate the street scene to the detriment of local character; and the visual impact of parking areas should be minimised wherever possible by the use of alternative surfaces and screening
- (i) Ensuring that the living conditions of adjoining residents (including privacy, daylight, sunlight and outlook) are safeguarded.
- (j) Ensuring that lighting schemes will not cause unacceptable levels of light pollution particularly in intrinsically dark areas.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio-diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village community	13 community engagement and inclusion	14 support business	15 facilitate employment
A	++	++	+?	++	+	+	++	++	++	0	+	+	+	0	+?
B	0	+	0	+	0	+	+	+	+	0	0	+?	+?	0	0

**Preferred Policy Option A**

**Commentary**

The policy sets high standards of design and tries to address issues such as designing out crime, traffic congestion and parking, so helping to achieve sustainable development. Good design could also enable space for home workers. The option of having no policy would mean a lost opportunity.

**Assessment of Policy Options**

**Policy 15 – Affordable Housing**

- a Housing developments of 4 or more dwellings will be expected to provide a minimum of 30% of affordable housing on the site which will be well integrated with the market housing. In cases where the 30% calculation results in a part unit then either the number of affordable units will be rounded up to the next whole unit or a financial contribution towards off-site provision equivalent to providing 30% on-site affordable housing provision.
- b On housing developments of between 1 and 3 dwellings, and in other circumstances where on-site provision is not practicable, a commuted payment towards off-site provision in Ashurst Wood will be required, equivalent to providing 30% on-site affordable housing provision unless clear evidence is provided to show a robust justification for a different percentage.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio-diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village community	13 community engagement and inclusion	14 support business	15 facilitate employment
A	0	0	0	0	0	0	0	0	++	++	++	+	++	+	+
B	0	0	0	0	0	0	0	0	+	+	+	+	+	+?	0

**Preferred Policy Option A**

**Commentary**

Given the delay in progressing the new District Plan, option A will mean that Affordable Housing could be provided on smaller and more sites, which might not otherwise be the case. Residents of new affordable homes could provide support for local businesses and might have employment opportunities locally. The policy would also meet social objectives.

## Assessment of Policy Options

### Policy 16 – Ivy Dene Lane Industrial Estate

Land at the Industrial Estate is allocated for small scale and low impact business and general industry. Proposals for redevelopment of the site will be permitted only if they comply with all of the following requirements:

- (a) There is no increase in the existing gross floorspace on the site
- (b) Development takes the form of low rise small business units ranging from 50-300 square metre gross floorspace each
- (c) The proposals include a comprehensive scheme for the physical and visual enhancement of the site, including landscaping, and
- (d) The amenities of neighbouring residential properties are safeguarded.

### Policy Options

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Option C to expand the Ivy Dene Lane Industrial Estate

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	+?	0	+	+?	0	0	0	-?	0	++	0	0	0	++	++
B	+?	0	+	+?	0	0	0	-?	0	++	0	0	0	++	++
C	-?	0	0	-?	0	0	0	-?	0	++	0	0	0	++	++

**Preferred Policy Option A****Commentary**

Options A and B have the same impact at present. They have the potential to meet environmental objectives in supporting the physical improvement of the site. They meet social and economic objectives and the specific Plan objective of supporting local businesses and retaining local employment. Option C has the same impact across social and economic objectives, but more potentially negative impacts in relation to two environmental objectives. The existing policy in the higher tier local Plan will be lost when it is replaced by the emerging District Plan, therefore Option A ensures that the benefits of the policy are retained and plans positively for the retention of employment and business in the community and performs better than Option C and so is preferred.

**Assessment of Policy Options**

**Policy 17 – Village Businesses**

Proposals that would result in the loss of existing business premises (shops, offices, public houses, schools, light industrial) through redevelopment or change of use will not be permitted, unless an equivalent replacement facility is provided elsewhere in the village or it is demonstrated that the continued use of the premises for the existing or a similar business is no longer financially viable.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio-diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village community	13 community engagement and inclusion	14 support business	15 facilitate employment
A	0	0	+?	0	0	0	0	0	0	++	0	0	+	++	++
B	0	0	0	0	0	0	0	0	0	+	0	0	+?	+	+

**Preferred Policy Option A**

**Commentary**

Option A helps maintain the identity of Ashurst Wood as a working village, not simply a residential area. The policy helps to retain employment and business opportunities. Social benefits include retaining community meeting areas in shops, hairdressers and pubs. In helping residents to shop locally it reduces the need to travel further afield and contributes to the sustainability of the village.

**Assessment of Policy Options**

**Policy 18 – New and expanding businesses**

Proposals that would result in the creation of new businesses or would support the expansion of existing businesses within the Built Up Area Boundary will be encouraged, provided that they:

- (a) Do not have a harmful impact on residential amenity
- (b) Do not have a harmful impact on the highway and provide an appropriate level of parking provision for those working at or visiting the premises.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	+	0	+?	0	0	0	0	+?	0	++	0	0	+	++	++
B	0	0	0	0	0	0	0	0	0	+	0	0	+?	+	+

**Preferred Policy Option A**

**Commentary**

By supporting the creation of new businesses and the growth of existing businesses within the built up area, Option A meets environmental objectives by protecting the countryside from inappropriate development. It meets social and economic objectives and the specific Plan objective of encouraging new businesses and employment opportunities into the area. Option B allows for the promotion of a strong rural economy but without the specific local focus and conditions that the policy contains.



**Assessment of Policy Options**

**Policy 19 – Brambletye School**

Development will be permitted within the environs of Brambletye School where it does not detract from the architectural character and appearance of the existing collection of buildings and their setting in the landscape and provided it enhances the school’s educational function and role as a local employer.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio-diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village community	13 community engagement and inclusion	14 support business	15 facilitate employment
A	+	+	0	+	0	0	0	0	0	+	+	+	+	++	++
B	+?	+?	0	+?	0	0	0	0	0	+	+?	+?	+?	+?	+?

**Preferred Policy Option A**

**Commentary**

Option A aims to support an existing business that employs a large number of residents and therefore meets a specific Plan objective. The School is an important asset to the parish. Option A meets environmental, social and economic objectives and provides positive planning conditions. Having no Policy (Option B) would provide too broad a framework as it would have less of a local focus and would not provide specific guidance.

**Assessment of Policy Options**

**Policy 20 – Impact of new development on traffic**

Proposals for new development must meet both of the following criteria:

- (a) Safely located access for vehicles and pedestrians with adequate visibility exists or can be created
- (b) Include an assessment of the additional traffic likely to be generated by the development, its impact on pedestrians, cyclists, road safety, parking and congestion within the parish. This should demonstrate that traffic reduction measures have been considered to avoid negative impacts prior to providing measures to mitigate the impacts of increased traffic. Mitigation could include providing or contributing towards schemes that promote walking, cycling, use of public transport or local transport arrangements.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	+?	0	0	0	+?	0	0	+	0	+?	+?	+	0	0	0
B	0	0	0	0	+?	0	0	0	0	0	0	0	0	0	0

**Preferred Policy Option A**

**Commentary**

Option A helps protect the character of the village. It provides social benefits if residents can access services with fewer traffic problems. It meets specific

Plan objectives of improving safety for all highway users, including pedestrians, cyclists and horse-riders. The impact of traffic has been the issue of greatest concern to residents in consultations and surveys over many years. Relying on higher level policy (Option B) would lack a local focus and fail to acknowledge the significance of the issue to the local community.

## Assessment of Policy Options

### Policy 21 – Parking Provision

- (a) Development proposals that generate an increased need for parking must provide adequate and suitable off-street parking in order to minimise obstruction of the local road network in the interests of the safety of all road users, including pedestrians and cyclists. In the case of residential development, a minimum of two parking spaces will be required for units with 1 – 3 bedrooms, and a minimum of three parking spaces will be required for units with 4 or more bedrooms; unless it can be satisfactorily demonstrated that an alternative provision would be appropriate on a specific site. Parking spaces can take the form of spaces or garaging/car port facilities, but must be permanently available for parking use.
- (b) Proposals that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall provision is adequate.

### Policy Options

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio- diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village communi- ty	13 communi- ty engage- ment and inclusion	14 support business	15 facilitate employ- ment
A	0	0	0	0	-?	0	0	+	0	+?	-	+?	+?	0	0
B	0	0	0	0	-	0	0	-?	0	0	-	-?	-?	0	0

### Preferred Policy Option A

#### Commentary

Parking is a contentious issue in many parts of the village. Option A would help to stop the situation getting worse, although it could encourage more people to drive. Option A reflects local circumstances and context. There is higher than average car ownership and local problems with narrow roads and inconsiderate parking. Not having a policy (Option B) will have a negative impact on quality of life for residents.

**Assessment of Policy Options**

**Policy 22 – High Speed Broadband**

- (a) Proposals which seek to provide access to a super-fast broadband network to serve the village will be supported provided that the applicant has fully explored opportunities to erect apparatus on existing buildings, masts or other structures and the location and design of any installations will reflect the character of the area and respect the purpose of the AONB.
- (b) All new development must be designed to enable connection to high quality communications infrastructure including super-fast broadband.

**Policy Options**

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio-diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village community	13 community engagement and inclusion	14 support business	15 facilitate employment
A	+	0	0	0	+?	0	0	0	0	+	0	0	0	++	++
B	-?	0	0	0	0	0	0	0	0	0	0	0	0	0	0

**Preferred Policy Option A**

**Commentary**

Policy A provides positive support for the improvement of communications infrastructure in the parish. This would have benefits for businesses and home workers and would meet economic and social objectives. Having no policy (Option B) would not positively plan for this need, which has been identified in surveys.

## Assessment of Policy Options

### Policy 23 – Infrastructure

- (a) Proposals for new development will be expected to demonstrate that the infrastructure requirements of the proposal have been considered and will be provided within the development itself wherever possible.
- (b) Developers’ contributions paid as a result of any planning permission will be used to provide local infrastructure improvements for the benefit of the Parish.

### Policy Options

Option A to have NP policy

Option B to have no NP policy and rely on higher level policy at MSDC level or national level (the do nothing/business as usual scenario)

Policy Option/ Sustainability Objective	1 retain character of AW	2 protect natural beauty	3 protect landscape setting	4 bio-diversity	5 reduce impact on climate change	6 water resource	7 reuse, recycle	8 reduce traffic impact and improve safety	9 provide decent home	10 access to key services	11 high quality, healthy lifestyle	12 cohesive and safe village community	13 community engagement and inclusion	14 support business	15 facilitate employment
A	0	+?	0	+?	0	+?	+	+	+	++	+	+	+	0	0
B	0	0	0	0	0	0	+?	+?	0	0	0	+	0	0	0

### Preferred Policy Option A

#### Commentary

Option A ensures that new development provides appropriate infrastructure. This will help mitigate the impact of new development elsewhere in the village and would meet several environmental and social objectives.

With no policy the parish will still receive section 106 and CIL funding. In drawing up the policy the community has been consulted on local priorities. The policy adds certainty and helps with community cohesion. It demonstrates that funding will be directed to appropriate areas where there is local need.

## Appendix 2: SUMMARY OF APPRAISALS OF PREFERRED POLICY OPTIONS

Policy	1/Env	2/Env	3/Env	4/Env	5/Env	6/Env	7/Env	8/Env	9/Env	10/Soc	11/Soc	12/Soc	13/Soc	14/Eco	15/Eco
1	++	++	0	++	0	+?	0	+?	++	0	++	0	0	0	0
2	++	++	0	+	0	0	0	0	-?	0	++	0	0	0	0
3	0	0	0	+?	0	0	+	+?	0	++	++	+	+	0	0
4	++	++	0	+	0	0	0	+?	0	++	++	+	+	0	0
5	-	-	-	-	-	-	0	-	++	+	0	+?	+?	+?	+?
11	+	++	++	++	0	0	0	-?	+	+	++	+	+	+	+
12	++	+	0	+	0	0	0	-?	+	0	0	+	+	+	+
13	++	++	0	++	0	0	0	-	-?	0	0	0	0	0	0
14	++	++	+?	++	+	+	++	++	++	0	+	+	+	0	+?
15	0	0	0	0	0	0	0	0	++	++	++	+	++	+	+
16	+?	0	+	+?	0	0	0	-?	0	++	0	0	0	++	++
17	0	0	+?	0	0	0	0	0	0	+	0	0	+	++	++
18	+	0	+?	0	0	0	0	+?	0	++	0	0	+	++	++
19	+	+	0	+	0	0	0	0	0	+	+	+	+	++	++
20	+?	0	0	0	+?	0	0	+	0	+?	+?	+	0	0	0
21	0	0	0	0	-?	0	0	+	0	+?	-	+?	+?	0	0
22	+	0	0	0	+?	0	0	0	0	+	0	0	0	++	++
23	0	+?	0	+?	0	+?	+	+	+	++	+	0	+	0	0

Note: policies 6 to 10 are site-specific policies. Sites were selected following an assessment process, which included consideration of sustainability objectives. See Appendix 3 for summary of sustainability appraisal of potential sites.

### Conclusion

The assessments show that the most sustainable policy options have been chosen for inclusion in the Neighbourhood Plan. New development will always have an adverse impact on the environment in an AONB, however there is a need to balance such negative impacts against social and economic benefits in order to provide for the sustainable growth of Ashurst Wood.

### Appendix 3: SUMMARY OF SUSTAINABILITY APPRAISALS OF SITES

Site	In BUA	1/Env	2/Env	3/Env	4/Env	5/Env	6/Env	7/Env	8/Env	9/Soc	10/Soc	11/Soc	12/Soc	13/Soc	14/Eco	15/Eco
1	-	--	-	--	0	-?	0	0	-	+	+	0	+?	+?	+?	+?
2	--	--	--	--	0	-?	0	0	-	-	+	0	+?	+?	+?	+?
3	++	+	0	++	0	-?	0	0	+	+?	+	0	+?	+?	+?	+?
4*	+?	+	+?	-	0	-?	0	0	0	+?	+	0	+?	+?	+?	+?
5	--	--	--	--	--	-?	0	0	--	++	++	+	+?	+?	+?	+?
6*	--	+	+?	++	-?	-?	0	0	--	+?	+	0	+?	+?	+?	+?
7	--	+	0	-	0	-?	0	0	0	+?	+?	0	+?	+?	+?	+?
8	--	+	0	-	0	-?	0	0	0	-	+?	0	+?	+?	+?	+?
9	--	-?	-	--	--	-?	0	0	--	++	+	+	+?	+?	+?	+?
10	--	-?	-	--	--	-?	0	0	--	++	+	0	+?	+?	+?	+?
11*	-	++	+	-	0	-?	0	0	+	+?	+	0	+?	+?	+?	+?
12*	-	++	+	-	0	-?	0	0	+	+?	+	0	+?	+?	+?	+?
13*	--	++	+?	++	0	-?	0	0	+	++	++	0	+?	+?	+?	+?
14*	--	++	+?	+?	0	-?	0	0	+	+	+	0	+?	+?	+?	+?
15	--	-	-	--	-?	-?	0	0	-	+?	+?	0	+?	+?	+?	+?
16	-	-	--	--	-	-?	0	0	-	+	+	0	+?	+?	+?	+?

\* indicates a site that has been selected as an allocation; other sites should be regarded as alternatives.



## Commentary

The starting point for the assessment of potential housing sites was Mid Sussex District Council's Strategic Housing Land Availability Assessment and a 'call for sites'. Fourteen sites were identified offering a range of capacities from a single dwelling to some 70 units. For completeness two further sites identified in the District Council's Housing Strategy Document were assessed even though they had not been submitted for inclusion in the neighbourhood plan. Appendix 1 of Appendix 5 of this document contains a plan that shows the location of all the sites. Appendix 5 is the *Report on the Assessment of Potential Housing Sites* carried out by the Parish Council. The sites chosen for allocation in the Neighbourhood Plan were selected on the basis of a number of criteria; suitability, sustainability, achievability, availability and acceptability (to the local community) and detailed information is contained in Appendix 5 together with each individual site assessment sheet.

The SA assessed 16 sites against the 15 sustainability objectives (eight environmental criteria, five social and two economic criteria). These are set out in the assessment table above. All 16 sites received an identical assessment against objectives 5, 6, 7 and 11 - 15. Sites 3, 4, 6 and 11 - 14 show a more positive assessment against the remaining objectives 1-4 and 8 - 10 than the other nine sites.

In overall terms these seven sites show the most positive performance across the three dimensions of sustainability. However, site 3 is not being progressed as a site allocation as it came forward as a planning application during the assessment process. The remaining six sites have been put forward in the neighbourhood plan and are indicated by an \* in the table above.

## Appendix 4:

# Housing for the Ashurst Wood Neighbourhood Plan

December 2014

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# HOUSING FOR THE ASHURST WOOD NEIGHBOURHOOD PLAN

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## 1. Introduction

This report was prepared as part of the evidence base for the Ashurst Wood Neighbourhood Plan. Its purpose is to explain how the Steering Group has considered the future housing requirements of Ashurst Wood and the conclusion that has been reached as to the appropriate level of growth over the Plan period.

The report was prepared in December 2014. It was updated in September 2015 in order to include the latest information regarding housing numbers from the emerging District Plan.

The conclusion as to the housing target for the Neighbourhood Plan remains unchanged and Mid Sussex District Council (MSDC) has confirmed that it supports this target.

## 2. Identifying Housing Needs

### **NATIONAL PLANNING POLICY FRAMEWORK (NPPF)**

Paragraph 47 states that local planning authorities should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies of the Framework. Paragraph 49 states that policies for the supply of housing in the Local Plan will be considered out-of-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

### **MID SUSSEX LOCAL PLAN 2004**

This does not contain policies regarding housing supply. This means that there are currently no up-to-date local plan policies concerning housing supply and this is a material consideration in the determination of planning applications.

### **DISTRICT PLAN**

A proposed submission District Plan dated May 2013 set a target of 10,600 new homes across the whole District for the period 2011 - 2031. Of these, 4300 would be on sites already allocated or committed and up to 4000 were proposed at Burgess Hill. The remaining 2300 to 2800 would be allocated in Neighbourhood Plans.

In order to confirm that it could achieve the target of 2300 to 2800, MSDC wrote to parishes in early 2012 asking for information on the levels of development and possible sites likely to be considered through Neighbourhood Plans. Ashurst Wood Parish Council suggested a provisional figure of 30 for the period of the Plan. Taking into account two commitments totalling 14 houses, this would reduce the number to 16. The Parish Council emphasised that there were no preferred sites at that time and that the housing target could change during the Neighbourhood Plan process.

The proposed District Plan was formally withdrawn by MSDC in May 2014.

A new pre-submission draft District Plan was published for consultation by MSDC in June 2015. Submission to the Government is scheduled for the autumn of 2015. The Plan sets out a housing provision figure for the District of 11,050 over the period 2014 – 2031 (Policy DP5). 630 homes have been completed between 2014 and 2015, there are 5,405 existing commitments, and 3,500 homes will be delivered as part of the strategic development around Burgess Hill. This leaves a residual figure of 1,515 homes, and it is MSDC's intention that these will be delivered in the twenty Neighbourhood Plans which cover the District. If insufficient housing is delivered through Neighbourhood Plans, MSDC will prepare a Site Allocations Development Plan Document.

### **OBJECTIVELY ASSESSED NEED**

The Parish Council has collaborated with MSDC in order to assess housing need. During 2014, the District Council advised that the objectively assessed need (OAN) for the village, as a proportion of the OAN for the District, was 113 dwellings. This was based on the average taken from two approaches, as follows:

i) **Based on number of households:**

Government District household estimate for District in 2031 (based on demographic and economic trends) = 67,575

Current District households = 58,799, current Ashurst Wood households = 741

AW households = 1.26% of District number

Therefore predicted number of AW households in 2031 = 1.26% of 67,575

= 851.445 AW households in 2031, minus 741 = **111**

ii) **Based on population size:**

District population 2011 = 139,860. AW population 2011 = 1,833 (1.31% of District)

District Plan housing requirement = 8,772

AW requirement = 1.31% of 8772 = **115**

Average of 111 and 115 = **113**.

The above figures were based on Government population projections published in 2013. MSDC published a Housing and Economic Development Needs Assessment (HEDNA) in February 2015, which was updated in June 2015 to take account of new Government projections. The updated HEDNA set a revised OAN figure for the District of 11,152. This would increase the proportionate OAN figure for Ashurst Wood to **143**.

## **3. Identifying a Housing Target for the Neighbourhood Plan**

### **OBJECTIVELY ASSESSED NEED**

At District level, the OAN figure is used as the starting point for determination of the Plan provision figure. Environmental constraints, available land supply and consideration of the unmet needs of neighbours are factors that are taken into account in reaching the number that will appear in the Plan. Thus, while the OAN for the District is 11,152, the District Council has concluded that the maximum housing figure that could be delivered sustainably in Mid Sussex is 11,050.

It is therefore important to note that the OAN figure of 143 is purely objective and is not necessarily the figure that will be used in the Neighbourhood Plan. Sharing the required number of new homes equally between different parts of the District would not be feasible for a number of reasons (see below). There are 21 parishes and 3 towns in the District. Several of the villages are larger than Ashurst Wood and have a better range of shops and services and employment opportunities. Ashurst Wood is classified in the emerging District Plan's settlement hierarchy (Policy DP6) as a Category 3 Settlement, which is a medium sized village providing some essential services. Ashurst Wood covers a small area geographically and already has a population density of more than 7 persons per hectare, compared with 4.2 across the District as a whole and 1 in West Hoathly and 1.2 in Ardingly. Over the 16 year period of the Plan, 143 new houses would increase the number of dwellings in the village by around 19%.

## FACTORS TO CONSIDER WHEN SETTING NEIGHBOURHOOD PLAN FIGURE

### i) **Current housing commitments**

As at September 2014 the District figure as advised by MSDC was 4,876. Deducting this figure from the number of new homes required – 8,772 - leaves 3,896. Ashurst Wood's proportion of this would be 51.

### ii) **Planned homes in Burgess Hill**

If the proposed 4,000 homes in Burgess Hill are deducted from the net figure in i) there would be no need for any more new homes in the District.

The Sustainability Appraisal for the emerging District Plan confirms that the allocation of a significant proportion of proposed future development to Burgess Hill is the most sustainable strategy for the District.

However, not all of the extant permissions will be delivered and the Burgess Hill allocations are still only at the proposal stage, although planning permission for 480 homes is in place and an outline application for over 3,000 homes is expected by the end of 2014. Even if these houses are not built, it is still to be expected that the towns and larger villages will take more than their proportionate share of the total OAN, meaning that the share for Ashurst Wood will be reduced. If only half of the current commitments and proposed homes in Burgess Hill are built (4,438), the number of homes needed in the District would be 4,434 of which Ashurst Wood's proportionate share would be 58 homes.

### iii) **Residents' Survey 2013 responses**

84 households indicated that they contained members who expected to need a new home within the village - 52 within 5 years and 30 within 5-10 years (2 did not specify). Of these, 27 require market value homes, 22 affordable (social) homes, 3 privately rented homes and the remainder either did not specify tenure or housing type or gave multiple answers. The majority of those needing housing were young adults or families needing to live independently, or anticipating a need to live independently in the future (several forms were completed on behalf of family members who were not living in the home and several households only had children who were under 15 at the time the survey was completed). The number of households wishing to downsize was roughly equal to those wishing to move to larger homes and 9 required a bungalow or sheltered housing.

However, while the Residents' Survey gives some indication of present and future need, many

of those answering the housing needs questions gave vague or inconsistent responses. There was possible duplication where forms were completed on behalf of other family members and there are several unknown factors, such as the extent to which the demand will be met by sales or lettings within the current housing market or the number of people who will move out of the village (making homes available). The survey was also completed before allocations were made for 12 new affordable homes in the village (see below).

iv) **Affordable Housing Need**

In 2007, a Housing Needs Survey undertaken by Action in Rural Sussex identified 18 households in Ashurst Wood as being in housing need. Following the survey, the Parish Council worked together with landowners, MSDC, Action in Rural Sussex and English Rural Housing Association to identify a rural exception site. Six flats and six houses for rental by people with a local connection were constructed at Yewhurst Close in 2013 – 2014, with tenants moving in during March 2014. All properties were oversubscribed with particularly high demand for the one and two bedroomed units. Applicants for the homes can bid for up to 3 different properties. Three households placed bids for the two 3 bedroomed houses, meaning that one household was unsuccessful. The six 2 bedroomed properties each received between 6 and 9 applications (most had 9 bids), meaning that up to 18 households placed bids in total. There were between 10 and 11 bids for each of the four 1 bedroomed flats, meaning that around 15 households placed bids. It is therefore clear that there remains an unmet need for small affordable homes for rental in the village.

The Residents' Survey (see above) identified 21 households requiring affordable housing in the village within the next 5 years. But the surveys were completed before allocations were made for the Yewhurst Close homes, so it is likely that some respondents have now obtained accommodation there. It is also possible that not all of the respondents would be eligible for affordable housing.

Affordable Housing need could be met by a new rural exception site containing 100% Affordable Homes for local people, as on the Yewhurst Close site, or as a proportion (30%) of homes built on a market site. MSDC has advised that new affordable homes provided within market developments in parishes in the AONB with a Neighbourhood Plan will all be let to people with a local connection for the first time and 50% of the dwellings will be reserved for local people for future lettings.

In November 2014, changes to national Planning Practice Guidance placed a threshold of 11 dwellings below which developers could not be required to include affordable homes. In an AONB a lower threshold of 5 units or less could be implemented, however on developments between 6 and 10 units the contribution towards affordable homes could only be sought as a cash payment not as a supply of homes. Following a judicial review, these paragraphs in the Guidance were revoked.

Developers of smaller schemes will still be able to reduce or avoid a contribution towards affordable housing if they can demonstrate that this would make their scheme unviable. Thus any contribution towards affordable housing from developers is likely to be achieved only on larger housing schemes.

v) **Common Housing Register**

The Mid Sussex Common Housing Register is the most up to date record of affordable housing need. The register is a list of all the people who want affordable housing in Mid

Sussex. It is a partnership between MSDC and 20 housing associations that provide homes in the district. Affinity Sutton manages the Register for MSDC.

MSDC nominates people for most of the affordable properties in the district and selects applicants from the Common Housing Register according to its Joint Housing Allocation Scheme with Affinity Sutton.

In September 2014 (and after it was updated following the Yewhurst Close allocations) there were 27 households on the CHR with a local connection to Ashurst Wood, of which 8 had listed the parish as their first choice preference. Of these, one household requires a 3 bedroomed home, five require 2 bedroomed homes and two have a 1 bedroom need. It is likely that others who have not listed Ashurst Wood as their first choice would apply if suitable homes in the village were available, and the larger number on the Register must include households who applied unsuccessfully for the Yewhurst Close properties.

The CHR is a record of current housing need and does not take into account needs that will arise in the future. Experience shows that residents in rural communities often do not place their names on the CHR until they note a new development in their village and hope to secure a home there. As there has been a recent rural exception site in Ashurst Wood, it is likely that the current need is accurately reflected by the CHR.

There is also a separate register for those interested in shared ownership. This is District-wide and does not specify local connections. At the time of constructing the Yewhurst Close homes there were no qualifying applicants for shared ownership.

Relets of current stock will satisfy some of the need, however residents tend to remain in social rented housing for a long time and there is a low turnover. In the past three years, there have been 7 re-lets. There are now 75 rented affordable homes in the village, plus one shared ownership. The new Yewhurst Close properties will always be re-let to people with a local connection, but other social housing in the village goes to those with the highest priority from anywhere in the District.

A market housing development of 27 houses could provide homes for the 8 households with a first choice preference for Ashurst Wood.

#### vi) **Historical Growth**

Census results show that the number of homes in the village grew from 666 to 723 between 2001 and 2011, an increase of 57. However, records of housing completions (from MSDC), planning permissions, homes registered for Council Tax together with local knowledge indicate that the correct figure is closer to 36. A further 17 have been added since 2011. There are also outstanding permissions for 3 homes. Of the recent additions, two were on large developments: one of 14 flats at the Wealden House site and one comprising 12 homes at Yewhurst Close. Otherwise developments have been between one and three homes. Several of the individual homes have been conversions or subdivisions, rather than new builds. Based on the above, the total number of completions between 2001 and 2014 (13 years) was somewhere between 53 (using the reduced figure of 36) and 74 (using the differences in Census figures). This equates to between 4 and 5.7 new homes each year.

At similar rates over the Plan period, the number of new homes by 2031 would be between 64 and 91, the average of these two figures being 78.

## **4. Constraints to Development in Ashurst Wood**

### **HIGH WEALD AREA OF OUTSTANDING NATURAL BEAUTY**

The whole of the village is situated within the High Weald Area of Outstanding Natural Beauty (AONB). The primary purpose of AONBs is to conserve and enhance natural beauty. The NPPF provides a high level of protection for the AONB. The conservation of wildlife and cultural heritage are also identified as important considerations. Local Planning Authorities must take account of the purpose of AONB designation in formulating local development plans. The High Weald AONB Management Plan was adopted by MSDC in March 2014 and covers the period 2014 to 2019. Paragraph 116 of the NPPF states that planning permission should be refused for major developments in the AONB, except in exceptional circumstances. While there is no definition of what constitutes a major development, it is considered that any development exceeding around 10 houses would be major in a village the size of Ashurst Wood.

### **ASHDOWN FOREST**

Ashurst Wood is located inside the 7 km zone of influence around Ashdown Forest, which is a Special Area of Conservation and a Special Protection Area. Within this zone, it is considered that new residential development will lead to an increase in visitors, which will have a harmful impact on breeding birds in the Forest.

Development will be allowed within the zone, but mitigation must be provided by developers, either by the provision of Suitable Alternative Natural Green Space (SANGs) as part of the development or as a financial contribution to the strategic SANG in East Grinstead. Financial contributions will also be required towards a Strategic Access Management and Monitoring Strategy, which will help manage visitors to the Forest. Future residential development could be limited by the capacity of available SANGs.

### **AVOIDING COALESCENCE WITH NEIGHBOURING SETTLEMENTS**

Consultation has confirmed a high desire to maintain the separate identity of the village. The current Local Plan identifies a strategic gap between the village and East Grinstead and residents are keen to preserve this separation and also to avoid coalescence with Forest Row.

### **IMPACT ON INFRASTRUCTURE AND SERVICES**

- Capacity of the primary school. The school is not currently full but its numbers have increased in recent years and many pupils come from outside the village, adding to traffic problems in the village.
- Impact of extra cars on the narrow roads and lanes of the village, including parts of the built up area. Traffic problems are a key issue in the village with a concern that more houses will add to them.
- Lack of secondary school or medical facilities. This means that residents have to travel, usually by car, to reach these facilities in Forest Row, East Grinstead or elsewhere.



- Distance from railway station. The nearest station is in East Grinstead. There is a bus service available but it does not always coordinate with train times, so a large number of residents use the car to reach the station.
- Limited employment opportunities in the village. New houses are likely to lead to an increase in the numbers of residents travelling out of the village to work, thus adding to the amount of traffic on local roads.

## COMMUNITY VIEWS

The majority of those answering the Residents' Survey (38%) stated that the number of houses that should be built during the Plan period was up to 16, while 23% favoured 16-30. Although the provisional figure of 16 was referred to in the survey's covering letter, it is clear from the consultation work done that the community is concerned about large numbers of new homes and has a clear preference for a modest scale of growth. This is relevant as if there is opposition to the Neighbourhood Plan it will not be approved at referendum.

## 5. Conclusions

There is a need for new homes in Ashurst Wood to meet demographic changes and community needs. However, there is a limit to the number that is compatible with the environmental, economic and social objectives of the Neighbourhood Plan and a large number of new homes would be unsustainable. Residents wish to protect the rural character of the village. There are limited sites for development within or close to the built up area and large developments in the countryside around the village would be harmful to the AONB.

The OAN is a starting point but a proportionate share of total homes required is not appropriate for a village with environmental constraints and limited facilities, and when other areas of the District are planning for a greater share of development.

A minimum of 27 market homes could provide 8 affordable homes for those now on the CHR with a first choice of Ashurst Wood. But the Plan will cover the period from 2015 until 2031 so must plan for future growth and not just meet current needs.

The Steering Group recommends that the Neighbourhood Plan should plan for at least 62 new houses between 2015 and 2031. This compares favourably with recent growth and at around 44% of the OAN figure it represents a balance between the need to provide new homes and the need to preserve the unique features of Ashurst Wood.

## Appendix 5:

# Report on the Assessment of Potential Housing Sites

December 2014

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## Part 1: Introduction and Methodology

### Introduction

This report is produced as part of the evidence base for the Ashurst Wood Neighbourhood Plan (AWNPN). It includes assessments of all sites that have been considered by the Steering Group and sets out the Group's recommendations for the allocation of sites for future housing development.

Ashurst Wood lies within the High Weald Area of Outstanding Natural Beauty (AONB) and within 7 kilometres of the Ashdown Forest. National and local policies require protection of these sensitive areas and residents do not wish to see developments that will change the nature of the village. However, there is a need for new housing nationwide and the absence of an up to date district-wide development plan has led to considerable pressure from developers and an increasing number of planning applications around the District. It is therefore important to demonstrate a robust, defensible and realistic site assessment process.

### Identification of potential sites

The starting point for the identification of potential sites was the Housing Supply Document (HSD) published by Mid Sussex District Council (MSDC). This document is also known as a Strategic Housing Land Availability Assessment (SHLAA). As local planning authority, MSDC is required to produce a SHLAA to identify sites throughout the District with potential for housing, assess their housing potential and when they are likely to be developed. The document is updated regularly in consultation with parish and town councils and helps to inform judgments on future development and allocation of land for housing, but does not allocate sites. Government guidance (*Strategic Housing Land Availability Assessments Practice Guidance, DCLG 2007*) sets out the methodology to be followed in assessing the sites.

Ashurst Wood Parish Council issued a Call for Sites in May 2012. This was published in the Parish Council's Newsletter, which was delivered to every household in the village. It was also placed on the Council's noticeboards, on the website and reported in the local press. It called for land to be put forward for inclusion on a list of potential sites for development up to 2031.

Letters enclosing a copy of the Call for Sites were then sent to all owners of sites listed in MSDC's HSD and to the owner of one site that had previously been excluded from the HSD but was added later. Landowners were asked if they had any proposals to put forward but it was made clear that the request did not imply that the Parish Council considered any sites to be suitable for development.

A further call for sites was published in the October 2013 Newsletter and landowners were asked to confirm any proposals and provide further details for a public consultation which took place in February 2014.

14 potential Sites have been identified as a result of this process. Proposed developments range in size from one additional property up to 70. Some landowners have prepared detailed plans and layouts while others have given much less information. The sites are:

1. Ashburnham Woods Hill Lane
2. Land NE of Woods Hill Lane
3. Rear of 45 Maypole Road
4. Land between 98-104 Maypole Road
5. Land at Dirty Lane
6. Mount Pleasant Nursery, Cansiron Lane

7. Land adjacent to Hammerfield, Cansiron Lane
8. Abbey View, Hammerwood Road
9. Land South of Hammerwood Road
10. Land South of Hammerwood Road
11. Willow Trees, Lewes Road
12. Spinney Hill, Lewes Road
13. Wealden House, Lewes Road
14. Wealden House LIC, Lewes Road

In order to include appraisals of all sites included in the HSD, two further sites were assessed, although they are not submitted for inclusion in the Neighbourhood Plan. Site 15 was submitted by a previous owner, but has since been withdrawn. The sites are:

15. Springhill, Beaches Lane
16. Land adjacent to playing fields, Maypole Road.

The map in Appendix 1 shows the locations of all sites.

## **The Assessment Process**

Residents were informed about which sites were being considered for possible development at two public Consultation Events. The first was held on the 7<sup>th</sup> and 10<sup>th</sup> November 2012. Maps showing the locations of 10 sites were displayed. Owners of 5 of the sites had indicated an interest in developing them. The remaining 5 sites had been assessed in the HSD but responses from the owners had not yet been received. 150 visitors attended, the majority being residents of Ashurst Wood. An exit questionnaire was completed by 105 people and included a question asking whether any of the sites should be developed.

In February 2014, a further Consultation was held at which all proposals received in connection with sites 1-14 listed above were displayed. Feedback forms were supplied, asking for comments on each of the sites. 183 forms were returned. Information about the proposed sites was also placed on the Parish Council's website.

It should be noted that not all sites were consulted on at both events. Also, there are likely to be residents who completed forms at both consultation events.

Members of the Steering Group visited the 14 submitted sites during February 2014. Most landowners were present at these visits. Sites were visited again later by members of the Steering Group together with an independent planning consultant, who has been retained to assist with the preparation of the Plan. Site 15 has been viewed from the adjacent road and public footpath and site 16 has been viewed from the adjacent road and from the access track.

Following the visits, the Steering Group met on several occasions to complete the draft Site Assessments, following guidance and a template provided by URS Consultants.

## **Assessment Criteria**

### **Suitability**

A site is considered suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Assessing the suitability of a site will

give an indication of whether there are any constraints to development. The following factors have been considered:

- Policy restrictions – including landscape character, environmental designations and local and national planning policy
- Physical problems or limitations – including access, highways issues, flood risk, infrastructure
- Potential impacts – on the environment, listed buildings, important designated sites. The cumulative impact on character and infrastructure of developing more than one site.

### **Sustainability**

MSDC has determined that the Ashurst Wood Neighbourhood Plan may have an impact on the environment and that a Strategic Environmental Assessment of the Plan will be required. This will be incorporated into a Sustainability Appraisal (SA), which will assess the economic and social effects of the Plan as well as its environmental effects.

A list of Sustainability Objectives and Indicators is in the Scoping Report for the Sustainability Appraisal dated December 2013. These will be used to measure the proposed policies in the Plan. The Objectives that are relevant to site assessments can be seen at Appendix 2. Reference is made to relevant objectives in the Assessment summaries.

### **Achievability**

A site is considered achievable if the site is economically viable. Viability varies from site to site and means that the cost of developing the site is less than the market value of the development. Physical constraints and the numbers of market and affordable houses will have an impact on viability.

### **Availability**

A site is considered to be available when there are no known legal or ownership problems and the landowner has expressed an intention to develop. All sites are considered to be immediately available for development unless information to the contrary has been received.

### **Acceptability**

Neighbourhood Plans must be approved by a majority of electors voting in a local referendum. Thus the site assessment must include consideration of the acceptability of the site to the local community. Acceptability is not a factor in other development plan documents as they do not go through a referendum process (although will still be subject to local consultation).

## **Conclusions and Recommendations**

The housing needs of Ashurst Wood for the period of the Neighbourhood Plan have been assessed at 62 (see the report, *Setting a Housing Target for the Ashurst Wood Neighbourhood Plan*).

The Steering Group has concluded that the following sites are suitable for development:  
Sites 3, 4, 6, 11, 12, 13, 14.

- Site 3 is already the subject of a planning application and so it is not necessary to allocate it in the Plan.
- Site 4 is recommended for allocation in the Plan, although the owner has indicated that a planning application will come forward shortly.
- Site 6 should be allocated in the Plan.
- Sites 11 and 12 should be allocated in the Plan.
- Sites 13 and 14 should be allocated.

There is little information about proposals for site 14. However it is part of the overall Wealden House site and access to the neighbouring site 13 is over this site. Therefore it should be included in the Plan.

Other sites that are potentially suitable are:

Sites 7,9,10.

Site 7 could come forward under proposed Plan policies and will not need specific allocation.

Sites 9 and 10 are potentially suitable for allocation in the Plan but only if appropriate traffic calming measures can be achieved. The sites considered to be suitable are expected to meet the assessed needs during the Plan period and therefore sites 9 and 10 are not recommended for allocation.

## Part 2: Site Assessment Summaries

### Suitability factors common to all sites

Environmental Considerations	
Proximity of Site to:	Comments
<p>Area of Outstanding Natural Beauty</p> <p>SO 1/Env, 2/Env</p>	<p>The whole of the Parish is within the High Weald AONB and is located on a prominent ridge with wide views to the North and South. The assessment therefore needs to take account of national and local policies for the protection of the landscape. Development in an AONB cannot be ruled out, but has to be in accordance with local needs and in conformity with the primary objective of AONB policy, namely the enhancement and conservation of the natural beauty of the landscape. This is reflected in the assessment of sites and in drawing up conclusions.</p>
<p>Sites designated as being of European Importance</p>	<p>The whole of the Parish is within 7 Km of the Ashdown Forest, which is designated under European Union Directives as a Special Area of Conservation and a Special Protection Area. Developments within the 7 km zone must provide a financial contribution towards measures that will mitigate any negative effects, such as Suitable Alternative Natural Greenspace.</p>
<p>Sites designated as being of national importance</p> <p>SO 4/Env</p>	<p>There is a Site of Special Scientific Interest (SSSI) at Mills Rocks.</p>
<p>Sites designated as being of local importance</p>	<p>There are two Sites of Nature Conservation Importance within the Parish, but none of the Sites would impact on these</p>

Historic Considerations	
Proximity of Site to:	Comments
<p>Conservation Area</p>	<p>There are no Conservation Areas in the Parish</p>
<p>Archaeological Sites</p>	<p>There are no recorded sites in the Parish</p>
<p>Scheduled Ancient Monument</p>	<p>There are no Scheduled Ancient Monuments in the Parish</p>
<p>Listed Buildings</p> <p>SO 1/Env</p>	<p>There are three listed buildings in the Parish. No sites contain a listed building or are in close proximity to one, except for Sites 11 and 12– see individual assessments.</p>

Other Key Considerations	
Is site affected by any of the following?	Comments
<p>Which Flood risk zone does the Site fall within?</p>	<p>None of the Sites falls within a flood risk zone</p>
<p>Are there any Tree Preservation Orders (TPO) on the Site?</p>	<p>There are no TPOs on any of the sites, but there is one covering land adjacent to Sites 9 and 10.</p>
<p>Ecological Value, Could the site be home to protected species i.e. Bats, Great Crested Newts, and Badgers etc?</p> <p>SO4/Env</p>	<p>Badgers and Bats are resident in parts of the Parish. Great Crested Newts are resident in the Ashdown Forest and could be resident on one or more of the sites. Habitats Surveys will be required.</p>
<p>Contamination</p>	<p>Low risk of contamination on sites which have previously been used for grazing or gardens. Higher risk on previously used sites. MSDC has indicated that site 6 may be</p>

	subject to contamination. Soil samples should be required on all sites.
Significant infrastructure crossing the site i.e. Power Lines, Pipe Lines?	No sites affected, apart from Site 13, which has a communications mast which would need to be relocated.
Utility Services available?	Utilities thought to be available to most Sites, but some may not be connected to waste water drainage and would need to make specific arrangements (septic tanks, soakaways, etc). Site 5 is likely to be further from available services.

### Proximity to community facilities and services

Ashurst Wood has a number of community facilities and services such as local shops, a post office, primary school, Church, village hall (Village Centre), recreation grounds and playground. However to reach many services such as secondary schools, doctor's surgery, main shops and railway station it is necessary to travel to East Grinstead or Forest Row, 2 to 3 miles away. Bus routes serve these locations, but many residents use cars to get around.

There are some employment opportunities within the Parish, but many residents commute to East Grinstead, Crawley/Gatwick or London and other areas.

The table below shows the distance by foot from the sites to the main facilities. It is recognised that any distance greater than 800 increases the likelihood of car use. These are shown in red on the table while distances of less than 400m are shown in green and intermediate distances shown in orange.

It should be noted that the geography of the village means that few sites are within easy walking distance of all facilities. Much of the village also contains narrow roads, often with no pavements, which makes it difficult for some residents to move around on foot. **SO 10/Soc, 11/Soc**

Site	Address	Distance in Metres						
		Village Centre	Bus Stop	Primary School	John Pears	Rec	Church	Post Office
1	Ashburnham, Woods Hill Lane	<400	400-800	<400	>800	400-800	400-800	400-800
2	Land NE Woods Hill Lane	<400	400-800	<400	>800	400-800	400-800	400-800
3	Rear of 45 Maypole Road	<400	400-800	<400	>800	400-800	400-800	>800
4	98-104 Maypole Rd	400-800	>800	400-800	>800	>800	400-800	400-800
5	Dirty Lane	<400	>800	<400	>800	400-800	400-800	>800
6	Mount Pleasant Nursery	>800	>800	400-800	>800	>800	>800	>800
7	Hammerfield, Cansiron Lane	400-800	>800	400-800	400-800	>800	400-800	>800
8	Abbey View, Hammerwood Rd	400-800	400-800	<400	400-800	>800	400-800	>800
9	Land South Hammerwood Rd	400-800	400-800	<400	400-800	400-800	<400	>800
10	Land South Hammerwood Rd	400-800	<400	<400	400-800	400-800	<400	>800
11	Willow Trees, Lewes Rd	>800	<400	>800	>800	400-800	400-800	<400
12	Spinney Hill, Lewes Rd	>800	<400	>800	>800	400-800	400-800	<400
13	Wealden House Lewes Rd	>800	<400	>800	>800	400-800	>800	400-800
14	Wealden House LIC Lewes Rd	>800	<400	>800	>800	>800	>800	400-800
15	Springhill, Beeches Lane	400-800	<400	>800	400-800	400-800	400-800	<400
16	Land next to playing fields, Maypole Road	400-800	400-800	400-800	400-800	>800	400-800	>800



## Individual Site Assessment Summaries

SITE NAME	Site 1: Ashburnham, Woods Hill Lane RH19 3RF
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	The site is in Woods Hill Lane, close to the junction with Maypole Road. The site consists of a large dwelling house and garden together with an area of paddock adjoining the garden.
<i>Proposal</i>	Mix of housing and community facilities on site of house, paddock and neighbouring land (part of Site 2, however there is no formal joint proposal). Proposal would involve demolishing existing house and building a community centre and an unspecified number of new dwellings.
<i>Gross Area (Ha)</i>	1.0
<i>HSD site reference (if applicable) and Overall Conclusion</i>	<b>468</b> – the paddock was assessed as part of this site.  While the site is well located in terms of services and facilities it is not identified as suitable at this stage for development due to the number of constraints that would need to be overcome. This greenfield site is open and rural in character. Development at this location may harm the character of the area and AONB and create an undesirable incursion into the countryside. Furthermore access to the site is via a narrow lane which could be unsuitable for the levels of traffic likely to be generated.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Houses to the south, west and east with agricultural land (including site's paddock) to the north.
<i>Site Boundaries</i>	Mix of hedging & fencing.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Mix – paddock is greenfield. House is brownfield.
<i>Existing/previous use</i>	Grazing, Housing, Garden
<i>Site planning history</i>	GR/182/99 – permission for two storey extension at side of house. No applications found relating to paddock.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	The house and garden are within the built-up area, the paddock is outside the built up area and within the Strategic Gap between Ashurst Wood and East Grinstead.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Not very well. The scale of proposed development and the access issues would have a high impact on neighbouring properties.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	The house is currently accessed from Woods Hill Lane. The paddock can only be accessed through the property. It is understood that there is a right of way to the paddock over neighbouring farmland and through a track between the neighbouring house, Fielden, and Brambleside. This track is heavily wooded and not in current use.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Site is well located for access to many of the services of the village.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	The site is flat.  There are long views across the site from neighbouring houses and significant views from the site across the countryside.

<b>SITE 1</b>	
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Site does not perform well. The level of development proposed would encroach into the strategic gap and have a detrimental effect on the landscape. There would be a harmful impact on the nearby road junction. The site has the potential for delivering some affordable housing and some allotments and is within walking distance of many services. It is unlikely to provide business units, but a community centre could create new jobs.
<b>Achievability</b>	
<i>Viability</i>	The proposal could only be achieved by demolishing the existing house on the site. It is unlikely that a scheme involving the construction of a community centre and a new access road would be viable without including a significant number of market houses.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner. It is currently on the market for sale.
<i>Timeframe</i>	Immediately
<b>Acceptability</b>	
	Not acceptable. Public consultation has shown this to be one of the least popular sites. Responses were 109:53 AGAINST developing the site, with the main concerns being dangerous site access and impact on traffic.
<b>Conclusions</b>	
<i>Suitability</i>	Site is not suitable for development.
<i>Constraints</i>	There are significant constraints. Access is proposed to be via a new road through reopening an unused narrow track from Woods Hill Lane. It is considered that this would lead to cars entering the existing highway at a dangerous bend/junction, where there is no footpath.
<i>Potential housing capacity</i>	N/A
<i>Explanation / Justification</i>	The proposed development would be harmful to the character of the AONB. Although only on the edge of the strategic gap, there is no obvious defensible boundary to the north of the site to contain development and prevent pressure for further development. There is no justification for relocating the Village Hall to the site as access and parking facilities would not be improved.
<i>Recommendation</i>	Site not recommended for allocation in the Neighbourhood Plan.

<b>SITE NAME</b>	
<b>Site 2: Land NE of Woods Hill Lane RH19 3RF</b>	
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Part of open field, part of Gorse Bank Farm, lying to the west of houses in Maypole Road
<i>Proposal</i>	5 houses with gardens and possible area of public amenity land. Access to be from old access track leading from Woods Hill Lane. Note: owner of site 1 has also suggested that this land could be connected to development on that site, but there is no formal combined proposal.
<i>Gross Area (Ha)</i>	1.0
<i>HSD site reference (if applicable) and Overall Conclusion</i>	<b>468</b> –assessed as part of a 2 hectare site.  While the site is well located in terms of services and facilities it is not identified as suitable at this stage for development due to the number of constraints that would need to be overcome. This greenfield site is open and rural in character. Development at this location may harm the character of the area and AONB and create an undesirable incursion into the countryside. Furthermore access to the site is via a narrow lane which could be unsuitable for the levels of traffic likely to be generated.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Gardens to the east and south, agricultural to the north and west.
<i>Site Boundaries</i>	Mix of hedging & fencing where field adjoins gardens, open to the rest of the field.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Sheep grazing.
<i>Site planning history</i>	No planning applications found. Land totalling 9.6 hectares, which included this site, was submitted to MSDC for inclusion in the Small Scale Housing Allocations Development Document. The Inspector's Report 2007 stated that the site was not suitable.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside but adjacent to the built-up area, and within the Strategic Gap between Ashurst Wood and East Grinstead.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Not very well. The scale of proposed development and the access issues would have a high impact on neighbouring properties.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	The land is currently accessed from other parts of the farm. Access would be provided by reopening an unused track between Fielden and Brambleside. This track is currently heavily wooded and inaccessible.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Site is well located for access to many of the services of the village.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	The site is flat.  There are long views across the site from neighbouring houses and significant views from the site across the countryside.

<b>SITE 2</b>	
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Site does not perform well. Development would be on a greenfield site which would encroach into the strategic gap and have a detrimental effect on the landscape. There would be a harmful impact on the nearby road junction. Under current local plan policies the site would not deliver any affordable housing. Public amenity land would be a benefit to residents. The site is unlikely to provide business units or create new jobs.
<b>Achievability</b>	
<i>Viability</i>	Proposal is likely to be viable in view of location and housing market.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately
<b>Acceptability</b>	
	Not acceptable. Public consultation has shown this to be one of the least popular sites. At the first consultation, responses were 61:23 AGAINST developing a larger area including this site. At the second consultation, responses were 109:60 AGAINST developing the site, with the main concerns being dangerous site access and overdevelopment of the site.
<b>Conclusions</b>	
<i>Suitability</i>	Site is not suitable for development.
<i>Constraints</i>	There are significant constraints. Access is proposed to be via a new road through reopening an unused narrow track onto Site 2. It is considered that this would lead to cars entering the existing highway at a dangerous bend/junction, where there is no footpath.
<i>Potential housing capacity</i>	N/A
<i>Explanation / Justification</i>	The proposed development would be harmful to the character of the AONB. Although only on the edge of the strategic gap, there is no obvious defensible boundary to the west of the site to contain development and prevent pressure for further development.
<i>Recommendation</i>	Site not recommended for allocation in the Neighbourhood Plan.

<b>SITE NAME</b>	<b>Site 3: rear of 45 Maypole Road RH19 3RB</b>
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	The site is at the rear of the butchers shop and currently houses a large refrigerated outbuilding, garages and covered storage area.
<i>Proposal</i>	Two new 2-bedroomed, semi detached dwellings
<i>Gross Area (Ha)</i>	0.03
<i>HSD site reference (if applicable) and Overall Conclusion</i>	Not in HSD
<b>Context</b>	
<i>Surrounding Land Uses</i>	The site is at the junction of Maypole Road and Woods Hill Lane, behind Allan Martin Meats and opposite the Maypole Inn public house, in a predominantly residential area. Several local business premises are further along Maypole Road, including a hairdressers and the village shop; as well as the Parish Council's office and the Village Centre. Farmland lies behind the site.
<i>Site Boundaries</i>	Fencing
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Brownfield.
<i>Existing/previous use</i>	Parking and storage.
<i>Site planning history</i>	GR/130/77 – permission for change of use from storage to garages GR/139/87 – change of use first floor flat to offices refused 03/00527/COU - change of use first floor flat to offices refused 14/03377/FUL – application for a pair of 2-bedroomed semi-detached houses submitted September 2014, not yet determined.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Within built up area and within the Area of Townscape Character.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Residential use would relate well.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Existing narrow access between 45 and 45a Maypole Road.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Site is well located for access to many of the services of the village.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	The site is level.  There are some views out of the site over the fields behind and views of rear elevations of neighbouring houses. Views onto site from neighbouring houses.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	The site performs very well. It is a brownfield site in the built up area of the village. The size of the development would not result in a significant increase in traffic. The site is well located for access to services and facilities. Too small to provide any affordable housing or to provide business units.

<b>SITE 3</b>	
<b>Achievability</b>	
<i>Viability</i>	Proposal is likely to be viable in view of location and housing market.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately
<b>Acceptability</b>	
	Acceptable. A small majority (87:81) of responses in favour of developing the site at consultation. The majority of those opposing the site were residents of Maypole Road. Limited comments, mainly regarding the small size of the plot.
<b>Conclusions</b>	
<i>Suitability</i>	Site is suitable for development.
<i>Constraints</i>	None.
<i>Potential housing capacity</i>	Up to 2.
<i>Explanation / Justification</i>	<p>The site is within the built up area of the village where there is a presumption in favour of development. It is not considered that the proposal would have a harmful impact on the character of the area as it would improve the appearance of the site by removing unattractive outbuildings.</p> <p>However the site is small and any new dwellings would need to be of a suitable size and provide sufficient amenity and parking areas.</p> <p>It will also be necessary to ensure that there is sufficient parking and storage space retained for use by the butchers shop and flat above.</p>
<i>Recommendation</i>	The site could come forward as a windfall, therefore is not recommended for allocation in the Neighbourhood Plan.

SITE NAME	Site 4: Land between 98 and 104 Maypole Road RH19 3RE
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	The site is a former orchard belonging to Box Farm. There is an old garage on the site.
<i>Proposal</i>	Approximately 5 new dwellings or a mixture of houses and allotments.
<i>Gross Area (Ha)</i>	0.16
<i>HSD site reference (if applicable) and Overall Conclusion</i>	139  Site considered developable. Surrounded on three sides by development with thick foliage and mature trees along its eastern boundary. This site would be suitable for potential development although would require sensitive design and access could be an issue.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Residential to west (across Maypole Road), north and south. To the east, behind the site, is Box Farm.
<i>Site Boundaries</i>	High hedging along the boundary with Maypole Road, no boundary at rear of site.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Unused, former orchard.
<i>Site planning history</i>	99/00675/HIST – application for 3 houses plus allotments withdrawn. Objection made during Local Plan process. Inspector's Report stated Built Up Area should not be changed. Site submitted to MSDC for inclusion in the Small Scale Housing Allocations Development Document. Inspector's Report 2007 stated site not suitable. Public consultation over development of site as a possible rural exception site in 2009. Plans drawn up but planning application not submitted.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Not within built up area, but adjacent on three sides. Within the Area of Townscape Character
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Residential use would relate well.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	There is existing access onto site adjacent to 98 Maypole Road.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Easy walking distance from several local services including school, village shop, Village Centre.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Site is level at front, but there is a steep drop at the rear of the site, with Box Farm lying at a lower level. High hedges restrict views into site from Maypole Road and houses to either side of site. Views from back of site over Box Farm and its grounds.

<b>SITE 4</b>	
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	The site performs very well. Although a greenfield site, it has built up areas on two sides. The site is well located for access to services and facilities. Too small to provide any affordable housing or to provide business units. Allotments have previously been suggested for this site, but the size and topography make it unsuitable. Some increase in traffic would result, but development provides an opportunity for road safety measures, although could lead to loss of a significant hedge.
<b>Achievability</b>	
<i>Viability</i>	Proposal is likely to be viable in view of location and housing market, although costs of highway improvements would be a factor.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately
<b>Acceptability</b>	
	Acceptable, by small majority. 51:46 in FAVOUR at first consultation. 87:81 in favour of developing site at second consultation. Relatively high numbers of comments, mainly suggesting a smaller number of houses (originally 10 proposed) and concern over access but positive about possible allotments.
<b>Conclusions</b>	
<i>Suitability</i>	Site is suitable for development.
<i>Constraints</i>	Development would need to take account of the area of townscape character and access and highways concerns.
<i>Potential housing capacity</i>	Up to 5.
<i>Explanation / Justification</i>	The site is surrounded on all sides by dwellings, so could be viewed as an infill site. Any development should reflect the character of the immediate area. Safe access on to Maypole Road must be provided. Development could result in loss of the tall hedge but would provide an opportunity for road safety improvements including a pavement. There is a need for allotments in the village, however the topography and size of the site may make it unsuitable for such use.
<i>Recommendation</i>	The site is recommended for allocation in the Neighbourhood Plan.



SITE NAME	Site 5: Land at Dirty Lane RH19 3RY
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	The site consists of two large fields bisected by Dirty Lane. Field 1 is behind the village primary school and pre-school and Field 2 stretches down to Hammerwood Road.
<i>Proposal</i>	Approximately 42 houses plus school parking and allotments and some public open space. New road access from Hammerwood Road.
<i>Gross Area (Ha)</i>	3.05
<i>HSD site reference (if applicable) and Overall Conclusion</i>	634 and 467 <u>Field 1 (634)</u> : Although relatively well connected to the village and close to essential services, the site suffers from poor existing access which could not be mitigated without exceptional works, which would render a small site such as this unviable. <u>Field 2 (467)</u> : Not considered developable as open and rural in character and would extend development of village unacceptably in an easterly direction to the detriment of the High Weald AONB.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Ashurst Wood Primary School is to the south of Field 1 (HSD site 634). The built up area of the village is adjacent to the west and north west boundaries of the field. To the north is the large dwelling at Box Farm and to the east is Dirty Lane with agricultural land beyond (including Field 2). Field 2 (HSD site 467) is adjacent to the built up area to the west, and there is residential development along Hammerwood Road to the south. To the north and east of the site is agricultural land.
<i>Site Boundaries</i>	Mainly hedging.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Agricultural (grazing). Part of Field 1 is informally used for sledging by residents during the winter months.
<i>Site planning history</i>	No planning applications found. Field 2 an omission site in the Small Scale Housing Allocations Development Document.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Adjacent to built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Development at the proposed scale would not relate well.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Field 1 is accessed from Dirty Lane, a narrow lane and public footpath running alongside the primary school and into the countryside. Only the first part of the lane, by numbers 1 and 2 Dirty Lane, is adopted. The landowner proposes to construct a new road from Hammerwood Road to serve the proposed development.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Easy walking distance from several local services including school, village shop, Village Centre.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Steep slope at centre of Field 1 would make development difficult, but the landowner proposes to retain this as public open space. Field 2 has undulating sections which the landowner proposes to retain as public open space.  The site extends along an open ridgeline and top of valley feature, which forms an area of landscape importance. There are views across both fields from surrounding houses and roads. Views from the site across to Thornhill Farm and beyond.

<b>SITE 5</b>	
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	The site performs poorly. The site is greenfield and there would be a detrimental impact on the landscape. Dirty Lane is a public footpath and might be affected. Wildlife would almost certainly be affected. Development would cause an unacceptable impact on the road network of the village, particularly if combined with development of sites 9 and 10, and substantial road safety improvements would be needed. The site would deliver sufficient homes to include a mix of housing, including small family homes, affordable homes and homes suitable for the elderly. Unlikely to provide business units or new jobs, although could facilitate home working.
<b>Achievability</b>	
<i>Viability</i>	Field 1 not considered viable by MSDC, Field 2 proposal is likely to be viable in view of location and housing market. Costs of necessary highways improvements further down Hammerwood Road would be a factor.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately
<b>Acceptability</b>	
	The least popular Site at consultation. At the first consultation, 64:25 AGAINST Field 1 and 57:27 against Field 2. Second consultation was 131:38 AGAINST both fields. Also attracting the most comments with a large number expressing concern at the size of the development, worries about traffic increase and access issues plus a wish to maintain the AONB. Positive about the gain of allotments.
<b>Conclusions</b>	
<i>Suitability</i>	Site is not suitable for development.
<i>Constraints</i>	Access from Dirty Lane is limited (however owner proposes a new road).
<i>Potential housing capacity</i>	N/A
<i>Explanation / Justification</i>	The conclusions of the HSD are agreed. Despite its proximity to the built up area, development of the two fields on this site would create an unacceptable extension of the village into the countryside and would fail to enhance or conserve the natural beauty of the High Weald AONB. There is a need for allotments in the village and the field behind the primary school could be a suitable location. The provision of parking facilities for the school would also be a benefit. However the possible benefits of the proposal are outweighed by the substantial disadvantages. Development of Field 2 could lead to pressure to develop further land to the north and east. The number of new homes proposed would generate significant extra traffic, which would have an impact on the road network throughout the village, in particular the narrow sections of Hammerwood Road by the top of Maypole Road and the Church, which could only be mitigated by major highways improvements.
<i>Recommendation</i>	The site is not recommended for allocation in the Neighbourhood Plan.

SITE NAME	Site 6: Mount Pleasant Nursery, Cansiron Lane RH19 3SE
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Former nursery, unused since the 1980s. Contains many derelict buildings and quantities of scrap material. One dwelling house is at the western corner of the site and one person occupies a mobile home on the site.
<i>Proposal</i>	Up to 5 detached houses (in addition to house currently on site)
<i>Gross Area (Ha)</i>	1.28
<i>HSD site reference (if applicable) and Overall Conclusion</i>	208  Site lies well outside built up area with relatively poor access to local services, facilities and public transport. Unsustainable location for residential development. An exception can be made for 'rural exception sites' which provide affordable housing for local needs. Site heavily blighted and small exception site unlikely to generate finances to remediate site in present state. Benefits of visually remediating the land and providing affordable housing must be weighed against the negative impact of residential development on sustainability objectives.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Houses along the 'spur' of Cansiron Lane are to the north and west of the site. Further dwellings opposite the southern boundary. The eastern boundary of the site forms the parish boundary, beyond which is agricultural / grazing land.
<i>Site Boundaries</i>	Mainly hedging with some fencing. Public footpath along northern boundary. Currently mostly open to site.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Mix. Classed by MSDC as derelict, unmanaged forest and storage.
<i>Existing/previous use</i>	Previous use as nursery and smallholding, now mainly unused apart from some storage and residential use in the two accommodation units.
<i>Site planning history</i>	WD/86/3439/P – application for access road and 5 houses with double garages refused, decision upheld on appeal. 08/01636/FUL – reconstruct existing dilapidated B2 workshop –invalid. 09/00550/LDC use as a private dwelling – withdrawn. AP/10/0050 – appeal against enforcement notice allowed and temporary 2 year permission given for use of mobile home for residential purposes. 12/03797/FUL – application to extend temporary permission refused. AP/13/0065 – appeal against enforcement notice refused and notice requiring removal of mobile home upheld (23.06.2014).
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Surrounding land use is low density residential, so appropriate development would relate fairly well.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Currently two accesses from Cansiron Lane.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	The primary school and pre-school are about 10 minutes walk, partly along a lane with no footpaths.

<b>SITE 6</b>	
<i>Characteristics which may affect development on the site:</i>	Site is level. Views in to site from Cansiron Lane and public footpath, but mainly screened by trees and hedges. Views from track across field to east of site screened by trees.
<i>Topography</i>	Screening around site restricts views out, but there are potential views across open countryside from eastern and northern parts of the site.
<i>Views</i>	
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	The site does not perform well. Overall performance is neutral if site is assessed as previously developed land. Occupants are likely to use cars and this would add to traffic along this narrow lane with no pavements. Small size of development should not impact on wider road network. Potential impact on wildlife. Would not deliver affordable or small homes. Within easy walking distance of open countryside. Would not provide business units or jobs, but could facilitate home working.
<b>Achievability</b>	
<i>Viability</i>	Cost of clearing blighted land and road and access improvements would be a factor, however potential returns from high value market homes means that development could be viable.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately
<b>Acceptability</b>	
	A positive response in the consultations. 74:24 in favour at first consultation and 142:33 in favour at second. Comments were positive that this would tidy up a current eyesore but opinion was that the number of houses proposed was too large and 2 to 3 would be more appropriate for the plot location. Also concern about the possible impact on the bridleway.
<b>Conclusions</b>	
<i>Suitability</i>	Site is suitable for development.
<i>Constraints</i>	Cansiron Lane is a single track road and any increase in traffic would have an impact.
<i>Potential housing capacity</i>	MSDC has suggested a possible yield of 4-6 units, given the density of surrounding residences. The Steering Group considers 3-4 to be a more appropriate number, in view of severe highway constraints.
<i>Explanation / Justification</i>	There is support from residents for the improvement of this site, long regarded as an eyesore. The position of the site at the edge of the parish boundary and outside the built up area means that any development must be at a low density and in keeping with the character of neighbouring dwellings. Cansiron Lane is very narrow and has no footpaths. It is well used by walkers. The distance from facilities means that new residents will inevitably use cars and any increase in traffic along this lane must be minimal in order to protect the amenity of current residents. Development of this site could have a positive impact on the character of this part of the village provided any proposal involves remediation of the whole site and includes appropriate design and screening. Widening of the land alongside the site could provide useful passing points.
<i>Recommendation</i>	The site is recommended for allocation in the Neighbourhood Plan.

<b>SITE NAME</b>	<b>Site 7: Land adjacent to Hammerfield, Cansiron Lane RH19 3SE</b>
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Garden plot next to Hammerfield.
<i>Proposal</i>	1 dwelling
<i>Gross Area (Ha)</i>	0.07
<i>HSD site reference (if applicable) and Overall Conclusion</i>	Not in HSD
<b>Context</b>	
<i>Surrounding Land Uses</i>	Detached houses on all sides.
<i>Site Boundaries</i>	Hedges and fencing.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Vegetable garden of Hammerfield. Previously garden of Ashfield (formerly Rawhiti), Hammerwood Road.
<i>Site planning history</i>	J/54/3598 and J/54/3612– outline permissions for 2 bungalows (1954) J/55/3635 – full permission for one bungalow (now Ashfield, Hammerwood Road) GR/213/98 – permission for dwelling fronting Cansiron Lane refused.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Surrounding land use is residential, so appropriate development would relate well.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Currently accessed from Cansiron Lane, through Hammerfield
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Close to School and Pre-School and a moderate walk to Church and bus stop. Other facilities require a longer walk.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Site is level.  Views in to site from Cansiron Lane are mainly screened by trees and hedges. May be some view in from bungalows in Hammerwood Road, but limited by screening. Screening around site limits views out.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Overall performance is neutral. It is outside the built up area but surrounded by development. A small amount of extra traffic would be created in this narrow lane which should not have a high impact. Only one dwelling, so would not deliver affordable homes. Provides walking access to the countryside. Would not provide business units or new jobs.
<b>Achievability</b>	
<i>Viability</i>	Likely to be viable.

<b>SITE 7</b>	
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	6-10 years.
<b>Acceptability</b>	
	A positive response in the consultation, (voting 121:50 in favour) and attracting few comments, although some concern was expressed that this may set a precedent for garden division.
<b>Conclusions</b>	
<i>Suitability</i>	Site is potentially suitable for development.
<i>Constraints</i>	None
<i>Potential housing capacity</i>	1
<i>Explanation / Justification</i>	This is a contained site which had permission for development many years ago. One dwelling would have minimal impact. Extra traffic would be created along Cansiron Lane, which is narrow with no footpaths. However the site is located close to the start of the lane and the addition of a layby / passing point along the front of the site would be an improvement.
<i>Recommendation</i>	The site is not recommended for allocation in the Neighbourhood Plan, but could come forward for development under policies of the Plan and / or local and national policies.

SITE NAME	Site 8: Abbey View, Hammerwood Road RH19 3SA
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Garden of Abbey View, a bungalow located at the apex of Hammerwood Road and Cansiron Lane.
<i>Proposal</i>	1 bungalow.
<i>Gross Area (Ha)</i>	0.04
<i>HSD site reference (if applicable) and Overall Conclusion</i>	Not in HSD
<b>Context</b>	
<i>Surrounding Land Uses</i>	Residential to the south (Ashurst Wood Abbey) and the east (Hammerwood Road), and agricultural land to the north.
<i>Site Boundaries</i>	Hedges.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Garden.
<i>Site planning history</i>	No planning applications found.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Not very well as any development would be squeezed into site.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Existing gate access from Hammerwood Road
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Close to School and Pre-School and a moderate walk to Church and bus stop. Other facilities require a longer walk.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Site is level.  Views in to site from Cansiron Lane and Hammerwood Road are mainly screened by hedges. May be some view in from upper windows of properties opposite in Cansiron Lane. High hedging around site limits views out. Bungalow already on site enjoys views across field to the north and north-east.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Overall performance is neutral. It is outside the built up area but has built development nearby. A small amount of extra traffic would be created in this narrow lane which should not have a high impact, although cars would be exiting at the junction with Cansiron Lane. Only one dwelling, so would not deliver affordable homes. Provides walking access to the countryside. Would not provide business units or new jobs.
<b>Achievability</b>	
<i>Viability</i>	Likely to be viable.

<b>SITE 8</b>	
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately.
<b>Acceptability</b>	
	Generally favourable response in the consultation with response 98:64 in favour of development. Less commented on than most Sites, with most common issue being a view that the site is too small.
<b>Conclusions</b>	
<i>Suitability</i>	Site is not suitable for development.
<i>Constraints</i>	Size and triangular shape of site.
<i>Potential housing capacity</i>	N/A
<i>Explanation / Justification</i>	This is a very small site and would lead to loss of much of the garden of Abbey View. The positioning of the proposed dwelling would be very close to the properties at Ashurst Wood Abbey opposite. Dwellings in this part of Hammerwood Road and Cansiron Lane are typically detached with large gardens. The site is triangular and any dwelling built on it would look cramped and the overall appearance would be out of keeping with the surrounding properties.
<i>Recommendation</i>	The site is not recommended for allocation in the Neighbourhood Plan, but could come forward for development under policies of the Plan and / or local and national policies.



SITE NAME	Site 9: Land south of Hammerwood Road RH19 3RX
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Land to the south of Hammerwood Road, adjacent to Yewhurst Close. Mainly empty, with trees to edges and some storage units on site.
<i>Proposal</i>	12 houses plus 20 allotments, possible School parking
<i>Gross Area (Ha)</i>	0.7 developable area (excludes 0.12 land for allotments and retained trees)
<i>HSD site reference (if applicable) and Overall Conclusion</i>	<p><b>138</b> – assessed as part of a 4 hectare site.</p> <p>Site as a whole is not considered suitable for housing as the scale of development would damage the character of Ashurst Wood and would be beyond what is required to meet local needs within the AONB. Development of a smaller parcel(s) of land within site may be acceptable if it is proven to meet a local need, particularly if it is enclosed by natural screening, relates to existing built development at Ashurst Wood and does not impact on the wider landscape.</p>
<b>Context</b>	
<i>Surrounding Land Uses</i>	Open paddock and woodland to the South, Site 10 to the West, housing to the North, Yewhurst Close to the East.
<i>Site Boundaries</i>	High trees to north - boundary with Hammerwood Road. Trees and fencing along boundary with Yewhurst Close to the east. Trees to the south. Open to the west – adjoins site 10.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Has been used as playing fields and subsequently outdoor leisure pursuits. Currently unused.
<i>Site planning history</i>	<p>Applications relevant to sites 9 and 10 include:</p> <p>03/01290/LDC – lawful development certificate for change of use of land for off road driving activities.</p> <p>11/02918/FUL – permission for 12 local needs dwellings on land adjacent to Ashurstwood Abbey (to the East of the site).</p> <p>13/04252/COU – retrospective application for change of use of (former Leisure Pursuits) lodge to two dwellings refused (adjacent to site).14/01002/COU – permission for change of use of lodge to single dwelling.</p> <p>4 hectare site (including sites 9 and 10) submitted to MSDC for inclusion in the Small Scale Housing Allocations Development Document. Inspector’s Report 2007 stated site not suitable.</p>
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside, but on the edge of built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Not very well. Although the land to the North and East contains established and new housing, development along the South side of Hammerwood Road would change the character of the area.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Proposed new access onto Hammerwood Road.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Easy access to several local facilities including School, Church, John Pears Recreation Ground and moderate level walk to nearest bus stop.

<b>SITE 9</b>	
<i>Characteristics which may affect development on the site:</i>	Site is level.
<i>Topography</i>	Views in to site from Hammerwood Road are mainly screened by very high trees. Site is visible as open land from Ashdown Forest.
<i>Views</i>	Potential views south from site towards Ashdown Forest.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Overall performance is negative, largely because of the impact of increased traffic. The site is outside the built up area but has built development opposite and to either side. Potential to deliver a mix of housing, including affordable homes, small family units and homes suitable for older residents. Allotments would be a benefit. School parking would be a benefit, but safe crossing arrangements would be needed for children. Unlikely to provide business units or jobs, but could facilitate home working.
<b>Achievability</b>	
<i>Viability</i>	Likely to be viable.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately.
<b>Acceptability</b>	
	At the first consultation, 47:46 in favour of development. At second consultation, responses were 117:52 AGAINST. Main comments were regarding negative impact on road traffic and size of development too large (Site 10 was added before the second consultation); but allotments would be welcomed.
<b>Conclusions</b>	
<i>Suitability</i>	Site is potentially suitable for development.
<i>Constraints</i>	Very significant traffic constraints on Hammerwood Road from War Memorial eastwards limits amount of housing development possible.
<i>Potential housing capacity</i>	Up to 12
<i>Explanation / Justification</i>	This site has potential if other, more favourable sites prove to be unavailable. The location would be acceptable for allotments which would benefit the village. Any development would need to provide strong tree screening to the south and be of a character and density that fits in with surrounding housing. There is no separation from site 10 and a joint proposal covering the combined sites would be preferable. It is not clear that it would be possible to mitigate satisfactorily the significant Highways issues that would result from development
<i>Recommendation</i>	The site is not recommended for allocation in the Neighbourhood Plan.

SITE NAME	Site 10: Land south of Hammerwood Road RH19 3RX
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Land to the south of Hammerwood Road, adjacent to Chartin. Mainly empty land with trees to edges.
<i>Proposal</i>	11 houses.
<i>Gross Area (Ha)</i>	0.5.
<i>HSD site reference (if applicable) and Overall Conclusion</i>	<p><b>138</b> – assessed as part of a 4 hectare site.</p> <p>Site as a whole is not considered suitable for housing as the scale of development would damage the character of Ashurst Wood and would be beyond what is required to meet local needs within the AONB. Development of a smaller parcel(s) of land within site may be acceptable if it is proven to meet a local need, particularly if it is enclosed by natural screening, relates to existing built development at Ashurst Wood and does not impact on the wider landscape.</p>
<b>Context</b>	
<i>Surrounding Land Uses</i>	Open paddock and woodland to the South, Site 9 to the East, housing to the North, group of houses to West including Ashurst Wood House.
<i>Site Boundaries</i>	High trees to north - boundary with Hammerwood Road. Trees and fencing along boundary with Yewhurst Close to the east. Trees to the south. Open to the west – adjoins site 10.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Has been used as playing fields and subsequently outdoor leisure pursuits. Currently unused.
<i>Site planning history</i>	<p>Applications relevant to sites 9 and 10 include:</p> <p>03/01290/LDC – lawful development certificate for change of use of land for off road driving activities.</p> <p>11/02918/FUL – permission for 12 local needs dwellings on land adjacent to Ashurstwood Abbey (to the East of the site).</p> <p>13/04252/COU – retrospective application for change of use of (former Leisure Pursuits) lodge to two dwellings refused (adjacent to site).14/01002/COU – permission for change of use of lodge to single dwelling.</p> <p>4 hectare site (including sites 9 and 10) submitted to MSDC for inclusion in the Small Scale Housing Allocations Development Document. Inspector’s Report 2007 stated site not suitable.</p>
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside, but on the edge of built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Not very well. Although the land to the North and East contains established and new housing, development along the South side of Hammerwood Road would change the character of the area.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Proposed new access onto Hammerwood Road.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Easy access to several local facilities including School, Church, John Pears Recreation Ground and moderate level walk to nearest bus stop.

<b>SITE 10</b>	
<i>Characteristics which may affect development on the site:</i>	Site is level.
<i>Topography</i>	Views in to site from Hammerwood Road are mainly screened by very high trees. Site visible from from Ashdown Forest.
<i>Views</i>	Potential views south from site towards the Forest.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Overall performance is negative, largely because of the impact of increased traffic. The site is outside the built up area but has built development opposite and to either side. Potential to deliver a mix of housing, including affordable homes, small family units and homes suitable for older residents. Unlikely to provide business units or jobs, but could facilitate home working.
<b>Achievability</b>	
<i>Viability</i>	Likely to be viable.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately.
<b>Acceptability</b>	
	An unpopular proposal under the (second) Village consultation (responses were 115:47 against). Main comments were regarding negative impact on road traffic and over development.
<b>Conclusions</b>	
<i>Suitability</i>	Site is potentially suitable for development.
<i>Constraints</i>	Very significant traffic constraints on Hammerwood Road from War Memorial eastwards limits amount of housing development possible.
<i>Potential housing capacity</i>	Up to 11
<i>Explanation / Justification</i>	This site has potential if other, more favourable sites prove to be unavailable. Any development would need to provide strong tree screening to the south and be of a character and density that fits in with surrounding housing. There is no separation from site 9 and a joint proposal covering the combined sites would be preferable. It is not clear that it would be possible to mitigate satisfactorily the significant Highways issues that would result from development
<i>Recommendation</i>	The site is not recommended for allocation in the Neighbourhood Plan.

SITE NAME	Site 11: Willowtrees, Lewes Road Road RH19 3TB
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Willowtrees is a bungalow sitting in a triangular shaped plot, narrowing to a point at the rear. The house is set well back from Lewes Road (the A22) and is surrounded by woodland. The land around the house has recently been cleared.
<i>Proposal</i>	2 new dwellings within the grounds of the current home. This site together with the neighbouring Spinney Hill (site 12) was recently placed on the market as a development opportunity
<i>Gross Area (Ha)</i>	0.3 (bungalow and land)
<i>HSD site reference (if applicable) and Overall Conclusion</i>	Not in HSD
<b>Context</b>	
<i>Surrounding Land Uses</i>	Residential to north-east (across Lewes Road), and south-east. To the south lie the extensive grounds and buildings of Brambletye School. Mainly residential to north-west, but also close to Wealden House (site 13) which is currently in business use. Site is opposite a listed building, Camden Cottage.
<i>Site Boundaries</i>	Tall trees and hedging to Lewes Road boundary, others hedging and fencing. Public footpath runs along southern boundary.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Garden / grounds to bungalow.
<i>Site planning history</i>	GR/250/75 – permission for new front porch. 85/00877/HIST – permission for extension. 06/02571/FUL – application for loft conversion, conversion of garage into living accommodation, extension to front and conservatory withdrawn.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside, but close to built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Residential use would relate well. Good design would be required to reduce impact on neighbouring properties.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	By shared driveway (with site 12) onto the Lewes Road (A22). The owner suggests a new separate access could be created. This could have an impact because of the proximity of the site to the junction with Hammerwood Road so a Highways survey would be needed.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Need to cross the A22 to reach village facilities, but pavements along route and easy walking distance. Can walk to the school along pavements although need to cross both the A22 and several other roads in village. Close to public transport links (bus stop) on A22.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Most of the site is level, but it drops down towards the front. Views into and out of the site are limited as site is well screened by hedges and trees, although a significant amount has been cleared recently.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Performance is positive.
<b>Achievability</b>	
<i>Viability</i>	Likely to be viable.

<b>SITE 11</b>	
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately.
<b>Acceptability</b>	
	Very favourable response to site during consultation (136:25 in favour), however few responses received from immediate neighbours. Most comments were favourable (no impact on village centre and good road access).
<b>Conclusions</b>	
<i>Suitability</i>	Site is suitable for development.
<i>Constraints</i>	No significant constraints.
<i>Potential housing capacity</i>	Up to 2 in addition to current dwelling (but see below)
<i>Explanation / Justification</i>	<p>The proposal would involve sub-division of a garden and the loss of woodland. Development will only be acceptable if it does not harm the character of the surrounding area. The screening along the front of the site and along the boundary to the footpath must not be lost, and satisfactory access onto the highway must be demonstrated. Any new dwellings must not dominate, in size or height, the existing or neighbouring properties.</p> <p>Allocation of this site could lead to pressure to develop on other large gardens in Lewes Road and other parts of the village.</p> <p>Redevelopment of sites 11 and 12 together would be an alternative option, enabling a better distribution of properties within the plot to be achieved. Such development will only be acceptable if it includes a range of dwelling sizes and an appropriate proportion of affordable homes and is in accordance with all policies of this Plan.</p>
<i>Recommendation</i>	The site is recommended for allocation in the Neighbourhood Plan.

<b>SITE NAME</b>	
<b>Site 12: Spinney Hill, Lewes Road Road RH19 3TB</b>	
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Spinney Hill is a bungalow with loft conversion sitting in a triangular shaped plot, narrowing to a point at the rear. The house is set well back from Lewes Road (the A22) and has a landscaped rear garden which is surrounded by woodland
<i>Proposal</i>	2 new dwellings within the grounds of the current home. This site together with the neighbouring Willowtrees (site 11) was recently placed on the market as a development opportunity.
<i>Gross Area (Ha)</i>	0.5 (bungalow and land)
<i>HSD site reference (if applicable) and Overall Conclusion</i>	Not in HSD
<b>Context</b>	
<i>Surrounding Land Uses</i>	Residential to north (across Lewes Road), east and south. West of the site is the driveway to Brambletye School. Between the site and the driveway, there is a thick band of woodland owned by a third party. Close to Wealden House (site 13), which is currently in business use, to the west. Site is opposite a listed building, Camden Cottage.
<i>Site Boundaries</i>	Tall trees and hedging to Lewes Road boundary, others hedging and fencing.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Garden / grounds to bungalow.
<i>Site planning history</i>	GR/262/89 – permission for conversion of loft with new dormer. GR/064/95 – permission for room in roof space with dormer. 06/02295/FUL – two storey timber framed extension refused . 07/02596/FUL – permission for single storey extension.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside, but close to built up area.
<i>How would the development of this site relate to the surrounding uses?</i> <i>Impact of proposed use, design and scale of the development</i>	Residential use would relate well. Good design would be required to reduce impact on neighbouring properties.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Driveway onto the Lewes Road (A22). Adjacent property (site 11) has access over drive.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Need to cross the A22 to reach village facilities, but pavements along route and easy walking distance. Can walk to the school along pavements although need to cross both the A22 and several other roads in village. Close to public transport links (bus stop) on A22.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Wooded area in front of house drops down sharply.  Heavily screened from views in from Lewes Road and Brambletye School drive. Views from site limited by screening.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Performance is positive.
<b>Achievability</b>	
<i>Viability</i>	Likely to be viable.

<b>SITE 12</b>	
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	Immediately.
<b>Acceptability</b>	
	Very favourable response to site during consultation (135:25 in favour), however few responses received from immediate neighbours. Most comments were favourable (no impact on village centre and good road access).
<b>Conclusions</b>	
<i>Suitability</i>	Site is suitable for development.
<i>Constraints</i>	No significant constraints.
<i>Potential housing capacity</i>	Up to 2 in addition to current dwelling (but see below)
<i>Explanation / Justification</i>	<p>The proposal would involve sub-division of a garden and the loss of woodland. Development will only be acceptable if it does not harm the character of the surrounding area. Development of the sloping, wooded area in front of the house might be difficult as adequate screening will need to be maintained. Satisfactory access onto the highway must be demonstrated. Any new dwellings must not dominate, in size or height, the existing or neighbouring properties.</p> <p>Allocation of this site could lead to pressure to develop on other large gardens in Lewes Road and other parts of the village.</p> <p>Redevelopment of sites 11 and 12 together would be an alternative option, enabling a better distribution of properties within the plot to be achieved. Such development will only be acceptable if it includes a range of dwelling sizes and an appropriate proportion of affordable homes and is in accordance with all policies of this Plan.</p>
<i>Recommendation</i>	The site is recommended for allocation in the Neighbourhood Plan.



SITE NAME	Site 13: Wealden House, Lewes Road Road RH19 3TB
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	A large industrial building set back from the Lewes Road. Large car park behind. Ancient woodland at rear of site.
<i>Proposal</i>	Two outline proposals submitted for mixed housing development. One proposal comprises 60 flats (of which 12 would be Affordable Homes) and 10 houses, all buildings to be three storeys. The other proposal is 52 flats (of which 12 would be Affordable Homes) and 16 houses, most to be three storeys, some one and two storeys.
<i>Gross Area (Ha)</i>	1.2 including woodland, 0.8 excluding woodland.
<i>HSD site reference (if applicable) and Overall Conclusion</i>	470  Suitability for residential use at the site is established by two existing apartment blocks on the site although lost employment land should be relocated or justified at application stage. There is a reasonable prospect that the site will be developable in the 6-10 year period. Despite detachment from the built-up area boundary, potential for conservation of existing buildings meets criteria for Assessment as brownfield site.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Residential to north (across Lewes Road), and east. To the west, the site adjoins Wealden House Life Improvement Centre, which is in business use. Ancient woodland to the south.
<i>Site Boundaries</i>	Tall trees and hedging to Lewes Road boundary, fencing to east, open to western boundary, wooded to south.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Brownfield.
<i>Existing/previous use</i>	Leased to EDF Energy, current lease expires 2017-2018.
<i>Site planning history</i>	Recent applications include: GR/027/85 – permission for 35 metre high radio mast. Several applications relating to changes to the mast. 08/01707/FUL – permission for two storey extension. 09/01353/FUL – permission for mechanical plant and security fencing. 10/02189/FUL – permission for security fencing around mechanical plant.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Most of the surrounding area is residential, so appropriate residential development would relate well, however at the scale proposed there might be an adverse impact on neighbouring properties.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Driveway onto the Lewes Road (A22). Access is over land belonging to adjacent site (14).
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	It is necessary to cross the A22 to reach village facilities, but there are pavements along the route. Possible to walk to the school along pavements although it is some distance and the A22 and other roads would need to be crossed. Close to public transport links (bus stop) on A22.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Site is mainly level but drops down to the south where the woodland is located.  There are possibly views into the site from footpaths and land below, although the woodland would provide some screening and new buildings are likely to be more attractive than the existing building on the site. Views from the site over open countryside.

<b>SITE 13</b>	
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Although outside the built up area, this is the highest performing site, as it is brownfield land. Too many dwellings could lead to an increase in traffic along the A22, however the current use generates traffic. Site large enough to provide a mix of accommodation, including affordable homes. Owner has suggested possibility of care home or assisted housing. Development would result in the loss of a long-term business, but owner has advised that the current building is unlikely to be suitable for further business use. Could facilitate home working and if assisted housing or care home included, some new jobs would be created.
<b>Achievability</b>	
<i>Viability</i>	MSDC considers that viability might be an issue, and the owner has advised that a high number of dwellings would be required to make the site deliverable.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by landowner.
<i>Timeframe</i>	After 2017.
<b>Acceptability</b>	
	Very favourable response to site during consultations. First consultation 71:21 in favour, second was 135:31 in favour, however few responses from immediate neighbours. Most comments were favourable (no impact on village centre and view expressed that this best fulfils the future requirements for the village). Some felt that the number of dwellings proposed was too high.
<b>Conclusions</b>	
<i>Suitability</i>	Site is suitable for development.
<i>Constraints</i>	Ancient woodland would require buffer. Communications mast would need to be relocated to enable development. Electricity sub station at front of site. Site not available until lease expires. Site might not come forward if parties renew the lease.
<i>Potential housing capacity</i>	50+
<i>Explanation / Justification</i>	There is public support for the use of this brownfield site. Two apartment blocks, totalling 14 flats, have been built on a former part of the site and development at a similar scale would be acceptable, but careful design would be needed to respect the character of adjoining and neighbouring buildings including the adjacent Victorian Manor House (on site 14).
<i>Recommendation</i>	The site is recommended for allocation in the Neighbourhood Plan.

SITE NAME	Site 14: Wealden House LIC, Lewes Road Road RH19 3TB
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	The site is the front part of the car park of the Wealden House Life Improvement Centre, a Victorian mansion converted to office use.
<i>Proposal</i>	Small housing development, possibly affordable dwellings on existing car park
<i>Gross Area (Ha)</i>	0.4 – whole of site excluding ancient woodland but including Manor House. Car park 0.08.
<i>HSD site reference (if applicable) and Overall Conclusion</i>	470 – included as part of the assessment for all land on Wealden House site  Suitability for residential use at the site is established by two existing apartment blocks on the site although lost employment land should be relocated or justified at application stage. There is a reasonable prospect that the site will be developable in the 6-10 year period. Despite detachment from the built-up area boundary, potential for conservation of existing buildings meets criteria for Assessment as brownfield site.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Residential to north (across Lewes Road). Two small apartment blocks to the west, on land formerly part of the combined site. To the south of the site is the access drive to the two apartment blocks and beyond that is a further parking area used by the LIC. The large building used by EDF Energy adjoins the LIC to the west. Ancient woodland to the south of combined site.
<i>Site Boundaries</i>	Tall trees and hedging to Lewes Road boundary, otherwise the car park is open to the rest of the site.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Brownfield.
<i>Existing/previous use</i>	Car park.
<i>Site planning history</i>	10/03412/ADV – permission for signs at entrance. 04/00390/COU - change of use from offices (B1) to cultural and wellness centre (D1). 05/01252/FUL – permission for 3 storey extension. 01/01611/FUL – permission for 14 2-bed flats and car parking. 00/00687/FUL – permission for car park.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	With apartment blocks on the adjacent site and other residential development in the Lewes Road, residential development would relate well.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Driveway onto the Lewes Road (A22).
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	It is necessary to cross the A22 to reach village facilities, but there are pavements along the route. Possible to walk to the school along pavements although it is some distance and the A22 and other roads would need to be crossed. Close to public transport links (bus stop) on A22.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Site is level.  Views onto site from Lewes Road screened by thick hedging, although some might have to be removed to create space on site. Site is partially overlooked by one block of flats and the LIC and view out of the site would be towards these properties.

<b>SITE 14</b>	
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Although outside the built up area, the Wealden House site overall is the highest performing site as it is brownfield land. Site 14 on its own is small and development would not have a detrimental impact on landscape or AONB and would not generate significant traffic, although would reduce car parking. Owner has suggested that it could provide a rural exception site. Small size of site limits mix of housing provided. If the owner were to develop the building next to the site (the LIC) this would lead to a loss of business units.
<b>Achievability</b>	
<i>Viability</i>	Development of site likely to be viable.
<b>Availability</b>	
<i>Landowner willing?</i>	Landowner has not given clear indication of plans.
<i>Timeframe</i>	Not known.
<b>Acceptability</b>	
	Very favourable response to site during consultations. 139:26 in favour of developing this site at second consultation, however few responses from immediate neighbours. Most comments were favourable (no impact on village centre and view expressed that this best fulfils the future requirements for the village).
<b>Conclusions</b>	
<i>Suitability</i>	The car park is unlikely to be suitable for development. Redevelopment of main house to residential potentially suitable.
<i>Constraints</i>	Buildings already on and adjacent to site mean siting of proposed development could be problematic.
<i>Potential housing capacity</i>	Not known.
<i>Explanation / Justification</i>	There is public support for the development of brownfield land at Wealden House. Two apartment blocks, totalling 14 flats, have been built on a former part of the site and residential development could therefore be acceptable, but development of the small car park would need to relate well to the use of the rest of the site and the adjoining site.
<i>Recommendation</i>	The car park is not recommended for specific allocation in the Neighbourhood Plan, but the site has development potential as part of the overall Wealden House complex.

<b>SITE NAME</b>	<b>Site 15: Springhill, Beeches Lane RH19 3RN</b>
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	The site is a former field, now heavily wooded, which lies behind Springhill.
<i>Proposal</i>	Former owner proposed construction of 4 detached houses and new access from Ivy Dene Lane.
<i>Gross Area (Ha)</i>	0.28
<i>HSD site reference (if applicable) and Overall Conclusion</i>	469  Site is considered not currently developable as heavily wooded and at a lower level to road. Access to site restricted. Unavailable for development.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Public footpath between Beeches Lane and Ivy Dene Lane runs along south of site. Residential to south. Springhill to east. Industrial Estate to north.
<i>Site Boundaries</i>	Fencing and hedging. Boundary adjoining Ivy Dene Lane has recently been re-fenced.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Amenity land for Springhill. Formerly an open field, previous owner planted trees and land became wooded over past 40+ years.
<i>Site planning history</i>	AP/91/0116 – application for change of use for storage of holiday touring caravans dismissed on appeal.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside, but adjacent to built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	A small development would relate moderately well if of a similar density to the neighbouring properties.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Currently only accessed through the grounds of Springhill, however it is noted that a gate has recently been fitted to create an access onto Ivy Dene Lane.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Within walking distance of post office, bus stops and recreation ground, although Ivy Dene Lane is narrow without pavements and is used by traffic visiting the Industrial Estate.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Site is below road and is not level.  Site is fairly well screened but there are some views in from the footpath and ivy Dene Lane.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Overall performance neutral. A sustainable location, although on the edge of the built up area and strategic gap. A small development would not create significant traffic. The site would accommodate large family homes, so would not help meet the need for smaller units. Close to SSSI, but not likely to affect it.

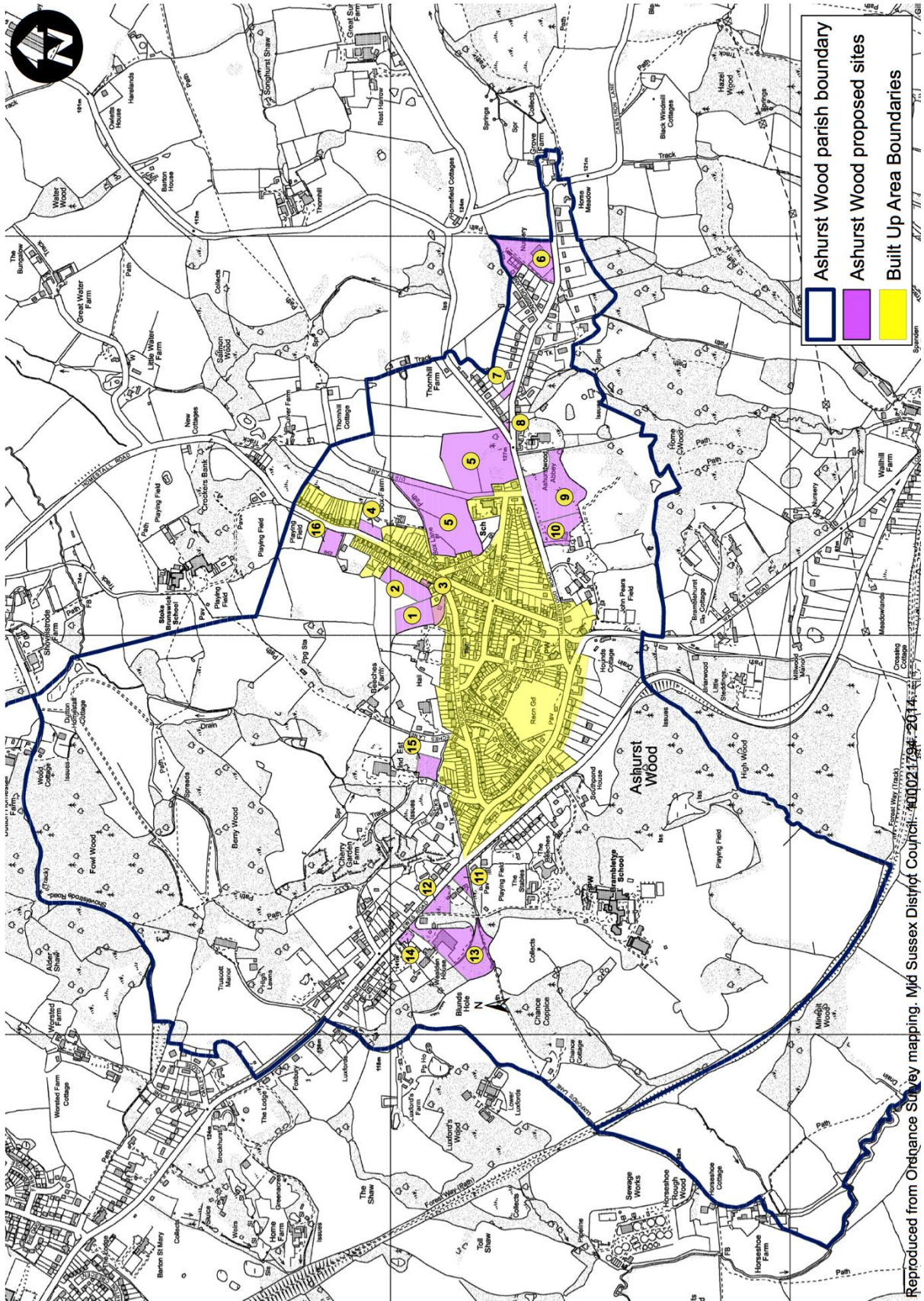
<b>SITE 15</b>	
<b>Achievability</b>	
<i>Viability</i>	Need for road widening and satisfactory access is a factor as is the uneven nature of the site. However, considered to be viable.
<b>Availability</b>	
<i>Landowner willing?</i>	Site submitted by previous landowner. Withdrawn by current owner.
<i>Timeframe</i>	N/A
<b>Acceptability</b>	
	Slight majority (46:40) in favour of developing site at first consultation. Not included in second consultation.
<b>Conclusions</b>	
<i>Suitability</i>	Site is potentially suitable for development.
<i>Constraints</i>	Access. Road would need widening.
<i>Potential housing capacity</i>	Up to 4
<i>Explanation / Justification</i>	A small development is possibly acceptable and suitable subject to road widening and satisfactory access. However, the site is located in the northern fringes of the village, which is a rural area comprising mainly dispersed properties and farms, so sensitive design would be paramount. Site not currently available.
<i>Recommendation</i>	The site is not recommended for allocation in the Neighbourhood Plan.

<b>SITE NAME</b>	<b>Site 16: Land next to playing fields, Maypole Road RH19 3RB</b>
<b>Background Information</b>	
<i>Site Location &amp; Description</i>	Stables and paddock next to 107 Maypole Road.
<i>Proposal</i>	No proposals received.
<i>Gross Area (Ha)</i>	0.3
<i>HSD site reference (if applicable) and Overall Conclusion</i>	464 Considered suitable and achievable as represents a moderate extension of the built up area boundary northwards, although would require strengthening of boundaries. Unavailable for development.
<b>Context</b>	
<i>Surrounding Land Uses</i>	Residential to south and east (opposite). Agricultural to west and north.
<i>Site Boundaries</i>	Hedging to front, along Maypole Road. Otherwise fencing.
<i>Is the site Greenfield/ Brownfield/ Mix?</i> <b>SO 3/Env</b>	Greenfield.
<i>Existing/previous use</i>	Equestrian.
<i>Site planning history</i>	No planning applications found.
<b>Suitability</b>	
<i>Where is the site located in relation to the built up area of the village?</i> <b>SO 1/Env</b>	Outside, but on the edge with houses opposite being within the built up area.
<i>How would the development of this site relate to the surrounding uses? Impact of proposed use, design and scale of the development</i>	Small residential development would relate moderately well.
<i>How is the site currently accessed? Is it accessible from the Highway network?</i> <b>SO 8/Env</b>	Narrow access track from Maypole Road, also used by 107 and 109 Maypole Road.
<i>Proximity to community facilities and services</i> <b>SO 10/Soc, 11/Soc</b>	Reasonable walking distance of shop, Village Centre and School, further from bus stops and other facilities.
<i>Characteristics which may affect development on the site:</i>  <i>Topography</i> <i>Views</i>	Site slopes up to west and is at a higher level than houses opposite.  Views from and into the site across open countryside and lands of nearby large property, Dutton Homestall Manor.
<b>Sustainability</b>	
<b>Performance against sustainability objectives</b>	Performance overall is negative. Site is in a sustainable location, although outside BUA and inside strategic gap. But it is greenfield land, very rural in character, and development would have an impact on the landscape.
<b>Achievability</b>	
<i>Viability</i>	Development likely to be viable although need to provide suitable access and possible traffic calming would be a factor.

<b>SITE 16</b>	
<b>Availability</b>	
<i>Landowner willing?</i>	Landowner has advised that site not available.
<i>Timeframe</i>	N/A
<b>Acceptability</b>	
	56:31 responses AGAINST developing site at first consultation. Not included in second consultation.
<b>Conclusions</b>	
<i>Suitability</i>	Site is not suitable for development.
<i>Constraints</i>	Access issues. Electricity substation close to site.
<i>Potential housing capacity</i>	N/A
<i>Explanation / Justification</i>	This site was included in the HSD after being identified as a possible location for a rural exception site. Although MSDC has concluded that it is suitable for development, the site is rural in character and with no obvious defensible boundaries to protect against further development into the countryside. Could be considered in the future as an exception site, but would not need to be allocated in the Neighbourhood Plan.
<i>Recommendation</i>	The site is not recommended for allocation in the Neighbourhood Plan.



# Appendix 1: MAP SHOWING ASSESSED SITES



## Appendix 2: SUSTAINABILITY OBJECTIVES AND SITE ASSESSMENT CRITERIA

Sustainability Objective		Assessment criteria
1/Env	To retain the distinctiveness and character of the village by preserving its historic and environmental features.	<ul style="list-style-type: none"> <li>- Will the site impact on any listed buildings?</li> <li>- Would development be within the strategic gap or any other gap between settlements?</li> </ul>
2/Env	To protect and enhance the natural beauty of AW, including its geology and landform, ridgetop settlement pattern, rights of way and open spaces.	<ul style="list-style-type: none"> <li>- Will the site have a detrimental impact on the landscape?</li> <li>- Will there be a detrimental impact on ancient woodland or TPOs?</li> <li>- Will there be an impact on any footpaths or other rights of way?</li> </ul>
3/Env	To protect the outstanding landscape setting of the village through the reuse of previously developed land and buildings where appropriate, including reuse of materials.	<ul style="list-style-type: none"> <li>- Is the site brownfield or greenfield?</li> </ul>
4/Env	To conserve and enhance the biodiversity of the Parish, its wildlife habitats and species, including those of its SSSI.	<ul style="list-style-type: none"> <li>- Will development affect the SSSI?</li> <li>- Will development affect any protected habitats or species?</li> </ul>
8/Env	To reduce the impact of traffic in the village, and improve safety for pedestrians, cyclists and horse-riders.	<ul style="list-style-type: none"> <li>- Will development of the site cause an unacceptable impact on the road network of the village, including speed and volume of traffic, numbers of HGVs?</li> <li>- Will development create an opportunity for road safety measures?</li> <li>- Is the site within safe walking distance of a bus stop?</li> </ul>
9/Soc	To ensure that residents have the opportunity to live in a decent, sustainably constructed and affordable home.	<ul style="list-style-type: none"> <li>- Would site deliver sufficient homes to accommodate the needs of all identified groups?</li> <li>- Is site large enough to provide for affordable housing needs?</li> </ul>
10/Soc	To ensure that the community has adequate access to the key services it needs, including health facilities, convenience shops, schools, recreation and leisure.	<ul style="list-style-type: none"> <li>- Is the site within safe walking distance of existing services?</li> <li>- Will development result in the loss of any existing services?</li> <li>- Will development create an opportunity to provide new services?</li> </ul>
11/Soc	To ensure that the community has a high quality and healthy lifestyle.	<ul style="list-style-type: none"> <li>- Is the site within walking distance of recreational areas or green spaces?</li> <li>- Does the site create an opportunity to provide allotments?</li> <li>- Does the site create an opportunity to provide new amenity or open spaces?</li> </ul>
13/Econ	Encourage and support local businesses and promote the enhancement of business units, locations and estates.	<ul style="list-style-type: none"> <li>- Will development result in the loss of an existing business?</li> <li>- Will development create the opportunity to provide new business units?</li> </ul>
14/Econ	To facilitate employment opportunities, including home working.	<ul style="list-style-type: none"> <li>- Will development result in the loss of jobs from the village?</li> <li>- Will development of the site offer the opportunity to create new jobs within the village?</li> </ul>