



Cuckfield Parish Council

Cuckfield Neighbourhood Plan

**PARISH HOUSING LAND AVAILABILITY
ASSESSMENT (PHLAA)**

SITE ASSESSMENT

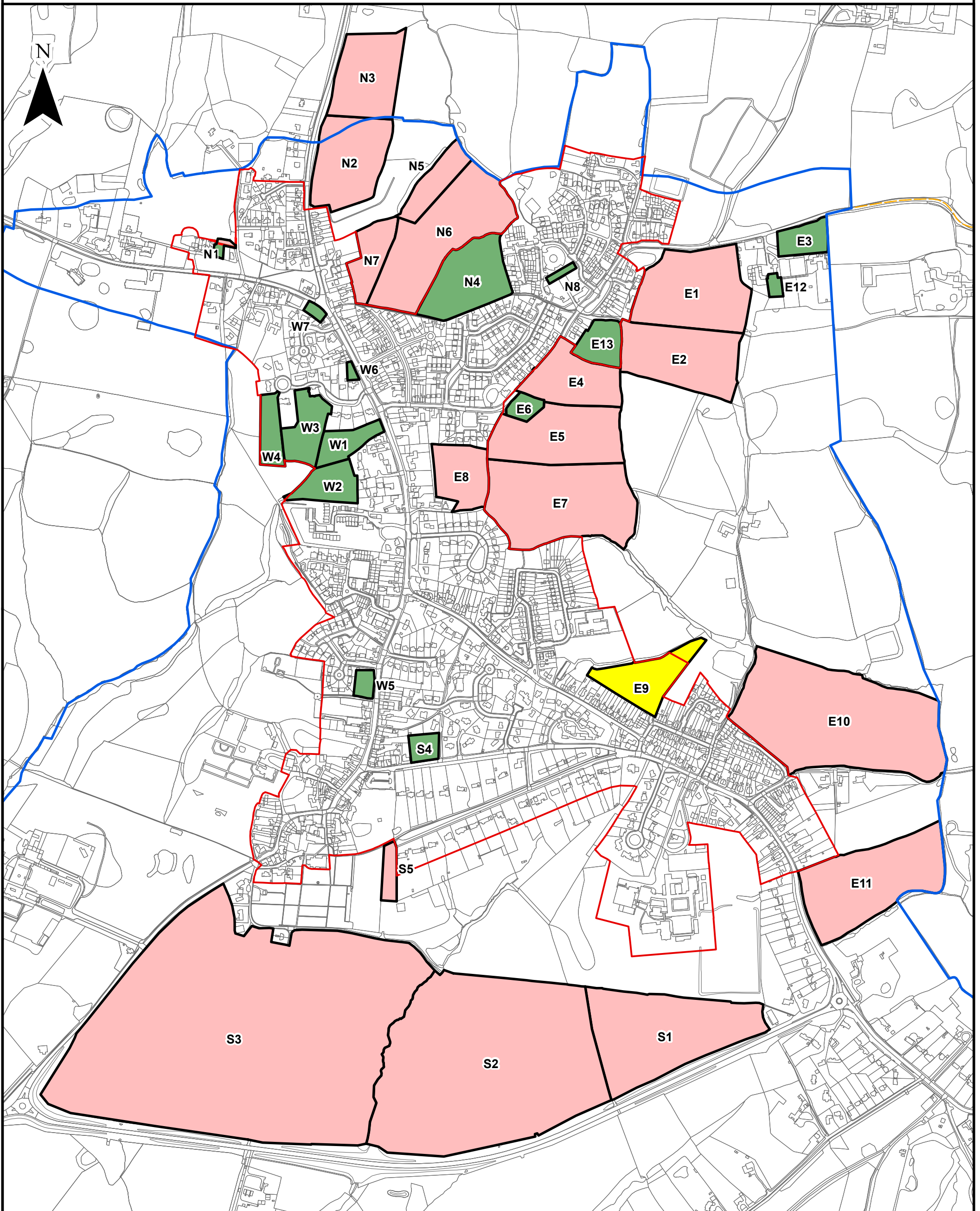
July 2013

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

Parish Housing Land Availability Assessment
(PHLAA)

PHLAA Ref	Location	Number with Planning permission as of 1st April 2012, but not completed.	Completions in plan period 1st April 2011 to 1st April 2012	Number granted planning permission 1st April 2012- 1st April 2013	Plan Allocations	Total	PHLAA	Other completions/ approvals in plan period
E9	North west of Chatfield Road	20	24			44	44	
-	Horsgate Farm		1			1	-	1
E13	Ardingly Road			14		14	14	
-	Rose and Crown		2			2	-	2
N4	Land at Bylanes Close	42				42	42	
S4	Tentercroft Broad Street			1		1	1	
W6	R/O 1 Manor Drive Whitemans Green	1				1	1	
E6	Longacre Farm, Ardingly Road	1				1	1	
-	The Talbot Inn High Street	1				1	-	1
W1/2	Delmon House London Road	6				6	6	
-	Adj Polestub London Road	1				1	-	1
-	27 Chapelfields	1				1	-	1
-	Loriner House Broad Street	1				1	-	1
W5	Cuckfield House High Street	1				1	1	
-	Gallery Two Dental Practice			1		1	-	1
E9	Courtmeadow School				10	10	10	
E12	Horsgate House				0	0	0	
W3	The Manor House				15	15	15	
W4	11 Manor Drive				3	3	3	
N1	Burrell Cottages					0	2	
N8	Chapelfields					0	6	
W7	The Ship					0	5	
-	Windfall					10	-	10
TOTALS		75	27	16	28	156	151	18
TOTAL HOUSING SUPPLY						169		

Parish Housing Land Availability Assessment (PHLAA)



Key

- Built up area boundary
- Cuckfield Neighbourhood Plan Area
- Adjoining Parish Boundaries
- Area developable
- Area not developable
- Area recently developed



Map produced by:
Cuckfield Parish Council

0 300 Meters

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 Ordnance Survey 0040086631

Reference and location	NP Site reference	N1	N2	N3	N4	N5	
	Previous MSDC reference	Not previously reviewed	89	89	64	550	
	Location	Land to side and rear of 6 Burrell Cottage, Whittemans Green	North of Whittemans Green	Cuckfield - Brook Street Gap. Outside of the village boundary, but included for information	North of Bylanes	East of Whittemans Green	
	Compass location from village	North	North	North	North	North	
Site information	Site area (ha)	0.1	1.6	2.8	2	1.17	
	Built-up Area boundary (as amended)	In and Outside	Outside	Outside plan area and parish boundary, but would impact on Cuckfield	Outside	Outside	
Use	Brown/ greenfield/ redevelopment	Green	Green	Green	Green	Green	
	Current use	Back garden	Agriculture.	Agriculture	Pasture	Scrub	
Site Suitability assessment	Biodiversity	Overall	- Back garden	- Currently arable - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Currently arable - High DEFRA priority region for butterfly, bees and vulnerable grassland		
		Flora	- Back garden	- Woodland bordering northern boundary - Species rich hedge on western boundary	- Woodland bordering southern boundary - Species rich hedge on western boundary		
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce		
		TPOs	No, though edge of WG conservation area	No	No		
	Landscape	HDA area	2	5	4		
		AONB	YES	YES	YES		
		Value	MODERATE	MODERATE	MODERATE		
		Sensitivity	MODERATE	SUBSTANTIAL	SUBSTANTIAL		
		Capacity	MEDIUM	LOW	NEGLIGIBLE / LOW		
		Public views from area	LOCAL AREA	LOCAL AREA TO >10km	LOCAL AREA TO >10km		
		Landscape summary	Small enclosed character area adjacent to existing settlement. Has some historic time depth, is adjacent to Conservation Area, and within AONB; however has limited contribution to wider landscape to the north.	Within AONB and recorded as medieval assart. Majority of character area enclosed from the wider rural landscape to the north by vegetation. Partially relates to existing houses to the west, which are on similar topography. Western part of the character area slightly less sensitive to development than the eastern part due to trees to the north of the character area which provide screening. - Significant extension of village into AONB - Prominent northern village gateway site	Rural, historic landscape forming upper Ouse Valley slopes which are exposed to wider AONB to the north - Significant extension of village into AONB - Prominent northern village gateway site		
	Heritage or known archaeological impact	Limited impact on character of the conservation area. Visual link with listed buildings from front of the site	Close to Whittemans Green conservation area, but not adjacent and therefore reduced impact	Close to Whittemans Green conservation area, but not adjacent and therefore reduced impact			
	Public access	Bridleway on eastern site boundary	Balcombe Road on western boundary. Parish Council owned allotments along south.	Balcombe Road on western boundary. Parish allotments on southern boundary			
	Flood risk impacts	Catchment	Ouse	Ouse	Ouse		
		Flood Zone: EA and SFRA	One	One	One		
Downstream flooding issues		Uckfield & Lewes	Uckfield & Lewes	Uckfield & Lewes			
Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	1.4	1.5	1.5			
	School (WP)	1.9	1.8	1.8			
	Post office / shop	0.4	0.4	0.4			
	Bus stop	0.4	0.4	0.4			
	Doctor	1.4	1.5	1.5			
	Cuckfield village Centre Public Recreation Space	1.3 0.2	1.3 0.5	1.3 0.5			
Connection to services	Highway & utilities	Access via private resident road onto B2115, or existing access across Whiteman's Green Common.	Adjacent to B2036 (through route)	Adjacent to B2036 (through route)			
	Existing capacity	B2115 very busy during rush hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently	B2036 very busy during rush hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.	B2036 very busy during rush hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.			
Impact from allocation on existing infrastructure	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Very busy road through to Balcombe - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Very busy road through to Balcombe - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Ardingly Road over capacity - Ardingly Road sewer over capacity - Water resources issues - Comms - broadband upgraded recently	Not applicable - will not be developed		
Summary of consultation response	Site not consulted on specifically.	Consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree	Consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree				
Site Available	Ownership	Single/ multiple	Single	Single			
	Current planning status	None	None	None	Outline and Detailed permission granted (42)		
	Owner indication of aspiration to develop	Yes. Correspondance with landowner (Mar 12) and subsequently	Yes. Discussions held with landowner (Jan 12)	Yes. Discussions held with landowner (Jan 12)	Yes		
Site Achievable	Constraints, opportunities and impacts	- Small area (back garden) - Outside built up boundary - Within WG Conservation Area - Lower landscape impact than other sites - More sustainable site than other areas - Private access road or across common - Area partly within AONB	- Site impact on AONB - Landscape impact, despite tree screening to north - Public views from site boundary and allotments - Prominent 'village gateway' site. - Major extension into rural area. - Whilst reasonably close to Whiteman's Green local services, a significant distance to village centre, schools and doctor. Therefore, less sustainable location - Public opposition to this site, but less than other sites.	- Site impact on AONB - Significant landscape impact - Public views from site boundary a significant public amenity - Site remote from village urban boundary. - Prominent 'village gateway' site. - Major extension into rural area. - Site less sustainable as significant distance to village amenities - To be reviewed with Ansty and Staplefield PC sites.	Not relevant		
	Viability	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12) (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Likely to be average site preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs		Site committed		
	Suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged	Yes - part of site	No	For Ansty and Staplefield PC to determine	Yes		
	Potential Capacity	2	Not applicable	Not applicable	42		
Overall developable conclusion	Area outside AONB and within Built Up Area Boundary is suitable for 2. Needs to respond architecturally to existing, adjacent cottages.	Area in AONB and incongruous with village boundary at the northerly extent. Outside of the Built Up Area Boundary. A prominent 'village gateway' site with landscape impacts. Some local services, but others much further away. Lower public opposition to this area.	Area just outside of Cuckfield parish boundary, so for Ansty and Staplefield to determine. However, this assessment recommends that the site is not developable principally in view of the AONB and landscape issues. Lower public opposition to this area.	Construction already commenced	Site to become public open space		
0-5	123	2		42			
6-10	18	0		0			
11-20	10	0		0			

Reference and location	NP Site reference	N6	N7	N8	E1	E2	
	Previous MSDC reference	420	179	None	479	479	
	Location	North of Brainsmead	East of Crouchlands Farm	Chapelfields	South of Hanlye Lane (north)	South of Hanlye Lane (south)	
	Compass location from village	North	North	North	East	East	
Site information	Site area (ha)	3.1	0.5	n/a	3.0	2.8	
	Built-up Area boundary (as amended)	Outside	Outside	Inside	Outside	Outside	
	Use	Brown/ greenfield/ redevelopment Current use	Green	Green	Brown	Green	
		Scrub	Woodland / smallholdings / backgardens	Business premises	Pasture	Pasture	
Site Suitability assessment	Biodiversity	Overall		- Overgrown pasture and wooded - Extended back gardens - High DEFRA priority region for butterfly, bees and vulnerable grassland.	Already developed, so biodiversity issues not relevant	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland
		Flora		- Overgrown pasture and wooded area with some evidence of nutrient enrichment; possible overgrazing in the past. - Conversion into back gardens - Removal of trees would be required		- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, pollinators, network. - Abuts ancient woodland. - Species rich hedgerows. - TPOs on site	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5 indicators present) - biodiversity, pollinators, network. - Species rich hedgerows. - TPOs
		Fauna (noted around parish)		- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce		- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs		No	Yes	Yes, along northern, southern and eastern boundary	Yes, along northern and southern boundary
	Landscape	HDA area		6	Not applicable as within built up boundary	13	13
		AONB		YES		ADJACENT	ADJACENT
		Value		MODERATE		MODERATE	MODERATE
		Sensitivity		SUBSTANTIAL		SUBSTANTIAL	SUBSTANTIAL
		Capacity		LOW		LOW	LOW
		Public views from area		LOCAL AREA		LOCAL AREA TO >10km	LOCAL AREA TO >10km
		Landscape summary		Although within AONB and recorded as medieval assarts, land uses reduces scenic quality, but provides recreational resource (allotments). Upper parts open to view from wider landscape to the north due to northeast facing slopes.		Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath. - Prominent north-eastern village gateway site - Abuts Ancient Woodland (Gores Wood). - Abuts AONB. - One of limited number of places with extensive views to Downs from road highway	Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath. - One of limited number of places with extensive views to Downs from footpaths
	Heritage or known archaeological impact		- Abuts to Whitemans Green conservation area. - Adjacent to listed buildings in Brainsmead.	Change of use and renovation within Grade 2 listed building. Little outside impact though.	- Adjacent to Horsgate House. - Visual link to old Hospital and Horsgate Farm listed buildings	- Adjacent to Horsgate House. - Brick works industrial archaeology. - Visual link to old Hospital and Horsgate Farm listed buildings	
	Public access			Footpath on southern boundary	Highway within Chapelfields	- Hanlye Lane on northern boundary - Footpath crossings along southern boundary	A number of footpath crossings
	Flood risk impacts	Catchment		Ouse	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)
		Flood Zone: EA and SFRA		One	One	One	One
		Downstream flooding issues		Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)		1.1	1.1	1.2	1.2
		School (WP)		1.7	1.7	1.8	1.8
		Post office / shop		0.1	0.7	0.9	0.9
		Bus stop		0.1	0.1	0.4	0.4
Doctor			1.1	1.1	1.2	1.2	
Cuckfield village Centre Public Recreation Space			1.2 0.4	1.5 1	1.6 1.2	1.6 1.2	
Connection to services	Highway & utilities		Brainsmead (residential). Poor vehicular access. Upgrades required	Existing services in building, and Chapelfields in general	Hanlye Lane. 60mph through route.	Hanlye Lane. 60mph through route.	
	Existing capacity		Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure		Not applicable - will not be developed	- HT school already oversubscribed. - Brainsmead already over capacity for residential road - Ardingly Road sewer already over capacity - Water resource issues	- Reduction in business premises in village - HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	
Summary of consultation response			Site not consulted on specifically. However, close to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree	Within built up boundary. 24% strongly disagree or disagree 56% strongly agree or agree 20% neither agree or disagree	Consultation Area B 62% strongly disagree or disagree 14% strongly agree or agree 24% neither agree or disagree	Consultation Area B 62% strongly disagree or disagree 14% strongly agree or agree 24% neither agree or disagree	
Site Available	Ownership	Single/ multiple	Multiple	Single	Single	Single	
	Current planning status		To be designated as public open space through Bylanes Application (N4). Ownership to be passed to parish	None	Application submitted for change of use from business to residential	None	
	Owner indication of aspiration to develop		No	Yes, though not since last SHLAA. Covenants until Oct 13	Yes (Application Oct 12)	Yes Developer actively pursuing (Apr 12)	Yes Developer actively pursuing (Apr 12)
Site Achievable	Constraints, opportunities and impacts		Site to be dedicated to the Parish Council as public open space	- Site in AONB - Landscape impact - Public views from site boundary and allotments - Abuts conservation area, though visually remote - Site closer to village amenities so more sustainable than other village areas - Difficulties with access and services along already congested road - Ownership questions makes achievability difficult - Site is now much reduced from previous previous MSDC allocation assessment, as owner has sold portions to neighbours for garden extensions. Site is now long and thin - Long and thin site not conducive to major development - Significant tree removal required at north of site	- Brownfield site, though reduction in business premises - Negligible landscape and biodiversity impact - Low heritage impact, though situated within Grade 2 listed building - Walking distance to amenities makes the site less sustainable - Critical infrastructure constraints (sewer over capacity) - Close to AONB boundary, but no development impact - Lower public opposition to building within built up boundary	- Biodiversity impact; adjacent to Gores Wood ancient woodland. High potential enhancement grassland - Adjacent to AONB - Significant landscape impact, with extensive public views to South Downs - Major village gateway and very prominent site - Major extension into rural area, and coalescence impact - Remote from village amenities so less sustainable site - No Highway or Utility access from site (unless E1 developed) - Highway access difficulties onto 60mph road, and critical utilities constraints with sewerage already over capacity - Sewage would need permanent pumping - Tie-in with potential Horsgate House development - High public opposition with this site	- Biodiversity impact - high potential enhancement grassland - Adjacent to AONB. - Significant landscape impact, with extensive public views to South Downs - Major village gateway and very prominent site. - Major extension into rural area, and coalescence impact - Remote from village amenities so less sustainable site - No Highway or Utility access from site (unless E1 developed) - Highway access difficulties onto 60mph road, and critical utilities constraints with sewerage already over capacity - Sewage would need permanent pumping - Tie-in with potential Horsgate House development - High public opposition with this site
	Viability		Site not available	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Likely to be very low preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average preparation costs
	Suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged		No	No	Yes	No	No
	Potential Capacity		Not applicable	Not applicable	6	Not applicable	Not applicable
Overall developable conclusion		Site to become public open space	Outside of the Built Up Area Boundary. Ownerships questions and reduced space / changing boundaries as some back gardens extended. Clearance of wooded area required. Difficult access. Restrictive covenants until Oct 13. In AONB.	Within Built Up Area Boundary. Conversion of business premises to residential units fits within the existing residential area. Awaiting second planning application.	Prominent village gateway site, with far reaching views from Hanlye Lane to the South Downs and rural distinctiveness outlook. Outside of the Built Up Area Boundary. Extension into the rural area, with significant coalescence impact. Low landscape capacity to change. Adjacent to AONB and ancient woodland, with unbroken links to surrounding fields and LNR, and high biodiversity enhancement potential. High public opposition to this area.	Prominent village gateway site, with outstanding views from footpaths to the South Downs and rural distinctiveness outlook. Outside of the Built Up Area Boundary. Extension into the rural area, with significant coalescence impact. Low landscape capacity to change with high biodiversity potential. High public opposition to this area.	
0-5		123		6			
6-10		18		0			
11-20		10		0			

Reference and location	NP Site reference	E3	E4	E5	E6	E7	
	Previous MSDC reference	None	37	227 (southern field only)	None	567	
	Location	Courtmeadow School	East of Ardingly Road (South)	East of Polestub Lane	Longacre Farm	North of Glebe Road	
	Compass location from village	East	East	East	East	East	
Site information	Site area (ha)	1 (1.5 if current school gardens included)	1.7	2.8	0.3	4	
	Built-up Area boundary (as amended)	Outside	Inside	Outside	Outside	Outside	
	Use	Brown/ greenfield/ redevelopment	Green	Green	Brown	Green	
	Current use	School	Pasture	Pasture	Housing	Pasture	
Site Suitability assessment	Biodiversity	Overall	- Developed - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Garden - High DEFRA priority region for butterfly, bees and vulnerable grassland - Domestic garden	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland
		Flora	- Adjacent to ancient woodland and semi-improved pasture with potential for biodiversity enhancement	- Overgrown pasture. Some disturbance; with potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, plant-pollinator network. - Species rich hedgerow, indicator for ancient woodland on south and east sides.	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, plant-pollinator network. - Species rich hedgerow, indicator for ancient woodland.	- Domestic garden	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, plant-pollinator network. - Species rich hedgerow, indicator for ancient woodland.
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	Badger sett on site - 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs	No	Yes, within field and eastern boundary	No	No	No
	Landscape	HDA area	13	11	11	11	11
		AONB	NO	NO	NO	NO	NO
		Value	MODERATE	MODERATE	MODERATE	MODERATE	MODERATE
		Sensitivity	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL
		Capacity	LOW	LOW	LOW	LOW	LOW
		Public views from area	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km
	Landscape summary	Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath. - Abutts Blunts Wood LNR and Borde Hill Millennium Wood	Fields of medieval time depth, partially open to existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with urban boundary of Cuckfield which occupies the higher ground to the west. - Very prominent site - Appeal inspector notes 'outstanding views' contributing to local distinctiveness.	Fields of medieval time depth, partially open to existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with urban boundary of Cuckfield which occupies the higher ground to the west.	Fields of medieval time depth, partially open to existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with urban boundary of Cuckfield which occupies the higher ground to the west.	Fields of medieval time depth, partially open to existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with urban boundary of Cuckfield which occupies the higher ground to the west.	
	Heritage or known archaeological impact	- Adjacent to Horsgate House. - Visual link to Horsgate Farm listed buildings	- Brick works industrial archaeology. - Visual link to old Hospital and Horsgate Farm listed buildings	Visually related to Horsgate Farm listed buildings	Visually related to Horsgate Farm listed buildings	Visually related to Horsgate Farm listed buildings	
	Public access	Footpath through southern field, though remote from buildings	Ardingly Road on western boundary	Footpaths crossing western boundary	Footpaths crossing western boundary	Footpaths crossing land	
	Flood risk impacts	Catchment	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)
		Flood Zone: EA and SFRA	One	One	One	One	One
		Downstream flooding issues	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	1.4	0.9	0.9	0.6	0.6
		School (WP)	2	1.4	1.4	1.2	1.1
Post office / shop		1	0.7	0.7	0.5	0.8	
Bus stop		0.5	0.1	0.2	0.1	0.3	
Doctor		1.4	0.9	0.9	0.6	0.6	
Cuckfield village Centre Public Recreation Space		1.8 1.4	1.2 1	1.2 1.1	0.9 0.7	0.8 0.8	
Connection to services	Highway & utilities	Hanlye Lane	Ardingly Road (through route)	No highway or services access (landlocked)	Current services to property	No highway or services access (landlocked)	
	Existing capacity	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure	- HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - London Road at capacity - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Small scale development - HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		
Summary of consultation response	Consultation suggestions for the site included (but were not limited to) a retirement home, an extension of Holy Trinity School, a community centre, an ecological centre, and a conference centre.	Significant consultation on two applications, highlighting negative resident comments. Parish planning committee has noted not suitable on two occasions. MSDC planning committee has refused the first application. Consultation Area C 68% strongly disagree or disagree 10% strongly agree or agree 22% neither agree or disagree	Consultation Area C 68% strongly disagree or disagree 10% strongly agree or agree 22% neither agree or disagree	Consultation Area C 68% strongly disagree or disagree 10% strongly agree or agree 22% neither agree or disagree	Consultation Area C 68% strongly disagree or disagree 10% strongly agree or agree 22% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Single	Single	Single	Single	
	Current planning status	None	Appeal dismissed. Fresh application (number 4) under consideration	None	Planning permission for additional single dwelling	None	
	Owner indication of aspiration to develop	Yes (WSSC June 12)	Yes (April 12)	Yes (May 09)	Yes (July 12)	No (July 12)	
Site Achievable	Constraints, opportunities and impacts	- Brownfield site (on site of school) - Adjacent to AONB - Low landscape and biodiversity impact as well screened - Tie-in with potential Horsgate House development. - Several private dwellings already exist on site. - Site remote from village and outside the built up boundary - Significant walking distance to amenities leading to lower sustainability than other areas, though highway footpath exists along Hanlye Lane - Critical infrastructure constraints (sewer over capacity), though offset by closure of school	- Significant landscape issues - Outside built up boundary and extension into rural area - Would potentially lead to further urban coalescence between Cuckfield and Haywards Heath - Major biodiversity impact and loss of opportunities - Very prominent site; providing rare rural break in urban enclosure - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Heritage impact: Visual linkage with listed buildings - Walking distance to amenities makes the site less sustainable - Significant biodiversity opportunities and losses if developed - Critical infrastructure constraints (sewer over capacity), which would need permanent pumping - No direct access to the highway - High public opposition with this area	- Significant landscape issues - Outside built up boundary and extension into rural area - Would potentially add to urban coalescence between Cuckfield and Haywards Heath - Views from public highway a distinctive feature and significant local amenity - Site crucial for local distinctiveness - Heritage impact: Visual linkage with listed buildings - Walking distance to amenities makes the site less sustainable - Significant biodiversity opportunities and losses if developed - Critical infrastructure constraints (sewer over capacity), which would need permanent pumping - No direct access to the highway - High public opposition with this area	- Small scale site (back garden). Already has planning permission for conversion of a barn. - Adjacent to sites with major biodiversity opportunities - Significant landscape issues with views to Downs from Ardingly Road over the site - Very prominent site, though screened by existing fences and building - Existing building important for local distinctiveness, as isolated and outside the built up boundary - Heritage impact: Visual linkage with listed buildings - Walking distance to amenities makes this a less sustainable location - Critical infrastructure constraints (sewer over capacity) - High public opposition with this area	- Significant landscape issues - Outside built up boundary and extension into rural area - Would lead to potential urban coalescence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Heritage impact: Visual linkage with listed buildings - Walking distance to amenities makes this site less sustainable - Major biodiversity opportunities and losses if developed - Critical infrastructure constraints (sewer over capacity) - High public opposition with this site	
		Viability	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Likely to be average site preparation costs as services supplied already.	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites	Site committed	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites
	Suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged	Yes	No	No	Yes	No	
	Potential Capacity	10	Not applicable	Not applicable	1	Not applicable	
Overall developable conclusion	Site is more remote from the village than others, adjacent to AONB and outside the Built Up Area Boundary. However, it is brownfield, screened and adjacent to other dwellings which is considered to outweigh sustainability and location issues for a small development. Preferable to join this up with redevelopment of derelict Horsgate House, as a focus.	Site to become public open space	Prominent village site, with views from footpaths to the South Downs and rural distinctiveness outlook to surrounding countryside. Extension into the rural area, with coalescence impact. Outside of the Built Up Area Boundary. Low landscape capacity to change with biodiversity opportunities. High public opposition to this area. No direct highway access makes this unviable unless joining up through other sites.	Permission given for barn conversion to rural dwelling. Outside of the Built Up Area Boundary.	Prominent edge of village site, with views from footpaths to rural distinctiveness outlook to surrounding countryside. Extension into the rural area, with coalescence impact. Outside of the Built Up Area Boundary. Low landscape capacity to change with biodiversity opportunities. High public opposition to this area. No direct highway access makes this unviable unless joining up through other sites		
0-5	123	0		1			
6-10	18	0		0			
11-20	10	10		0			

Reference and location	NP Site reference	E8	E9	E10	E11	E12	
	Previous MSDC reference	176	136	11	63	None	
	Location	Off Polestub Lane	Chatfield Road	Wheatsheaf Lane	North of Riseholm	Horsgate House	
	Compass location from village	East	East	East	East	East	
Site information	Site area (ha)	1	1.3	6.8	3.5	0.3	
	Built-up Area boundary (as amended)	Outside	Inside	Outside	Outside	Outside	
Use	Brown/ greenfield/ redevelopment	Green (including Baptist church car park)	Constructed	Green	Green	Bown	
	Current use	Pasture	Housing	Pasture	Pasture	Derelict historic large house	
Site Suitability assessment	Biodiversity	Overall	- High DEFRA priority region for butterfly, bees and vulnerable grassland		- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Developed - High DEFRA priority region for butterfly, bees and vulnerable grassland
		Flora	- Semi-improved pasture with possible opportunity for enhanced species richness - pollinator network.		- Semi-improved pasture with potential for enhancement/restoration to species rich neutral grassland (MG4-5) - biodiversity, pollinators, network. - Species rich hedgerow, indicator spp for ancient woodland. - Edge of Blunt's Wood and Paiges Meadow LNR and ancient woodland	- Semi-improved pasture with potential for enhancement/restoration to species rich neutral grassland (MG4-5) - biodiversity, pollinators, network. - Species rich hedgerow, indicator for ancient woodland. - Edge of LNR and ancient woodland	- Adjacent to ancient woodland and semi-improved pasture with potential for biodiversity enhancement
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce		- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs	Yes - area to north		No	No	No
	Landscape	HDA area	10		13	16	13
		AONB	NO		NO	NO	NO
		Value	MODERATE		MODERATE	MODERATE	MODERATE
		Sensitivity	MODERATE		SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL
		Capacity	MEDIUM		LOW	LOW	LOW
		Public views from area	LOCAL AREA TO 1km		LOCAL AREA TO 1km	LOCAL AREA TO 1km	LOCAL AREA TO >10km
		Landscape summary	Relates to existing Built Up Area on three sides and relatively contained from the wider rural landscape to the east.		Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath. - Significant part of separation between Cuckfield and Haywards Heath - Views across rural Scrase Stream valley	Rural, relatively tranquil enclosed landscape, inconsistent with existing form of Cuckfield. Forms effective separation between Cuckfield and Haywards Heath (only remaining separation along public highway) - Prominent south-eastern village gateway site	Part of fairly intact rural eastern setting to Cuckfield, the majority of which is largely detached from settlement and forming significant part of separation between Cuckfield and Haywards Heath. - Abutts Blunts Wood LNR and Borde Hill Millennium Wood
	Heritage or known archaeological impact	Adjacent (though behind) to Area of Townscape Interest		Visual link to Horsgate listed buildings	None	- Visual link to Horsgate Farm listed buildings - House has significant architectural and historical merit	
	Public access	Footpaths crossing land		None. Extensive use of bridleways to south (through to Haywards Heath) and west of area. Blunts wood LNR to east. Borde Hill Millennium Forest to north east	Broad Street along southern boundary	Footpath through southern field, though remote from buildings	
	Flood risk impacts	Catchment	Scrase Stream (Ouse)		Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)
		Flood Zone: EA and SFRA	One		One	One	One
		Downstream flooding issues	Haywards Heath, Uckfield & Lewes		Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	0.5		0.9	1	1.4
School (WP)		1.1		0.5	0.6	2	
Post office / shop		0.7		1.1	1.1	1	
Bus stop		0.3		0.3	0.3	0.5	
Doctor		0.5		0.9	1	1.4	
Cuckfield village Centre Public Recreation Space		0.8 0.7		1.1 1.2	1.2 1.4	1.8 1.4	
Connection to services	Highway & utilities	No highways or services access (landlocked). Polestub lane ownership and capacity issues		Hatchgate Lane. Junction with Broad Street may need improvements	B2184 Broad Street	Hanlye Lane	
	Existing capacity	London Road very busy during rush hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Work has limited capacity headroom currently		Some areas to north of village currently at sewerage capacity. Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure	- HT school already oversubscribed. - Tie in to existing utilities difficult - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - London Lane Highway beyond capacity - Sewer capacity unknown - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Broad Street busy - new junction with Hatchgate Lane required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. However, limited impact from one house. - Highways capacity issues at peak house; due for alleviation following completion of HH bypass. - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		
Summary of consultation response	Site not consulted on specifically. However, would be included in modified built up boundary 96% strongly disagree or disagree 97% strongly agree or agree 27% neither agree or disagree		Consultation Area E 68% strongly disagree or disagree 11% strongly agree or agree 21% neither agree or disagree	Single dwelling. Whilst against development in principal for development in the coalsease gap, Parish Council has negotiated assurances and draft legal agreement for no further building, subject to their support. MSDC refused application. Consultation Area E 68% strongly disagree or disagree 11% strongly agree or agree 21% neither agree or disagree	Consultation suggestions for the site included (but were not limited to) a retirement home, an extension of Holy Trinity School, a community centre, an ecological centre, and a conference centre.		
Site Available	Ownership	Single/ multiple	Multiple	Single	Single	Single	
	Current planning status	Baptist Church has planning approval for corner	Approved and constructed (44)	None	Appeal for application for a single large dwelling not allowed.	None	
	Owner indication of aspiration to develop	No. Discussion held with landowners (May12)	Yes	No response to call for sites	Yes	No (though owner Affinity Sutton is trying to sell)	
Site Achievable	Constraints, opportunities and impacts	- Lower landscape issue than adjacent sites - site well screened - Outside built up boundary, though most of site surrounded on three sides by buildings - Adjacent to Baptist church - Heritage impact: Visual linkage with listed buildings - No highway or utility access - Site not available, aside from for new Baptist Church	Not relevant	- Significant landscape issues - Site has major biodiversity opportunities; adjacent to Blunts Wood and Paiges Meadow LNR - Outside built up boundary and significant extension into rural area - Would lead to potential urban coalescence between Cuckfield and Haywards Heath - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Sewage would need permanent pumping - Walking distance to amenities makes the site less sustainable - High public opposition with this area	- Significant landscape issues - Site has major biodiversity opportunities; adjacent to Paiges Meadow LNR - Outside built up boundary and extension into rural area - Would lead to significant further urban coalescence between Cuckfield and Haywards Heath - Very prominent site; providing rare rural break in urban enclosure - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Walking distance to amenities makes the site less sustainable - High public opposition with this area	- Brownfield site (existing large derelict property) - Adjacent to AONB - House is a landmark property in the landscape, especially from Blunts Wood (footpath 23CU) - Tie-in with potential Courtmeadow school development. - Several private dwellings already exist on site. - Site remote from village and outside the built up boundary - Significant walking distance to amenities leading to lower sustainability than other areas, though highway footpath exists along Hanlye Lane - Critical infrastructure constraints (sewer over capacity), though offset by closure of school	
		Viability	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Access to village services and rural outlook would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location and adjacent to LNR would make dwellings sellable - Likely to be average site preparation costs - Steep topography would make development difficult in areas - Significant coalescence issues	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location and adjacent to LNR would make dwellings sellable - Likely to be average site preparation costs - Significant coalescence issues - Recent development appeal not allowed	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Likely to be average site preparation costs in conversion of the house. - Site suitable for conversion to flats - especially elderly or sheltered accommodation	
	Suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged	No (New Baptist Church already has permission)	Yes	No	No	Yes	
	Potential Capacity	Not applicable	44	Not applicable	Subject to outcome of planning application	0	
Overall developable conclusion	Site currently enclosed by development on three sides, including new Baptist church which has planning permission for corner of site. Lower landscape impact from public space. However, landowners have indicated no intention to develop for housing, and difficult highway access without demolition of Binkley Lodge or through E4 and E5	Construction recently completed	Site adjacent to Blunts Wood and Paiges Meadow LNR, at the narrowest point between urban areas. Outside of the Built Up Area Boundary. Steep topography in some parts of area would make development more difficult. High public opposition to this area.	Site adjacent to Blunts Wood and Paiges Meadow LNR, at the narrowest point between urban areas. Outside of the Built Up Area Boundary. High public opposition to this area. Appeal for development in this area not allowed.	Site is more remote from the village than others, adjacent to AONB and outside the Built Up Area Boundary. However, it is brownfield, screened and adjacent to other dwellings which is considered to outweigh location and sustainability issues for a small development. Preferable to join this up with redevelopment of adjacent Courtmeadow school, as a 'gated' development which will act as a focus. House should be retained for architectural and historical merit.		
0-5	123		44		0		
6-10	18		0		0		
11-20	10		0		0		

Reference and location	NP Site reference	E13	S1	S2	S3	S4	
	Previous MSDC reference	37	240	240	65	522	
	Location	East of Ardingly Road (North)	South of Warden Park	North of Cuckfield Bypass, east	South of Cuckfield village	Tentercroft	
	Compass location from village	East	South	South	South	South	
Site information	Site area (ha)	0.5	5.2	16.1	25	0.6	
	Built-up Area boundary (as amended)	Outside	Outside	Outside	Outside	Inside	
	Use	Brown/ greenfield/ redevelopment Current use	Green Pasture	Green Pasture	Green Pasture / agriculture	Brown Housing	
Site Suitability assessment	Biodiversity	Overall	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Recently wooded - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Pasture / arable - High DEFRA priority region for butterfly, bees and vulnerable grassland	
		Flora	- Overgrown pasture. Some disturbance; with potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, plant-pollinator network. - Species rich hedgerow, indicator for ancient woodland on south and east sides.	- Wooded area - Adjacent to semi-improved pasture - Species rich hedgerow. - Fields bounded by Natural England Higher Level Stewardship (HLS) to west	- Semi-improved pasture - Adjacent to WSSC notified Notable Roadside Verge - Species rich hedgerow. - Fields included within Natural England Higher Level Stewardship (HLS) and bounded to west by Organic Entry Level Stewardship (ELS) land.	- Semi-improved pasture / some arable - Adjacent to WSSC notified Notable Roadside Verge - Fields bounded to east by Natural England Higher Level Stewardship (HLS) and to the south by Organic Entry Level Stewardship (ELS) land.	
		Fauna (noted around parish)	Badger sett on site - 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	
		TPOs	Yes, within field and eastern boundary	No	No	Yes. By old school canteen	
	Landscape	HDA area	11	21	23		
		AONB	NO	NO	NO	ADJACENT	
		Value	MODERATE	MODERATE	MODERATE	MODERATE	
		Sensitivity	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	
		Capacity	LOW	LOW	LOW	LOW	
		Public views from area	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km	
	Landscape summary		Fields of medieval time depth, partially open to existing settlement edge, but part of relatively enclosed rural continuum to the east, with views of the South Downs above vegetation and the southern end of Cuckfield. Inconsistent with urban boundary of Cuckfield which occupies the higher ground to the west. - Very prominent site - Appeal Inspector notes 'outstanding views' contributing to local distinctiveness.	Wooded area largely detached from settlement, forming wooded part of southern setting to Cuckfield.	Large fields with some historical time depth. Rural landscape largely detached from settlement, forming significant part of southern setting to Cuckfield, including Church grounds. Part of rural outlook of village to south	Large fields with some historical time depth. Rural landscape largely detached from settlement, forming significant part of southern setting to Cuckfield, including Church grounds. - Borders AONB to west - Prominent southern gateway site on approach to village	
			- Brick works industrial archaeology. - Visual link to old Hospital and Horsgate Farm listed buildings	None	Borders conservation area and is part of setting	Borders conservation area and Grade 1 Church and is part of setting	
	Heritage or known archaeological impact						
	Public access		Ardingly Road on western boundary	- Footpath along northern boundary - Cuckfield bypass on southern boundary	- Footpath along northern boundary - Cuckfield bypass on southern boundary	- Footpath along northern boundary and across site - Cuckfield bypass on southern boundary	
	Flood risk impacts	Catchment	Scrase Stream (Ouse)	Adur	Adur	Adur	
		Flood Zone: EA and SFRA	One	One	One	One	
		Downstream flooding issues	Haywards Heath, Uckfield & Lewes	Limited impact	Limited impact	Limited impact	
	Sustainability: Walking access to infrastructure (From centre of site)	School (HT)	0.9	1.5	1.7	1.3	
		School (WP)	1.4	1.2	1.6	1.6	
		Post office / shop	0.7	1.2	0.9	0.6	
Bus stop		0.1	0.8	1.1	0.6		
Doctor		0.9	1.5	1.7	1.3		
Cuckfield village Centre Public Recreation Space		1.2 1	1.2 1.6	0.9 1.3	0.6 0.8		
Connection to services	Highway & utilities	Ardingly Road (through route)	Cuckfield bypass (though 60mph highways)	Cuckfield bypass (though 60mph highways)	Cuckfield bypass of B2036 (though 60mph highways)		
	Existing capacity	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently		
Impact from allocation on existing infrastructure		- HT school already oversubscribed. - Ardingly Road / Harlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Difficult access to bypass - additional junction required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Difficult access to bypass - additional junction required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Difficult access to bypass or Brighton Road - additional junction required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently		
Summary of consultation response		Significant consultation on two applications, highlighting negative resident comments. Parish planning committee has noted not suitable on two occasions. MSDC planning committee has refused the first application. Consultation Area C 68% strongly disagree or disagree 10% strongly agree or agree 22% neither agree or disagree	Consultation Area F 65% strongly disagree or disagree 15% strongly agree or agree 20% neither agree or disagree	Consultation Area F 65% strongly disagree or disagree 15% strongly agree or agree 20% neither agree or disagree	Consultation Area F 65% strongly disagree or disagree 15% strongly agree or agree 20% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Single	Multiple	Multiple	Single	
	Current planning status		Appeal dismissed. Fresh application (number 4) under consideration	None	None	None. Area currently for sale.	
	Owner indication of aspiration to develop		Yes (April 12)	No response to call for sites	No response to call for sites	No response to call for sites	
Site Achievable	Constraints, opportunities and impacts		- Significant landscape issues - Outside built up boundary and extension into rural area - Would potentially lead to further urban coalescence between Cuckfield and Haywards Heath - Major biodiversity impact and loss of opportunities - Very prominent site; providing rare rural break in urban enclosure - Views from public highway a significant local amenity - Site crucial for local distinctiveness. - Heritage impact: Visual linkage with listed buildings and archaeological interest - Walking distance to amenities makes the site less sustainable - Significant biodiversity opportunities and losses if developed - Critical infrastructure constraints (sewer over capacity), which would need permanent pumping - High public opposition with this area	- Significant landscape issues - Site has biodiversity opportunities - Outside built up boundary and significant extension into rural area - Very prominent site - Views from public highway a significant local amenity - Site crucial for local distinctiveness - Visual linkage to listed buildings and significant impact on conservation area - Walking distance to amenities makes the site less sustainable - High public opposition with this area	- Significant landscape issues - Outside built up boundary and significant extension into rural area - Site has biodiversity opportunities - Very prominent site along bypass - Site crucial for local distinctiveness - Visual linkage to listed buildings and significant impact on conservation area - Walking distance to amenities makes the site less sustainable - High public opposition with this area	- Adjacent to AONB - Significant landscape issues - views from Church - Significant heritage issues, bordering grade 1 listed church. Significant impact on conservation area - Site has biodiversity opportunities - Outside built up boundary and significant extension into rural area - Very prominent site along bypass and gateway area from South-West - Site crucial for local distinctiveness - Walking distance to amenities makes site less sustainable - High public opposition with this site	
			- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location would make dwellings sellable - Likely to be average site preparation costs	
	Suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged		Yes	No	No	No	Yes
	Potential Capacity		14	Not applicable	Not applicable	Not applicable	1
Overall developable conclusion		Permission granted	Prominent site along bypass, somewhat remote from the village (south of the school). Outside of the Built Up Area Boundary. Significant landscape issues. High public opposition to this area.	Prominent site along bypass, remote from the village. Outside of the Built Up Area Boundary. Significant landscape issues with ancient field patterns and views up to and from the Grade 1 listed church. High public opposition to this area.	Prominent site along bypass, remote from the village. Outside of the Built Up Area Boundary. Significant landscape issues with ancient field patterns and views up to and from the Grade 1 listed church. High public opposition to this area.	Site has permission for conversion to 9 dwellings, but subsequent application approved (in construction) for conversion to a single dwelling.	
0-5	123	14				1	
6-10	18	0				0	
11-20	10	0				0	

Reference and location	NP Site reference	S5	W1	W2	W3	W4	
	Previous MSDC reference	n/a	189	178	177	545	
	Location	West of Courtmead Road	North of Tower House Close (Delmon south)	North of Tower House Close (Delmon House)	The Manor House, Manor Drive	11, Manor Drive	
	Compass location from village	South	West	West	West	West	
Site information	Site area (ha)	0.3	0.7	0.6	0.5 (whole house site is 0.95)	0.4 (whole house site is 0.6)	
	Built-up Area boundary (as amended)	Outside	Inside	Inside	Inside	Inside	
	Use	Brown/ greenfield/ redevelopment	Green	Green	Green	Green	
	Current use	Amenity land	Scrub	Garden / Lake	Garden / tennis court	Garden	
Site Suitability assessment	Biodiversity	Overall	Managed meadow			- Garden - High DEFRA priority region for butterfly, bees and vulnerable grassland	
		Flora	Limited to meadow flowers on border where not mown			- Overgrown grassland with significant tree and scrub encroachment - TPOs to south of site	
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce			- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	
		TPOs	No			Yes. Western boundary. Existing access road	
	Landscape	HDA area	23			31	31
		AONB	ADJACENT			ADJACENT	ADJACENT
		Value	MODERATE			MODERATE	MODERATE
		Sensitivity	SUBSTANTIAL			MODERATE	MODERATE
		Capacity	LOW			MEDIUM	MEDIUM
		Public views from area	LOCAL AREA TO >10km			LOCAL AREA TO 1km	LOCAL AREA TO 1km
		Landscape summary	Rural landscape largely detached from settlement, forming significant part of southern setting to Cuckfield, including adjacency to Church grounds. Part of rural outlook of village to south			Small parcels of land, relatively enclosed along boundary with the AONB. Used as back garden extensions with relationship to existing settlement, but provides tree setting to adjacent settlement. Begins to slope away from Cuckfield but overall on similar topography to adjacent settlement. Limited time depth and outside (but bordering) the AONB. - Adjacent to sites already designated for development	Small parcels of land, relatively enclosed along boundary with the AONB. Used as back garden extensions with relationship to existing settlement, but provides tree setting to adjacent settlement. Begins to slope away from Cuckfield but overall on similar topography to adjacent settlement. Limited time depth and outside (but bordering) the AONB. - Adjacent to sites already designated for development
	Heritage or known archaeological impact	- Within conservation area - Adjacent to Grade 1 Church and is part of setting			None	None	
	Public access	- Footpath along northern boundary - Currently used a public amenity open space			None	Footpath along western boundary	
	Flood risk impacts	Catchment	Adur			Adur	Adur
		Flood Zone: EA and SFRA	One			One	One
		Downstream flooding issues	Limited impact			Limited impact	Limited impact
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	0.9			1	1
		School (WP)	0.9			1.4	1.4
		Post office / shop	0.2			0.4	0.4
		Bus stop	0.2			0.1	0.1
Doctor		0.9			1	1	
Cuckfield village Centre Public Recreation Space		0.2 0			0.9 0.7	0.9 0.7	
Connection to services	Highway & utilities	Through Courtmead Road (private road)			Access likely to be required through Manor Drive (private road). Trees have TPOs.	Access likely to be required through Manor Drive (private road). Trees have TPOs.	
	Existing capacity	Sewage Treatment Work has limited capacity headroom currently			Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure	- HT school already oversubscribed. - Highways issues in village centre - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	
Summary of consultation response	Consultation Q12 69% strongly agree or agree in keeping as open green amenity space 23% neither agree or disagree in keeping as open green amenity space 18% strongly agree or agree with small scale development 22% neither agree or disagree small scale development 58% strongly disagree or disagree with small scale development			Consultation Area D 46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree	Consultation Area D 46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Single	Single	Single	Single	
	Current planning status	None	Approval for 4 dwellings	Approval for 2 dwellings	Site has development covenant from previous owner	Site has development covenant from previous owner	
	Owner indication of aspiration to develop	MSDC owners; have noted an intention to sell for development	Yes	Yes	Yes Correspondance with landowner (Oct 12)	Yes Correspondance with landowner (Oct 12)	
Site Achievable	Constraints, opportunities and impacts	- Significant landscape issues - Outside built up boundary and extension into rural area - Prominent site next to area of high public use - Site crucial for local distinctiveness - Visual linkage to Grade 1 listed building and significant impact on conservation area - Walking distance to amenities makes the site sustainable - High public opposition with this area - Loss of public amenity space (used by playgroup as their open space)	Not relevant	Not relevant	- Adjacent to AONB - Lower biodiversity issues that other areas, as back garden - Moderate landscape issues (lower than other sites) - Site more sustainable than others, being closer to amenities - Lower public opposition to this site - Highway and utility access issues along private road - Development covenants on land, though these have been overturned on elsewhere in area - Potential linkage with Delmon House development	- Adjacent to AONB - Lower biodiversity issues that other areas, as back garden - Moderate landscape issues (lower than other sites) - Site more sustainable than others, being closer to amenities - Lower public opposition to this site - Highway and utility access issues along private road - Development covenants on land, though these have been overturned on elsewhere in area - Potential linkage with Delmon House development	
		- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location would make dwellings sellable - Likely to be average site preparation costs			- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location but close to services would make dwellings sellable - Likely to be higher site preparation costs, as remote from main highway - Access issues to be resolved, through Laurel House garage, onto Manor Drive - Development covenants have been annulled elsewhere on Manor Drive	- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village location but close to services would make dwellings sellable - Likely to be higher site preparation costs, as remote from main highway - Access issues to be resolved, through W3 and Laurel House garage, onto Manor Drive - Large oaks to south of the site, with prominent crater requiring sensitive design - Development covenants have been annulled elsewhere on Manor Drive	
	Suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	Yes	Yes	Yes	Yes	
	Potential Capacity	Not applicable	4	2	15	3	
Overall developable conclusion	Prominent site along bypass, remote from the village. Outside of the Built Up Area Boundary. Significant landscape issues with ancient field patterns and views up to and from the Grade 1 listed church. High public opposition to this area. Loss of public amenity space.	Low density development gained permission	Low density development gained permission	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Owner indicated readiness to seek determination of covenant.	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Covenant to be determined.		
0-5	123		4	2	0	0	
6-10	18		0	0	15	3	
11-20	10		0	0	0	0	

Reference and location	NP Site reference	W5	W6	W7		
	Previous MSDC reference	None	None	None		
	Location	Cuckfield House	The Courtyard House, London Road	The Ship Inn Public House		
	Compass location from village	West	West	West		
Site information	Site area (ha)	0.2	<0.1	<0.1		
	Built-up Area boundary (as amended)	Inside	Inside	Inside		
	Use	Brown/ greenfield/ redevelopment Current use	Brown Derelict business premises	Brown Back garden	Brown Public House and parking	
Site Suitability assessment	Biodiversity	Overall			Limited environmental status, as existing developed property, small back garden and tarmac car park	
		Flora				
		Fauna (noted around parish)				
		TPOs				No
	Landscape	HDA area				Limited issues as within built up area boundary. Urban impacts only.
		AONB				
		Value				
		Sensitivity				
		Capacity				
		Public views from area				
		Landscape summary				
	Heritage or known archaeological impact					Within Whiteman's Green conservation area, with visual links to listed buildings. The pub is a landmark building.
	Public access					The Ship is a prominent 'gateway building', at the junction of the B2115 and B2036
	Flood risk impacts	Catchment				On the Adur - Ouse watershed
		Flood Zone: EA and SFRA				One
		Downstream flooding issues				Limited impact
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)				0.8
		School (WP)				1.4
		Post office / shop				0
		Bus stop				0
Doctor					0.8	
Cuckfield village Centre Public Recreation Space					1 0.2	
Connection to services	Highway & utilities				Adjacent to B2036/B2115 (through route)	
	Existing capacity				Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure		- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently - Limited impact from single dwelling	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently - Limited impact from single dwelling	- HT school already oversubscribed. - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently - cabinet outside pub		
Summary of consultation response					Site not consulted on specifically. However, would be included in modified built up boundary 36% strongly disagree or disagree 37% strongly agree or agree 27% neither agree or disagree	
Site Available	Ownership	Single/ multiple	Single	Single	Single	
	Current planning status		Approval for business conversion into single residential	Approval for bungalow in back garden bordering London Road	None	
	Owner indication of aspiration to develop		Yes	Yes	Yes	
Site Achievable	Constraints, opportunities and impacts		Not relevant	Not relevant	- Within Whiteman's Green conservation area - Prominent building - high architectural quality required - Low landscape issues within built up area (lower than other sites) - Site more sustainable than others, being close to amenities - Lower public opposition to this site, within built up boundary - Retention of the public house amenity	
		Viability			- Market values have remained largely static during recession in Cuckfield. Though recent new housing (Chatfield Road) has only sold 24/31 a year after first occupancy (Nov12). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive central WG village setting. - Potential for development of small flats, in combination of redevelopment of the public house and adjacent car park	
	Suitable location for housing development and with a reasonable prospect that the site is available and could be viably developed at the point envisaged		Yes	Yes	Yes	
	Potential Capacity		1	1	5	
Overall developable conclusion		Single house conversion from business premises.	Single house built in back garden	Redevelopment of The Ship public house and car park, better utilising the space. Would need high architectural quality as within conservation area, at a prominent landmark building. Retention of the public house facilities is essential, as is car parking. Would suit small units/flats.		
0-5	123	1	1	5		
6-10	18	0	0	0		
11-20	10	0	0	0		