



Cuckfield Parish Council

Cuckfield Neighbourhood Plan

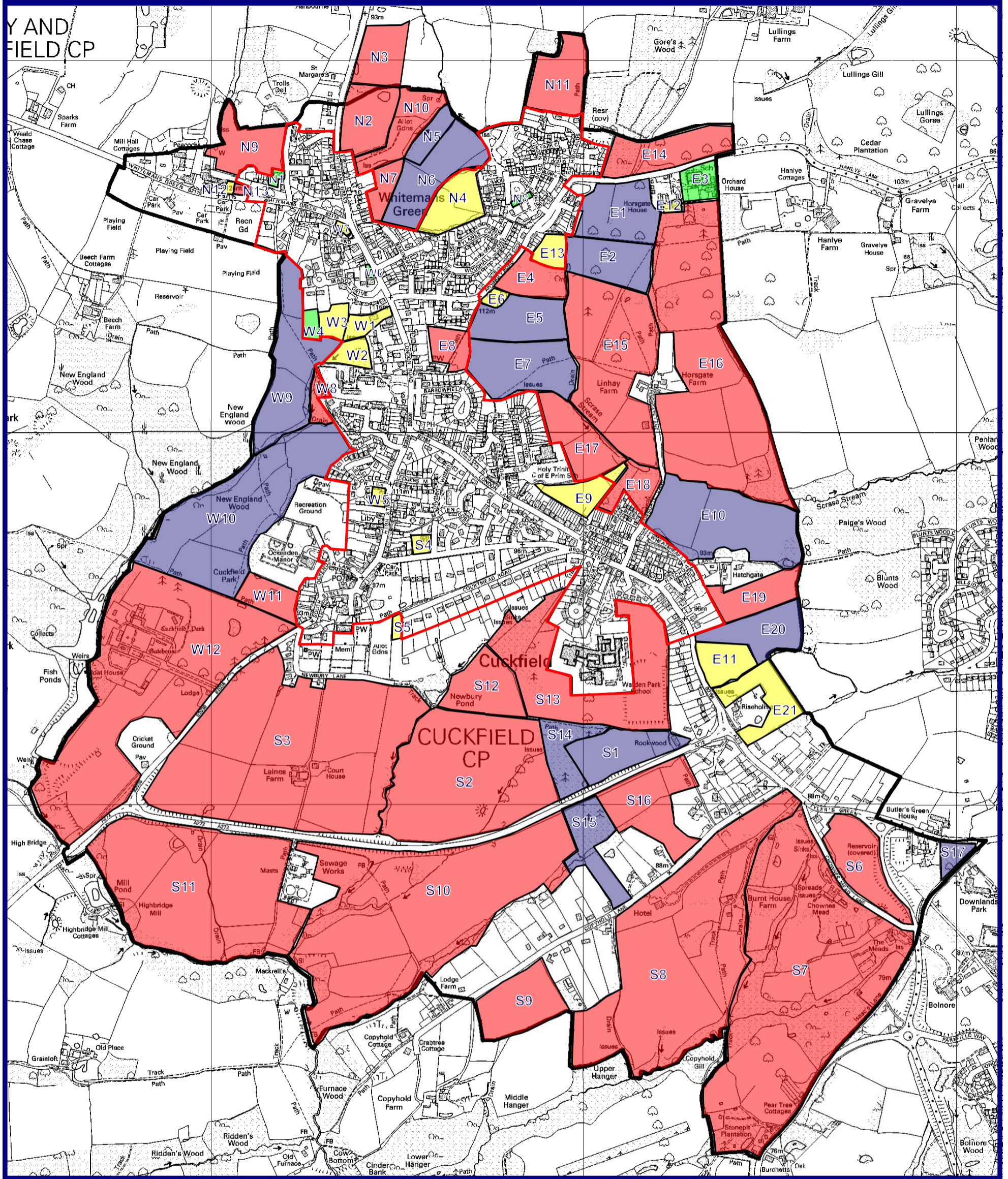
**PARISH HOUSING LAND AVAILABILITY
ASSESSMENT (PHLAA)**

SITE ASSESSMENT UPDATE

July 2019

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

Cuckfield Parish Housing Land Availability Assessment (PHLAA) 2019



Map produced by:
Cuckfield Parish Council

- Parish Boundary
- Built up boundary
- PHLAA area reference
- Area developable
- Area not developable
- Area recently developed or with planning
- Area included in 2019 MSDC SHELAA Assessed in detail as not developable



Reference and location	NP Site reference	N1	N2	N3	N4	N5	
	SHLAA ref	Not previously reviewed	89	89	64	550	
	SHELAA ref						
	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)		1.6	2.8		1.17	
	Location regarding Built-up Area boundary		Outside - not contiguous	Outside plan area and parish boundary, but would impact on Cuckfield		Outside - not contiguous	
	Use	Brown/ greenfield/ redevelopment Current use	Green	Green		Green	
	Access		Adjacent to B2036	Adjacent to B2036		Potentially through Brainsmead	
Site Suitability assessment	Biodiversity	Overall	- Currently arable - High DEFRA priority region for butterfly, bees and vulnerable grassland	- 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	- Woodland bordering northern boundary - Species rich hedge on western boundary	- Woodland bordering southern boundary - Species rich hedge on western boundary		- Woodland bordering southern boundary - Species rich hedge on western boundary	
		Fauna (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	No		No	
	Landscape	HDA area		5	4		7
		AONB		YES	YES		YES
		Value		MODERATE	MODERATE		MODERATE
		Sensitivity		SUBSTANTIAL	SUBSTANTIAL		SUBSTANTIAL
		Capacity		LOW	NEGLIGIBLE / LOW		NEGLIGIBLE / LOW
		Public views from area		LOCAL AREA TO >10km	LOCAL AREA TO >10km		LOCAL AREA TO >10km
		Landscape summary		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		Medieval assarts, although has relationship with existing settlement on three sides. Provides well vegetated northern setting to Cuckfield within AONB, and adjacent to Parish owned recreational resource.
	Heritage or known archaeological impact		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		- Close to Whittemans Green conservation area - Close to Whittemans Green listed buildings	
	Public access		Balcombe Road on western boundary. Parish Council owned allotments along south.	Balcombe Road on western boundary. Parish allotments on southern boundary		Adjacent to public open space	
	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)		1.5	1.5		
		School (WP)		1.8	1.8		
		Shop		0.4	0.4		
		Bus stop		0.4	0.4		
Doctor			1.5	1.5			
Cuckfield village Centre			1.3	1.3			
Connection to services	Highway & utilities		Adjacent to B2036 (through route)	Adjacent to B2036 (through route)		Brainsmead (residential). Poor vehicular access. Upgrades required	
	Existing capacity		B2036 very busy during 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.		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		- Very busy road through to Balcombe - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- Very busy road through to Balcombe - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		- Ardingly Road and London Road very busy at rush hours - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		
Summary of consultation response		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 not consulted on specifically. However, close to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Single	Single		Single	
	Current planning status		None	None		None	
	Owner indication of aspiration to develop		Yes. Discussions held with landowner (Jan 12)	Yes. Discussions held with landowner (Jan 12)		Yes	
Site Achievable	Constraints, opportunities and impacts		- 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 Whittemans 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		- 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	
			- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs		- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	Yes	No	For Ansty and Staplefield PC to determine (falls mainly outside parish boundary)	Yes	No	
	Actual/Potential Capacity	3	Not applicable, as site not achievable	Not applicable	42	Not applicable as site is not achievable (SHELAA- 36)	
Overall developable conclusion	Construction completed	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 completed	Limited access, AONB and location (adjacent to allotments and public open space) issues likely to make this site non-viable		
0-5	136	3	0	0	42	0	
6-10	14	0	0	0	0	0	
11-20	10	0	0	0	0	0	
2019 review and update	Development completed (Burrell Cottages - 2no plus additional side dwelling - 1no)	AONB value is still high. Appeal for development for 9 adjacent to site refused at Appeal in February 2016	AONB value is still high. Appeal for development for 9 adjacent to site refused at Appeal in February 2016	Development completed (Buttinghill Drive - 42no)	Site in AONB. Private ownership separate to adjacent public open space. Very constrained access. Site not coterminous with current Built Up Area Boundary		

Reference and location	NP Site reference	N6	N7	N8	N9	N10	
	SHLAA ref	SHELAA ref	420	179	None	None	
	Location	North of Brainsmead	East of Crouchlands Farm	Chapelfields	Land to rear of Burrell Cottages	Whitemans Green Allotments	
	Compass location from village	North	North	North	North	North	
Site information	Site area (ha)		0.5	n/a	2.4	2.3	
	Location regarding Built-up Area boundary		Outside - contiguous	Inside	Outside - contiguous	Outside - contiguous	
	Use	Brown/ greenfield/ redevelopment Current use	Green	Brown	Green	Green	
	Access		Potentially through Brainsmead	Already exists	Onto private access road	Adjacent to B2036	
Site Suitability assessment	Biodiversity	Overall		- Overgrown pasture and wooded - Extended back gardens - High DEFRA priority region for butterfly, bees and vulnerable grassland	Already developed, so biodiversity issues not relevant	Sheep field	Allotments
		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	Within BUAB	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5 indicators present) - biodiversity, pollinators, network. - Species rich hedgerows.	N/A
		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	Within BUAB	- 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	No	No
	Landscape	HDA area		6	Not applicable as within built up boundary	2	6
		AONB		YES		YES	YES
		Value		MODERATE		MODERATE	MODERATE
		Sensitivity		SUBSTANTIAL		MODERATE	SUBSTANTIAL
		Capacity		LOW		MEDIUM	LOW
		Public views from area		LOCAL AREA		LOCAL AREA	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.		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	Although within AONB and recorded as medieval assarts, land uses reduces scenic quality, but provides recreational resource. Upper parts open to view from wider landscape to the north due to northeast facing slopes.
	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 Whitemans Green conservation area	Adjacent to Whitemans Green conservation area
	Public access			Footpath on southern boundary	Highway within Chapelfields	High Weald Trail long-distance footpath crosses site	Allotments
	Flood risk impacts	Catchment		Ouse	Scrase Stream (Ouse)	Ouse	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	0.8	N/A
		School (WP)		1.7	1.7	1.2	
		Shop		0.1	0.7	0.2	
		Bus stop		0.1	0.1	0.2	
Doctor			1.1	1.1	0.8		
Cuckfield village Centre			1.2	1.5	0.8		
Connection to services	Highway & utilities		Brainsmead (residential). Poor vehicular access. Upgrades required	Existing services in building, and Chapelfields in general	Site off of private road. No direct access to public highway	Access from Brook Street	
	Existing capacity		Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has 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	B2115 very busy during rush hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.	N/A	
Impact from allocation on existing infrastructure			- Brainsmead already over capacity for residential road - Ardingly Road sewer already over capacity - Water resource issues	- Reduction in business premises in village - Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- Very busy road through to Staplefield - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	N/A	
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	Site not consulted on specifically. However, close to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree	Site not consulted on specifically. However, close to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree	
Site Available	Ownership	Single/ multiple	Multiple	Single	Single	Parish Council	
	Current planning status	To be designated as public open space through Bylanes Application (N4). Ownership to be passed to parish	None	Application submitted for change of use from business to residential	None	None	
	Owner indication of aspiration to develop	No	Yes, though not since last SHLAA. Covenants until Oct 13	Yes (Application Oct 12)	No	No	
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	- No direct access to highway - Site in AONB, though screened - Impact on High Weald trail right of way - Walking distance to amenities makes the site less sustainable - Critical infrastructure constraints (sewer over capacity)	- Site currently owned and managed by Parish Council used as statutory allotments - Prominent site in landscape - impact on AONB - Walking distance to amenities makes the site less sustainable - Critical infrastructure constraints (sewer over capacity)	
	Viability	Site not available	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	Site in use as statutory allotments. Therefore not viable for development	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	No	Yes	No	No	
	Actual/Potential Capacity	Not applicable as site is not achievable (SHELAA - 90)	Not applicable as site is not achievable	6	Not applicable as site is not achievable	Not applicable as site is not achievable	
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.	Limited Access, Built up Area Boundary, Conservation area, and impact on AONB likely to make this site non-viable	Unlikely Parish Council would sell site		
0-5	136	0	0	6	0	0	
6-10	14	0	0	0	0	0	
11-20	10	0	0	0	0	0	
2019 review and update	To be transferred to Parish Council; Appeal states to be public open space. High AONB Value	Recent aerial photos indicate portions of the site have been sold to adjacent owners to extend rear gardens. Site therefore not available.	Application for 6no 1 and 3no 2 bedroom flats withdrawn in 2012. Potential permitted development may now apply (business premises to residential)	2019 assessment added - see above	2019 assessment added - see above		

Reference and location	NP Site reference	N11	N12	N13	E1	E2	
	SHLAA ref	SHELAA ref	None	None	None	479	
	Location	Land north of The Highlands	East of Mill Hall	West of Burrell Cottages	South of Hanlye Lane (north)	South of Hanlye Lane (south)	
	Compass location from village	North	North	North	East	East	
Site information	Site area (ha)	2.6		0.1	3.0	2.8	
	Location regarding Built-up Area boundary	Outside - contiguous		Outside - contiguous	Outside - contiguous	Outside - contiguous	
	Use	Brown/ greenfield/ redevelopment Current use Green Agriculture		Green Agriculture	Green Pasture	Green Pasture	
	Access	Onto private access road (The Highlands)		Adjacent to B2115	Onto Hanlye Lane	Onto Hanlye Lane	
Site Suitability assessment	Biodiversity	Overall	Agricultural use Adjacent to Gores Wood ancient woodland		Agricultural use	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	
		Flora	- Mixed arable - Species rich hedgerows.		- Overgrown pasture and wooded area with some evidence of nutrient enrichment; possible overgrazing in the past.	- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, pollinators, network. - Abuts ancient woodland. - Species rich hedgerows. - TPOs on 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	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	
		TPOs	No		No	Yes, along northern, southern and eastern boundary	
		Landscape	HDA area AONB Value Sensitivity Capacity Public views from area Landscape summary	8 YES SUBSTANTIAL SUBSTANTIAL LOW LOCAL AREA TO >10km Rural landscape with medieval time depth which forms part of north Ouse Valley side. Slopes away from Cuckfield which sits on higher ground to the south. Site visible from Brook Street		33 YES MODERATE MAJOR NEGLIGIBLE / LOW LOCAL AREA TO >10km Large south facing parcels of land with recreational use; open to wider AONB to the south with extensive views across to the South Downs beyond.	13 ADJACENT MODERATE SUBSTANTIAL LOW LOCAL AREA TO >10km 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
	Heritage or known archaeological impact	None		Adjacent to Mill Hall	- Adjacent to Horsgate House. - Visual link to old Hospital and Horsgate Farm listed buildings	- Adjacent to Horsgate House. - Brick works industrial archaeology. - Visual link to old Hospital and Horsgate Farm listed buildings	
	Public access	None		None	- Hanlye Lane on northern boundary - Footpath crossings along southern boundary	A number of footpath crossings	
	Flood risk impacts	Catchment	Ouse		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)	1.4		0.9	1.2	1.2
		School (WP)	2		1.3	1.8	1.8
		Shop	1		0.3	0.9	0.9
		Bus stop	0.5		0.3	0.4	0.4
		Doctor	1.4		0.9	1.2	1.2
		Cuckfield village Centre Public Recreation Space	1.8 1.4		0.9 0.9	1.6 1.2	1.6 1.2
	Connection to services	Highway & utilities	Site off of private road. No direct access to public highway		Access onto B2115	Hanlye Lane. 60mph through route.	Hanlye Lane. 60mph through route.
		Existing capacity	Ardingly Road congestion during rush hour. Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently		B2115 very busy during rush hour. Some areas to north of village currently at sewerage capacity. Sewage Treatment Works has capacity currently.	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Brainsmead & Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently
	Impact from allocation on existing infrastructure	- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		- Very busy road through to Staplefield - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently
	Summary of 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		Site not consulted on specifically. However, close to consultation Area A 49% strongly disagree or disagree 25% strongly agree or agree 26% neither agree or disagree		Consultation Area B 62% strongly disagree or disagree 14% strongly agree or agree 24% neither agree or disagree	Consultation Area B 62% strongly disagree or disagree 14% strongly agree or agree 24% neither agree or disagree
Site Available	Ownership	Single/ multiple Borde Hill Estate land		Single	Single	Single	
	Current planning status	None		None	None	None	
	Owner indication of aspiration to develop	No		No	Yes Developer actively pursuing (Apr 12)	Yes Developer actively pursuing (Apr 12)	
Site Achievable	Constraints, opportunities and impacts	- No direct access to highway - Site in prominent AONB site - Walking distance to amenities makes the site less sustainable - Critical infrastructure constraints (sewer over capacity, additional highways)		- Site in prominent AONB site - Access onto busy highway - Significant landscape impact, with extensive public views to South Downs - Walking distance to amenities makes the site less sustainable - Highway access onto 50mph, and critical infrastructure constraints (sewer over capacity)	- Biodiversity impact: adjacent to Gores Wood ancient woodland. High potential enhancement grassland - Adjacent to AONB - Significant landscape impact, with extensive public views to South Downs - Major village gateway and very prominent site - Major extension into urban area, and significant coalescence impact - High sustainability issues, remote from village services - Highway access difficulties onto 60mph road, and critical utilities 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		- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	Yes	No	No	No	
	Actual/Potential Capacity	Not applicable as site is not achievable	3	Not applicable as site is not achievable	Not applicable as site is not achievable (SHELAA - 40)	Not applicable as site is not achievable (SHELAA - 10)	
Overall developable conclusion	Access, landscape and AONB issues likely to make this site non-viable	Planning permission granted for 3 dwellings	Access onto busy road, AONB and landscape issues and impacts on Mill Hall and Whitemans Green open space likely to make this site non-viable	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	136	0	3	0	0		
6-10	14	0	0	0	0		
11-20	10	0	0	0	0		
2019 review and update		2019 assessment added - see above	Planning permission granted for 3 in Summer 19	2019 assessment added - see above	Nothing has changed with this site. Developer proposals have not progressed.	Nothing has changed with this site. Developer proposals have not progressed.	

Reference and location	NP Site reference	E3	E4	E5	E6	E7	
	SHLAA ref SHELAA ref	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)		2.8		4	
	Location regarding Built-up Area boundary	Outside - not contiguous		Outside - contiguous		Outside - contiguous	
	Use	Brown/ greenfield/ redevelopment Current use	Brown School	Green Pasture		Green Pasture	
	Access	Onto Hanlye Lane		No highway or services access (landlocked)		No highway or services access (landlocked)	
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	
		Flora	- Adjacent to ancient woodland and semi-improved pasture with potential for biodiversity enhancement		- Semi-improved pasture with high potential for enhancement/restoration to species rich neutral grassland (MG5) - biodiversity, plant-pollinator network. - Species rich hedgerow, indicator for ancient woodland.	- 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		- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	
		TPOs	No		No		No
	Landscape	HDA area	13		11		11
		AONB	NO		NO		NO
		Value	MODERATE		MODERATE		MODERATE
		Sensitivity	SUBSTANTIAL		SUBSTANTIAL		SUBSTANTIAL
		Capacity	LOW		LOW		LOW
		Public views from area	LOCAL AREA TO >10km		LOCAL AREA TO >10km		LOCAL AREA TO 1km
		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.		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		Visually related to Horsgate Farm listed buildings		Visually related to Horsgate Farm listed buildings	
	Public access	Footpath through southern field, though remote from buildings		Footpaths crossing western boundary		Footpaths crossing land	
	Flood risk impacts	Catchment	Scrase Stream (Ouse)		Scrase Stream (Ouse)		Scrase Stream (Ouse)
		Flood Zone: EA and SFRA	One		One		One
		Downstream flooding issues	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		0.6
		School (WP)	2		1.4		1.1
		Shop	1		0.7		0.8
		Bus stop	0.5		0.2		0.3
Doctor		1.4		0.9		0.6	
Cuckfield village Centre		1.8		1.2		0.8	
Connection to services	Highway & utilities	Hanlye Lane		No highway or services access (landlocked)		No highway or services access (landlocked)	
	Existing capacity	Ardingly Road congestion during rush hour. 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	- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Penland Farm development will exacerbate - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		- London Road at capacity - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently		- Ardingly Road / Hanlye Lane over capacity at both ends (improvements required) - Ardingly Road sewer over capacity - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		
Summary of 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.		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	
	Current planning status		None	None		None	
	Owner indication of aspiration to develop	Yes (WSSC June 12)		Yes (May 09)		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 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		- 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 since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs		- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites		- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	Yes	No	No	Yes	No	
	Actual/Potential Capacity	10	Not applicable as site is not achievable	Not applicable as site is not achievable (SHELAA - 70)	1	Not applicable as site is not achievable (SHELAA - 120)	
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 is now owned by parish council and designated as 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.	Barn conversion to rural dwelling completed.	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	136	0	0	1	0		
6-10	14	0	0	0	0		
11-20	10	0	0	0	0		
2019 review and update	School is now closed and unoccupied, Brownfield recently sold for development by WSSC with adjacent site constraints. Overall site is 1.5ha, possible future sale of adjacent Orchard House special needs school	Site is now in ownership of parish council as public open space	Nothing has changed since Neighbourhood Plan assessment	Developed with 1 additional dwelling. Appeal for a further dwelling refused (October 15 - over development and landscape)	Nothing has changed since Neighbourhood Plan assessment		

Reference and location	NP Site reference	E8	E9	E10	E11	E12		
	SHLAA ref SHELAA ref	176	136	11	63	None		
	Location	Off Polestub Lane	Chatfield Road	Wheatshaf Lane	North of Riseholm	Horsgate House		
	Compass location from village	East	East	East	East	East		
Site information	Site area (ha)	1		6.8	3.5	0.3		
	Location regarding Built-up Area boundary	Inside		Outside - contiguous	Outside - not contiguous	Outside - not contiguous		
	Use	Brown/ greenfield/ redevelopment Current use	Green (including Baptist church car park) Pasture	Green Pasture	Green Pasture	Bown Derelict historic large house		
	Access	No highway or services access (landlocked)		Onto Wheatshaf Lane	Onto Broad Street	Onto Hanlye Lane		
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 - Would need tree removal for access	- 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. New Baptist Church is to the south of the 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. - 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. - Abuts 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 Scrase Stream (Ouse)	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)	
			Flood Zone: EA and SFRA	One		One	One	
			Downstream flooding issues	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
			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	- Tie in to existing utilities difficult - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		- Broad Street busy - new junction with Hatchgate Lane required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently		- 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	- 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 26% strongly disagree or disagree 37% 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 coalescence 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		None	Appeal for application for a single large dwelling not allowed.	None	
	Owner indication of aspiration to develop		No. Discussion held with landowners (May12)		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		- 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 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	- 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 since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - No direct highway access - would need to join with other sites		- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Steep topography would make development difficult in areas - Significant coalescence issues	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Significant coalescence issues - Recent development appeal not allowed	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Site suitable for conversion to flats - especially elderly or sheltered accommodation	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged		No (New Baptist Church constructed)	Yes	No	Yes	Yes	
	Actual/Potential Capacity		Not applicable as site is not achievable	44	Not applicable as site is not achievable (SHELAA 165)	4	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 Brinkley Lodge or through E4 and E5	Construction completed	Site adjacent to Blunts Wood and Paiges Meadow LNR and Borde Hill Millennium Forest, 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.	Construction completed	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	136	0	44	0	4	0		
6-10	14	0	0	0	0	0		
11-20	10	0	0	0	0	0		
2019 review and update		New Baptist Church now developed and site is much smaller. Land owner of remaining field still of same opinion	Construction completed	Nothing has change physically since Neighbourhood Plan adoption	Permission given at Appeal (May 16) for 4no dwellings; Appeal for 20 refused at same time. Construction complete. Site now has further potential capacity with access, but environmental constraints remain.	Recently converted under Permitted Development to 24 individual dwellings and inhabited. Need to check status and contribution to housing stock.		

Reference and location	NP Site reference	E13	E14	E15	E16	E17	
	SHLAA ref	37	None	None	None	None	
	SHELAA ref						
	Location	East of Ardingly Road (North)	Land north of Hanlye Lane	Land to west of Horsegate Farm	Land to east of Horsegate Farm	Holy Trinity School Playing Fields	
	Compass location from village	East	East	East	East	East	
Site information	Site area (ha)		3.0	9.1	14.5	1.7	
	Location regarding Built-up Area boundary		Outside - contiguous	Outside - not contiguous	Outside - not contiguous	Outside - contiguous	
	Use	Brown/ greenfield/ redevelopment Current use	Green	Green	Green	Brown	
	Access		Onto Hanlye Lane	No highway or services access (landlocked)	No highway or services access (landlocked)	No highway or services access (landlocked)	
Site Suitability assessment	Biodiversity	Overall		Agricultural use. Part of site is Gores Wood ancient woodland	Agricultural use.	Agricultural use.	Low - School Playing fields. Adjacent low-grade woodland
		Flora		- 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.	- 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.	- 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.	School playing fields
		Fauna (noted around parish)		- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs		No	No	No	No
	Landscape	HDA area		9	13	13	12
		AONB		YES	NO	NO	NO
		Value		SUBSTANTIAL	MODERATE	MODERATE	MODERATE
		Sensitivity		SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	MODERATE
		Capacity		NEGLECTIBLE / LOW	LOW	LOW	MEDIUM
		Public views from area		LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km
		Landscape summary		Parkland of historical interest which forms part of north Ouse Valley side. Detached from settlement.	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. - Would impact high value views to Scrase Stream - Long-range views from PROW and Horsegate House to Downs - Incursion into gap between Cuckfield and HH	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. - Would impact high value views to Scrase Stream - Long-range views from PROW and Horsegate House to Downs - Incursion into gap between Cuckfield and HH	Small, well contained area with medieval time depth providing wooded edge to Cuckfield with sits on slightly higher ground to the west.
	Heritage or known archaeological impact		None	Horsegate Farm is Grade 2 listed	Horsegate Farm is Grade 2 listed	None	
	Public access		Borde Hill bridleway along western boundary	Network of Twittens cross the area	Footpath crosses to at north	None	
	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		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	0.4	0.6	0
		School (WP)		2	0.6	0.6	0.5
		Shop		1	1	1	0.6
		Bus stop		0.5	0.5	0.5	0.3
Doctor			1.4	0.4	0.6	0.1	
Cuckfield village Centre			1.8	1	1	0.6	
Connection to services	Highway & utilities		Access from Hanlye Lane	No access to public highway	No access to public highway	No access to public highway	
	Existing capacity		Ardingly Road congestion during rush hour. Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	Ardingly Road congestion during rush hour. Ardingly Road sewers have insufficient capacity. Sewage Treatment Work has limited capacity headroom currently	- London Lane congestion during rush hour and school drop off - Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure		- 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	- Site remote from village - Highways capacity issues at peak hours. - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Site remote from village	- Major impact on school - Highways capacity issues at peak hours. - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently		
Summary of consultation response		Consultation Area B 62% strongly disagree or disagree 14% strongly agree or agree 24% 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	Near Consultation Area C 68% strongly disagree or disagree 10% strongly agree or agree 22% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Borde Hill Estate land	Multiple owners	Multiple owners	West Sussex ownership	
	Current planning status		None	None	None	None	
	Owner indication of aspiration to develop		No	No	No	No	
Site Achievable	Constraints, opportunities and impacts		- Significant landscape issues - prominent village gateway site within AONB - Site has major biodiversity opportunities; adjacent to Gores Wood ancient woodland - 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 in Scrase Stream valley and adjacent to Millennium Wood - Site has major biodiversity opportunities - Outside built up boundary and extension into rural area - Would lead to significant further urban coalescence between Cuckfield and Haywards Heath - Provides rare rural break in urban enclosure - Views from public footpaths a significant local amenity - Site crucial for local distinctiveness - Walking distance to amenities makes the site less sustainable - High public opposition with this area - No highway access to site	- Significant landscape issues in Scrase Stream valley and adjacent to Millennium Wood - Site has major biodiversity opportunities - Outside built up boundary and extension into rural area - Would lead to significant further urban coalescence between Cuckfield and Haywards Heath - Provides rare rural break in urban enclosure - Views from public footpaths a significant local amenity - Site crucial for local distinctiveness - Walking distance to amenities makes the site less sustainable - No highway access to site	- major impact on school	
		Viability	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for highways and utilities - Significant coalescence issues	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for highways and utilities - Significant coalescence issues	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Significant coalescence issues	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	Yes	No	No	No	No	
	Actual/Potential Capacity	14	Not applicable as site is not achievable	Not applicable as site is not achievable	Not applicable as site is not achievable	Not applicable as site is not achievable	
Overall developable conclusion		Construction completed	Prominent edge of village site, with views from footpaths to rural distinctiveness outlook to surrounding countryside. Extension into the rural area, with coalescence impact. Adjacent to Gores Wood ancient woodland. Outside of the Built Up Area Boundary. Low landscape capacity to change with biodiversity opportunities. High public opposition to this area. AONB, landscape and environmental issues likely to make this site non-viable.	Extension into the rural area, with coalescence impact. Low landscape capacity to change with biodiversity opportunities. Remote from village boundary and facilities. High public opposition to this area. Landscape, environmental, access and location issues likely to make this site non-viable.	Extension into the rural area, with coalescence impact. Low landscape capacity to change with biodiversity opportunities. Remote from village boundary and facilities. High public opposition to this area. Landscape, environmental, access and location issues likely to make this site non-viable.	Major impact on school, with loss of playing fields and adjacent amenity woodland and grounds, would make this site non-viable	
0-5	136	14	0	0	0	0	
6-10	14	0	0	0	0	0	
11-20	10	0	0	0	0	0	
2019 review and update		Development completed (Horsefield Green - 14no)	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	

Reference and location	NP Site reference	E18	E19	E20	E21	S1
	SHLAA ref	None	None	63	None	902
	SHELAA ref					
	Location	Woodland to east of Brick Lane	Land south of Hatchgate Farm	Land north of Riseholm	Riseholme	South of Warden Park / West of Rockwood
	Compass location from village	East	East	East	East	South
Site information	Site area (ha)	1.4	1.9	2.4		2.6
	Location regarding Built-up Area boundary	Outside - contiguous	Outside - contiguous	Outside - contiguous		Outside - not contiguous
	Use	Brown/ greenfield/ redevelopment Green	Green	Green		Green
	Current use	Woodland	Agriculture	Agriculture		Unmanaged woodland
	Access	No highway or services access (landlocked)	No highway or services access (landlocked)	Onto Broad Street		Onto Bypass
Site Suitability assessment	Biodiversity	Overall	Mature woodland	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland - Adjacent to Blunts Wood and Paiges Meadow LNR	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland - Adjacent to Blunts Wood and Paiges Meadow LNR	- Recently wooded - High DEFRA priority region for butterfly, bees and vulnerable grassland
		Flora	- Private woodland forming barrier between developments - Edge of field system	- 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	- 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	- Wooded area - Adjacent to semi-improved pasture - Species rich hedgerow. - Fields bounded by Natural England Higher Level Stewardship (HLS) to west
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs	No	No	No	No
		Landscape	HDA area	12	16	16
	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 >10km	LOCAL AREA	LOCAL AREA TO 1km (assuming development gates without planning are removed)	LOCAL AREA TO >10km	
	Landscape summary	Small, well contained area with medieval time depth providing wooded edge to Cuckfield with sits on slightly higher ground to the west.	Rural, relatively tranquil enclosed landscape, inconsistent with existing form of Cuckfield. Forms effective separation between Cuckfield and Haywards Heath at its narrowest.	Rural, relatively tranquil enclosed landscape, inconsistent with existing form of Cuckfield. Forms effective separation between Cuckfield and Haywards Heath	Wooded area largely detached from settlement, forming wooded part of southern setting to Cuckfield.	
	Heritage or known archaeological impact	None	None	None	None	
	Public access	None	None	None	- Footpath along northern boundary - Cuckfield bypass on southern boundary	
	Flood risk impacts	Catchment	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Scrase Stream (Ouse)	Adur
		Flood Zone: EA and SFRA	One	One	One	One
		Downstream flooding issues	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Haywards Heath, Uckfield & Lewes	Limited impact
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	0.4	0.9	0.8	1
		School (WP)	0.3	0.5	0.4	0.7
		Shop	0.6	1.1	0.9	1.1
		Bus stop	0.2	0.3	0.3	0.5
Doctor		0.4	0.9	0.8	1	
Cuckfield village Centre		0.6	1.1	0.9	1.1	
Public Recreation Space	0.6	1.2	1	1.3		
Connection to services	Highway & utilities	No direct access to public highway	No direct access to public highway	B2184 Broad Street	Cuckfield bypass (though 60mph highways)	
	Existing capacity	- London Lane / Broad Street congestion during rush hour and school drop off - Sewage Treatment Work has limited capacity headroom currently	- Broad Street congestion during rush hour and school drop off - Sewage Treatment Work has limited capacity headroom currently	- Broad Street congestion during rush hour and school drop off - Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure	- Highways capacity issues at peak hours. - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Highways capacity issues at peak hours. - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Highways capacity issues at peak hours. - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Highways capacity issues at peak hours. - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Difficult access to bypass - additional junction required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	
Summary of consultation response	Near Consultation Area C 68% strongly disagree or disagree 10% strongly agree or agree 22% neither agree or disagree	Consultation Area E 68% strongly disagree or disagree 11% strongly agree or agree 21% neither agree or disagree	Consultation Area E 68% strongly disagree or disagree 11% strongly agree or agree 21% 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	West Sussex ownership	Single	Single	
	Current planning status	None	None	Appeal for 20 properties application not allowed	None	
	Owner indication of aspiration to develop	No	No	Yes	No response to call for sites	
Site Achievable	Constraints, opportunities and impacts		- No direct access to highway - Currently mature woodland - high sustainability impacts - Outside Built up Boundary - Site crucial for local distinctiveness - Sewage would need permanent pumping - High public opposition with this area	- 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 - No access to highway	- 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 - 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	- 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 - Walking distance to amenities makes the site less sustainable - High public opposition with this area
		Viability	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for tree removal - Significant coalescence issues	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Significant coalescence issues - Recent development appeal not allowed	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Significant coalescence issues - Recent development appeal not allowed	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	No	No	Yes	No
	Actual/Potential Capacity	Not applicable as site is not achievable	Not applicable as site is not achievable	Not applicable as site is not achievable (SHELAA - 72)	3	Not applicable as site is not achievable (SHELAA - 90)
Overall developable conclusion	Loss of significant mature woodland and no direct access to highway; significant public opposition likely to make this site non-viable	Outside village Built Up Area Boundary. No direct access to highway and impact on LNR. Significant public opposition, likely to make this site non-viable	Site adjacent to Blunts Wood and Paiges Meadow LNR, at the narrowest point between urban areas. Landscape with substantial sensitivity and low capacity. Outside and incongruous with the Built Up Area Boundary. Strategic views towards Haywards Heath. High public opposition to this area. Appeal for 20 properties adjacent to this area not allowed. Not viable.	House gardens and surrounding grounds has permission for 3.	Prominent site along bypass, somewhat remote from the village (south of the school). Outside of, and remote from, the Built Up Area Boundary. Significant landscape issues. High public opposition to this area.	
0-5	136	0	0	0	3	0
6-10	14	0	0	0	0	0
11-20	10	0	0	0	0	0
2019 review and update		2019 assessment added - see above	2019 assessment added - see above	Spili into separate areas from developed site (see E11). See above for updated review.	2019 site added - see above	Nothing has changed

Reference and location	NP Site reference	S2	S3	S4	S5	S6		
	SHLAA ref	240	65	522	n/a	None		
	SHELAA ref							
	Location	North of Cuckfield Bypass, east	South of Cuckfield village	Tentercroft	West of Courtmead Road	Land East of Chownes Mead Lane		
	Compass location from village	South	South	South	South	South		
Site information	Site area (ha)	13.5	25		0.3	3.3		
	Location regarding Built-up Area boundary	Outside - not contiguous	Outside - not contiguous		Outside - contiguous	Outside - not contiguous		
	Use	Brown/ greenfield/ redevelopment Green	Green		Green	Green		
	Current use	Pasture	Pasture / agriculture		Amenity land	Agriculture		
	Access	Onto Bypass	Onto Bypass		Onto Courtmead private road	Onto Chownes Mead Lane		
Site Suitability assessment	Biodiversity	Overall	- Pasture - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Pasture / arable - High DEFRA priority region for butterfly, bees and vulnerable grassland		Managed meadow	Agriculture	
		Flora	- Semi-improved pasture - Adjacent to WSCC 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 WSCC 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.		Limited to meadow flowers on border where not mown	- 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.	
		Fauna (noted around parish)	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce		- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	
		TPOs	No	Yes. By old school canteen		No	Yes	
		Landscape	HDA area	23	23		23	18
		AONB	NO	ADJACENT		ADJACENT	NO	
		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	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		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	Despite scattered development, provides essential separation between Cuckfield and Haywards Heath.	
		Heritage or known archaeological impact	Borders conservation area and is part of setting	Borders conservation area and Grade 1 Church and is part of setting		- Within conservation area - Adjacent to Grade 1 Church and is part of setting	None	
		Public access	- Footpath along northern boundary - Cuckfield bypass on southern boundary	- Footpath along northern boundary and across site - Cuckfield bypass on southern boundary		- Footpath along northern boundary - Currently used a public amenity open space	None	
		Flood risk impacts	Catchment	Adur	Adur		Adur	Adur
			Flood Zone: EA and SFRA	One	One		One	One
			Downstream flooding issues	Limited impact	Limited impact		Limited impact	Limited impact
		Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	1.7	1.3		0.9	1
			School (WP)	1.6	1.6		0.9	0.8
			Shop	0.9	0.6		0.2	1.1
			Bus stop	1.1	0.6		0.2	0.2
	Doctor		1.7	1.3		0.9	1	
	Cuckfield village Centre		0.9	0.6		0.2	1.1	
	Public Recreation Space	1.3	0.8		0	1.2		
	Connection to services	Highway & utilities	Cuckfield bypass (though 60mph highways)	Cuckfield bypass of B2036 (though 60mph highways)		Through Courtmead Road (private road)	Access to A272	
		Existing capacity	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently		Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	
	Impact from allocation on existing infrastructure	- Difficult access to bypass - additional junction required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently	- Difficult access to bypass or Brighton Road - additional junction required - Water resources issues - Sewer and Gas service - unknown - Comms - broadband upgraded recently		- Highways issues in village centre - Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- Site remote from village - Water resources issues - Gas service - unknown		
	Summary of consultation response	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 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 F 65% strongly disagree or disagree 15% strongly agree or agree 20% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Multiple	Multiple		Single	Single	
	Current planning status		None	None. Area currently for sale.		None	None	
	Owner indication of aspiration to develop		No response to call for sites	No response to call for sites		MSDC owners; have noted an intention to sell for development	No	
Site Achievable	Constraints, opportunities and impacts		- 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		- 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)	- Significant landscape issues - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Visual linkage to Grade 2 listed building - Walking distance to amenities makes the site sustainable - High public opposition with this area	
		Viability	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions		- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged		No	No	Yes	No	No	
	Actual/Potential Capacity		Not applicable as site is not achievable	Not applicable as site is not achievable	1	Not applicable as site is not achievable	Not applicable as site is not achievable	
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.	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.	Property converted to a single dwelling	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.	Site not contiguous with village and remote from facilities. Significant landscape issues. Hence not likely to be viable		
0-5	136	0	0	1	0	0		
6-10	14	0	0	0	0	0		
11-20	10	0	0	0	0	0		
2019 review and update		Nothing has changed	Land has recently changed ownership. Permission in 2016 for conversion of 2 farm outbuildings to residential. No changes from landscape.	Development completed with 1no converted dwelling	Still complex legal proceedings. Potentially 1 large dwelling	2019 assessment added - see above		

Reference	NP Site reference	S7	S8	S9	S10	S11	
and location	SHLAA ref	None	None	None	None	None	
	SHELAA ref	None	None	None	None	None	
	Location	Land surrounding Chownes Mead	Land south of Copyhold Lane	Land east of Copyhold Farm	Land south of Cuckfield Bypass - east	Land south of Cuckfield Bypass - west	
	Compass location from village	South	South	South	South	South	
Site information	Site area (ha)	25.1	20.0	2.9	27.0	15.5	
	Location regarding Built-up Area boundary	Outside - not contiguous	Outside - not contiguous	Outside - not contiguous	Outside - not contiguous	Outside - not contiguous	
	Use	Brown/ greenfield/ redevelopment Current use Green Rear gardens / Agriculture	Green Former hotel site, now single dwelling	Green Agriculture	Green Agriculture	Green Agriculture	
	Access	Onto Chownes Mead Lane	Onto Copyhold Lane private road	Onto Copyhold Lane private road	Onto Bypass	Onto Bypass	
Site Suitability assessment	Biodiversity	Overall	Rear gardens / Agriculture	Rear gardens / Agriculture	Agriculture	Agriculture	Agriculture
		Flora	- 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.	- 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.	- 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.	- 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.	- 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.
		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	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs	No	No	No	No	No
	Landscape	HDA area	19	19	20	21/22	22
		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	Well vegetated area, detached from Built Up Area and forming part of wider strategic separation between Cuckfield and Haywards Heath.	Well vegetated area, detached from Built Up Area and forming part of wider strategic separation between Cuckfield and Haywards Heath.	Contains existing low density dwellings, but forms treed ridge spur as part of wider rural landscape.	Rural landscape with historic time depth and detached from settlement. Wooded area largely detached from settlement, forming wooded part of southern setting to Cuckfield.	Rural landscape with historic time depth and detached from settlement.
		Heritage or known archaeological impact	Chownes Mead	None	None	None	None
	Public access	Footpaths across site	Footpaths across site	None	Footpaths across site	Footpaths across site	
	Flood risk impacts	Catchment	Adur	Adur	Adur	Adur	Adur
		Flood Zone: EA and SFRA	One	One	One	One	One
		Downstream flooding issues	Limited impact	Limited impact	Limited impact	Limited impact	Limited impact
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	1.1	1.1	1.4	1.4	1.5
		School (WP)	0.9	0.9	1.2	1.2	1.5
		Shop	1.2	1.2	1.5	1.5	0.9
		Bus stop	0.3	0.3	0.4	0.4	0.7
Doctor		1.1	1.1	1.4	1.4	1.5	
Cuckfield village Centre		1.2	1.2	1.5	1.5	0.9	
Public Recreation Space		1.2	1.2	1.5	1.5	1	
Connection to services	Highway & utilities	Access to Chownes Mead Lane	Access to A272	No access to public highway	Access to A272	Access to A272	
	Existing capacity	Sewage Treatment Work has limited capacity 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	Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown	
Summary of consultation response	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	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 Multiple	Multiple	Multiple	Multiple	Multiple	
	Current planning status	None	None	None	None	None	
	Owner indication of aspiration to develop	No	No	No	No	No	
Site Achievable	Constraints, opportunities and impacts	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Visual linkage to Grade 2 listed building - Walking distance to amenities makes the site sustainable - High public opposition with this area	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable - High public opposition with this area	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable - High public opposition with this area	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable - High public opposition with this area	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable - High public opposition with this area	
		- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	No	No	No	No	
	Actual/Potential Capacity	Not applicable as site is not achievable	Not applicable as site is not achievable	Not applicable as site is not achievable	Not applicable as site is not achievable	Not applicable as site is not achievable	
Overall developable conclusion	Site not contiguous with village and remote from facilities. Significant landscape issues. Hence not likely to be viable	Site not contiguous with village and remote from facilities. Significant landscape issues. Hence not likely to be viable	Site not contiguous with village and remote from facilities. Significant landscape issues. Hence not likely to be viable	Site not contiguous with village and remote from facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable	Site not contiguous with village and remote from facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable		
0-5	136	0	0	0	0	0	
6-10	14	0	0	0	0	0	
11-20	10	0	0	0	0	0	
2019 review and update		2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	

Reference and location	NP Site reference	S12	S13	S14	S15	S16		
	SHLAA ref	SHELAA ref	None	None	214	214		
	Location	Land west of Warden Park school	Warden Park school playing fields	Land at Copyhold Lane (north of bypass)	Land at Copyhold Lane (south of bypass)	Land at Copyhold Lane (south of bypass)		
	Compass location from village	South	South	South	South	South		
Site information	Site area (ha)	2.6	8.7	2	2.1	2.5		
	Location regarding Built-up Area boundary	Outside - not contiguous	Outside - contiguous	Outside - not contiguous	Outside - not contiguous	Outside - not contiguous		
	Use	Brown/ greenfield/ redevelopment Current use	Green Agriculture	Brown Playing Fields and grounds	Green Agriculture	Brown Playing Fields and grounds	Brown Playing Fields and grounds	
	Access	No highway or services access (landlocked)	No highway or services access (landlocked)	Onto Bypass	Onto Bypass	Onto Bypass		
Site Suitability assessment	Biodiversity	Overall	Agriculture	Low - School Playing fields.	Agriculture	Low - School Playing fields.		
		Flora	- 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.	School playing fields	- Emerging woodland with potential for enhancement/restoration. - Species rich hedgerow, indicator for ancient woodland.	- Emerging woodland with potential for enhancement/restoration. - Species rich hedgerow, indicator for 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.	
		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	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce	- 15 Red listed bird species - 14 Amber list bird species - 30 known species of butterfly (of which 5 are UK BAP species) - 138 species of moth, including a number nationally scarce
		TPOs	No	No	No	No	No	
	Landscape	HDA area	23	24	21	21	21	
		AONB	NO	NO	NO	NO	NO	
		Value	MODERATE	SLIGHT	MODERATE	MODERATE	MODERATE	
		Sensitivity	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL	
		Capacity	LOW	LOW / MEDIUM	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	Large fields with some historical time depth. Rural landscape largely detached from settlement, forming significant part of southern setting to Cuckfield, including Church grounds.	Land use limits landscape value but includes recreational resource. Southern edge of character area forms relatively enclosed part of southern setting to Cuckfield.	Wooded area largely detached from settlement, forming wooded part of southern setting to Cuckfield.	Wooded area largely detached from settlement, forming wooded part of southern setting to Cuckfield.	Wooded area largely detached from settlement, forming wooded part of southern setting to Cuckfield.	
	Heritage or known archaeological impact	Close to Grade 1 listed Cuckfield Church and conservation area	None	None	None	None		
	Public access	None	None	Bypass. Footpath through site	Bypass. Footpath through site	Bypass. Footpath through site		
	Flood risk impacts	Catchment	Adur	Adur	Adur	Adur	Adur	
		Flood Zone: EA and SFRA	One	One	One	One	One	
		Downstream flooding issues	Limited impact	Limited impact	Limited impact	Limited impact	Limited impact	
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)	1.5	0.7	1	1	1	
		School (WP)	1.2	0.1	0.7	0.7	0.7	
		Shop	1.5	0.8	1.1	1.1	1.1	
		Bus stop	0.8	0.3	0.5	0.5	0.5	
Doctor		1.5	0.7	1	1	1		
Cuckfield village Centre		1.5	0.8	1.1	1.1	1.1		
Public Recreation Space		1.6	School playing fields	1.3	1.3	1.3		
Connection to services	Highway & utilities	No access - would require S2/S13 development	Access to Broad Street through school	Access to 60mph bypass	Access to 60mph bypass or Copyhold Lane	Access to 60mph bypass or Copyhold Lane		
	Existing capacity	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently		
Impact from allocation on existing infrastructure	- Site remote from village - no access - Water resources issues - Gas service - unknown	Major impact on school	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown	- Site remote from village - Water resources issues - Gas service - unknown		
Summary of consultation response	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	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	Multiple	Sussex Learning Trust ownership	Multiple	Sussex Learning Trust ownership		
	Current planning status	None	None	None	None	None		
	Owner indication of aspiration to develop	No	No	No	No	No		
Site Achievable	Constraints, opportunities and impacts	No direct access to public highway	- major impact on school	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable - High public opposition with this area	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable - High public opposition with this area	- Site remote from village - Significant landscape issues - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable - High public opposition with this area		
		Viability	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	No	No	No	No		
	Actual/Potential Capacity	Not applicable as site is not achievable	Not applicable as site is not achievable	Not applicable as site is not achievable (SHELAA - 50)	Not applicable as site is not achievable (SHELAA - 70)	Not applicable as site is not achievable (SHELAA - 70)		
Overall developable conclusion	No access to public highway, landscape and heritage issues likely to make this site non-viable	Major impact on school, with loss of playing fields and adjacent grounds, would make this site non-viable	Site not contiguous with village and remote from facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable	Site not contiguous with village and remote from facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable	Site not contiguous with village and remote from facilities. Significant landscape issues. Significant public opposition. Hence not likely to be viable			
0-5	136	0	0	0	0			
6-10	14	0	0	0	0			
11-20	10	0	0	0	0			
2019 review and update		2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above			

Reference and location	NP Site reference	S17	W1	W2	W3	W4	
	SHLAA ref	SHELAA ref	512	189	178	177	545
	Location	Land corner of Butlers Green Road/Isaacs Lane	North of Tower House Close (Delmon south)	North of Tower House Close (Delmon House)	The Manor House, Manor Drive	11, Manor Drive	
	Compass location from village	South	West	West	West	West	
Site information	Site area (ha)	0.7			0.5 (whole house site is 0.95)	0.4 (whole house site is 0.6)	
	Location regarding Built-up Area boundary	Outside - not contiguous			Inside	Inside	
	Use	Brown/ greenfield/ redevelopment Current use	Green Open space / wooded		Green Garden / tennis court	Green Garden	
	Access	Onto Tyler's Green			Onto London Road	Onto Manor Drive	
Site Suitability assessment	Biodiversity	Overall			- Garden - High DEFRA priority region for butterfly, bees and vulnerable grassland	- Garden - High DEFRA priority region for butterfly, bees and vulnerable grassland	
		Flora	Managed as wooded public open space		- Overgrown grassland with significant tree and scrub encroachment - TPOs to south of site	- Overgrown grassland with significant oak tree and scrub encroachment	
		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. Western boundary. Existing access road	No. Existing access road	
	Landscape	HDA area	18			31	31
		AONB	NO			ADJACENT	ADJACENT
		Value	MODERATE			MODERATE	MODERATE
		Sensitivity	SUBSTANTIAL			MODERATE	MODERATE
		Capacity	LOW			MEDIUM	MEDIUM
		Public views from area	LOCAL AREA			LOCAL AREA TO 1km	LOCAL AREA TO 1km
		Landscape summary	Despite scattered development, provides essential separation between Cuckfield and Haywards Heath.			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	None			None	None	
	Public access	Highways on two sides. Currently wooded public open space.			None	Footpath along western boundary	
	Flood risk impacts	Catchment	One			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)	1.2			1	1
		School (WP)	0.9			1.4	1.4
		Shop	0.7			0.4	0.4
		Bus stop	0.3			0.1	0.1
Doctor		1.2			1	1	
Cuckfield village Centre Public Recreation Space		1.3 0.3			0.9 0.7	0.9 0.7	
Connection to services	Highway & utilities	Access onto busy Tylers Green			Access likely to be required through Manor Drive (private road). Trees have TPOs.	Access likely to be required through Manor Drive (private road). Trees have TPOs.	
	Existing capacity	Sewage Treatment Work has limited capacity headroom currently			Sewage Treatment Work has limited capacity headroom currently	Sewage Treatment Work has limited capacity headroom currently	
Impact from allocation on existing infrastructure	- Site remote from village - Water resources issues - Gas service - unknown			- Water resources issues - Gas service - unknown - Comms - broadband upgraded recently	- Water resources issues - Gas service - unknown - Comms - broadband upgraded recently		
Summary of consultation response	Near consultation Area F 65% strongly disagree or disagree 15% strongly agree or agree 20% neither agree or disagree			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	Sussex Learning Trust ownership		Single	Single	
	Current planning status	None			Site has development covenant from previous owner	Site has development covenant from previous owner	
	Owner indication of aspiration to develop	No			Yes Correspondance with landowner (Oct 12)	Yes Correspondance with landowner (Oct 12)	
Site Achievable	Constraints, opportunities and impacts	- Site remote from village - Significant landscape issues - prominent open space - Major incursion into coalescence gap between Cuckfield and HH. - Outside built up boundary and extension into rural area - Site crucial for local distinctiveness - Walking distance to amenities makes the site sustainable			- 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 since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be average site preparation costs - Likely to be extreme public opposition			- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be 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 since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be 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 with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	Yes	Yes	Yes	Yes	
	Actual/Potential Capacity	Not applicable as site is not achievable (SHELAA - 21)	4	2	15	3	
Overall developable conclusion	Site not contiguous with village and remote from facilities. Significant landscape and public open space issues. Hence not likely to be viable	Construction completed	Construction completed	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity issues (as currently back garden) and closer to village centre. Lower public opposition from consultation to this area. Built Up Area Boundary to be amended on adoption of Neighbourhood Plan. Some site viability constraints and hence lower density. Owner indicated readiness to seek determination of covenant.	Moderate landscape sensitivity despite being adjacent to AONB. Site has substantial views to Downs but not public, with lower biodiversity 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	136	0	4	2	4	0	
6-10	14	0	0	0	11	3	
11-20	10	0	0	0	0	0	
2019 review and update		2019 assessment added - see above	Development completed (Bevan Bank - 4no)	Development completed (Bevan Bank - 2no)	Construction underway for of 4no properties in rear garden of Manor House. Potential redevelopment of Manor House for remaining 11 dwellings.	Site has not come forward	

Reference and location	NP Site reference	W5	W6	W7	W8	W9	
	SHLAA ref	SHELAA ref	None	None	None	806	
	Location	Cuckfield House	The Courtyard House, London Road	The Ship Inn Public House	Land south-west of Bevan Bank	Land west of Bevan Bank	
	Compass location from village	West	West	West	West	West	
Site information	Site area (ha)				0.5	5.0	
	Location regarding Built-up Area boundary				Outside - contiguous	Outside - contiguous	
	Use	Brown/ greenfield/ redevelopment Current use			Green	Green	
	Access				Emerging woodland	Emerging woodland	
Site Suitability assessment	Biodiversity	Overall				Emerging woodland - post agriculture. Adjacent to New England Wood nature reserve	Emerging woodland - post agriculture. Adjacent to New England Wood nature reserve
		Flora				- Overgrown grassland with significant re-emerging oak and ash woodland - Adjacent to New England Wood Nature Reserve	- Overgrown grassland with significant re-emerging oak and ash woodland - Adjacent to New England Wood Nature Reserve
		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	No
	Landscape	HDA area				32	32
		AONB				YES	YES
		Value				SUBSTANTIAL	SUBSTANTIAL
		Sensitivity				SUBSTANTIAL	SUBSTANTIAL
		Capacity				NEGLECTIBLE / LOW	NEGLECTIBLE / LOW
		Public views from area				LOCAL AREA TO >10km	LOCAL AREA TO >10km
		Landscape summary				Relatively intact, historic landscape, largely detached from existing settlement, sloping away from Cuckfield which sits on higher ground to the east.	Relatively intact, historic landscape, largely detached from existing settlement, sloping away from Cuckfield which sits on higher ground to the east.
	Heritage or known archaeological impact				None	None	
	Public access				Well used public footpath through site	Well used public footpath through site	
	Flood risk impacts	Catchment				Adur	Adur
		Flood Zone: EA and SFRA				One	One
		Downstream flooding issues				Limited impact	Limited impact
	Sustainability: Walking access to infrastructure (km) (From centre of site)	School (HT)				0.7	0.8
		School (WP)				1	1.1
		Shop				0.5	0.7
		Bus stop				0.2	0.3
Doctor					0.7	0.8	
Cuckfield village Centre					0.7	0.8	
Public Recreation Space					0.2	0.2	
Connection to services	Highway & utilities				No access to public highway	No access to public highway	
	Existing capacity						
Impact from allocation on existing infrastructure							
Summary of consultation response					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				West Sussex ownership	West Sussex ownership
	Current planning status					None	None
	Owner indication of aspiration to develop					No	No
Site Achievable	Constraints, opportunities and impacts					- Biodiversity impact - high potential enhancement grassland. Adjacent to New England Wood nature reserve - Within AONB. - Significant landscape impact, with extensive public views to South Downs - Very prominent site. - Major extension into rural area - No Highway or Utility access from site - High public opposition with this site	- Biodiversity impact - high potential enhancement grassland. Adjacent to New England Wood nature reserve - Within AONB. - Significant landscape impact, with extensive public views to South Downs - Very prominent site. - Major extension into rural area - No Highway or Utility access from site - High public opposition with this site
						- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions - Likely to be extreme public opposition	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions - Likely to be extreme public opposition
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	Yes	Yes	Yes	No	No	
	Actual/Potential Capacity	1	1	3	Not applicable	Not applicable as site is not achievable (SHELAA - 150)	
Overall developable conclusion	Single house conversion from business premises.	Single house built in back garden	Ship now redeveloped as Co-op stores and 3 new flats	Significant landscape/AONB issues, lack of access to public highway, impacts on nature reserve, likely to make this non-viable	Significant landscape/AONB issues, lack of access to public highway, impacts on nature reserve, likely to make this non-viable		
0-5	136	1	1	3	0	0	
6-10	14	0	0	0	0	0	
11-20	10	0	0	0	0	0	
2019 review and update	Development completed	Development completed for 1no. Further application for additional adjacent unit refused at Appeal (August 15).	Coop now operates as retail unit, following conversion from pub under Permitted Development. Construction of 3 new flats	2019 assessment added - see above	2019 assessment added - see above		

Reference and location	NP Site reference	W10	W11	W12	
	SHLAA ref	803	None	None	
	SHELAA ref				
	Location	Land west of Ockenden Manor	Land south of Ockenden Manor	Cuckfield Park	
	Compass location from village	West	West	West	
Site information	Site area (ha)	10.6	1.2	21.5	
	Location regarding Built-up Area boundary	Outside - contiguous	Outside - contiguous	Outside - contiguous	
	Use	Brown/ greenfield/ redevelopment Green Current use Agriculture	Green Agriculture	Green Cuckfield Park grounds	
	Access	No highway or services access (landlocked)	Onto South Street	Onto South Street	
Site Suitability assessment	Biodiversity	Overall	Agriculture	Agriculture	House grounds
		Flora	- Overgrown grassland with significant re-emerging oak and ash woodland - Adjacent oNew England Wood Nature Reserve	- Overgrown grassland with significant re-emerging oak and ash woodland - Adjacent oNew England Wood Nature Reserve	- Overgrown grassland with significant re-emerging oak and ash woodland - Adjacent oNew England Wood Nature Reserve
		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	No	No
	Landscape	HDA area	29	29	27
		AONB	Within AONB	Within AONB	Within AONB
		Value	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL
		Sensitivity	SUBSTANTIAL	SUBSTANTIAL	SUBSTANTIAL
		Capacity	NEGLIGIBLE / LOW	NEGLIGIBLE / LOW	NEGLIGIBLE / LOW
		Public views from area	LOCAL AREA TO >10km	LOCAL AREA TO >10km	LOCAL AREA TO >10km
		Landscape summary	Distinctive, steeply sloping landscape with some historic time depth, which provides western setting to Cuckfield, including Conservation Area.	Distinctive, steeply sloping landscape with some historic time depth, which provides western setting to Cuckfield, including Conservation Area.	Intact parkland, largely detached from Cuckfield, except for Conservation Area. Intervisibility with the South Downs.
	Heritage or known archaeological impact	Adjacent to Grade 2* Cuckfield Park and Grade 2 Ockenden Manor	Adjacent to Grade 2* Cuckfield Park and Grade 2 Ockenden Manor	Grounds of Elizabethan Grade 2* Cuckfield Park	
	Public access	Well used public footpath through site	Well used public footpath through site	None	
	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)	0.8	0.8	1
		School (WP)	0.9	0.8	1.1
		Shop	0.4	0.3	0.5
		Bus stop	0.4	0.3	0.5
Doctor		0.8	0.8	1	
Cuckfield village Centre		0.4	0.3	0.5	
Public Recreation Space		0.2	0.4	0.7	
Connection to services	Highway & utilities	No access to public highway	Some access to South Street (south of Ockenden Manor)	Some access to South Street (south of Ockenden Manor)	
	Existing capacity				
Impact from allocation on existing infrastructure					
Summary of consultation response	Near consultation Area D 46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree	Near consultation Area D 46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree	Near consultation Area D 46% strongly disagree or disagree 28% strongly agree or agree 26% neither agree or disagree		
Site Available	Ownership	Single/ multiple	Multiple	Multiple	
	Current planning status	None	None	None	
	Owner indication of aspiration to develop	No	No	No	
Site Achievable	Constraints, opportunities and impacts	- Biodiversity impact - high potential enhancement grassland. Adjacent to New England Wood nature reserve - Within AONB. - Adjacent to Grade 2* and Grade 2 listed buildings, with visual impacts on Grade 1 church - Significant landscape impact, with extensive public views to South Downs - Very prominent site. - Major extension into rural area - No Highway or Utility access from site - High public opposition with this site	- Biodiversity impact - high potential enhancement grassland. Adjacent to New England Wood nature reserve - Within AONB. - Adjacent to Grade 2* and Grade 2 listed buildings, with visual impacts on Grade 1 church - Significant landscape impact, with extensive public views to South Downs - Very prominent site. - Major extension into rural area - No Highway or Utility access from site - High public opposition with this site	- Biodiversity impact - high potential enhancement grassland. Adjacent to New England Wood nature reserve - Within AONB. - Adjacent to Grade 2* and Grade 2 listed buildings, with visual impacts on Grade 1 church - Significant landscape impact, with extensive public views to South Downs - Very prominent site. - Major extension into rural area - No Highway or Utility access from site - High public opposition with this site	
	Viability	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions - Likely to be extreme public opposition	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions - Likely to be extreme public opposition	- Market values have remained largely static since recession in Cuckfield - recent new houses in Broad Street took over a year to sell (2018). - Recent parish housing needs survey (2012) identified that Cuckfield is already providing for its needs - Attractive edge of village rural location would make dwellings sellable - Likely to be high site preparation costs for safe highway access and utility extensions - Likely to be extreme public opposition	
	Suitable location for housing development with few constraints, a reasonable prospect that the site is available and could be viably developed at the point envisaged	No	No	No	
	Actual/Potential Capacity	Not applicable as site is not achievable (SHELAA - 380)	Not applicable as site is not achievable	Not applicable as site is not achievable	
Overall developable conclusion	Significant landscape/AONB issues, lack of access to public highway, significant heritage issues, impacts on nature reserve, likely to make this non-viable	Significant landscape/AONB issues, lack of access to public highway, significant heritage issues, impacts on nature reserve, likely to make this non-viable	Significant landscape/AONB issues, lack of access to public highway, significant heritage issues, impacts on nature reserve, likely to make this non-viable		
0-5	136	0	0	0	
6-10	14	0	0	0	
11-20	10	0	0	0	
2019 review and update		2019 assessment added - see above	2019 assessment added - see above	2019 assessment added - see above	