

West Hoathly Neighbourhood Plan Site Assessments

1. Sites identified in Mid Sussex Small Housing Allocation Assessment 2008 and reviewed by MSDC in 2012 for District Plan

MSDC assessment updated based on responses received to West Hoathly Neighbourhood Plan Call for Sites in July 2012. Updates identified in red.

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| Site Reference: | 406 (HO/01) | Settlement | HO | Ward | |
| Site location | West Hoathly Garage, Selsfield Road, West Hoathly | | | | |
| Site use(s): | U091 - Shops | | | | |
| Gross site area | 0.55 | (hectares) | | | |
| Site Suitable: | Yes | Planning permission granted 2008 but this has expired. Principle of development accepted. | | | |
| Site Available: | Yes | Recent (expired) planning permission and pre-application discussions indicate the site is available for residential development. | | | |
| | No | Planning permission for 12 units now expired. Response from landowner to West Hoathly Neighbourhood Plan call for sites suggest there are no plans for any future development of this site. | | | |
| Site Achievable: | Yes | Rural location close to local amenities such as primary school and shop. Market price and demand likely to reflect this. May be some access limitations, and/or ownership issues, but considered developable in the medium-term. | | | |
| Constraints / Action required: | | | | | |
| Net developable area (ha): | | | Proposed site density (dph): | | |
| Deliverability / developability: | | | | | |
| Deliverable (1-5 years) | No | | | Dwellings | |
| Developable (6-10 years) | Yes No | 12 | | Dwellings | |
| Developable (11 years +) | No | | | Dwellings | |
| Overall Conclusion | Permission for 12 units (net) expired in 2011/12. No immediate progress although applicants have discussed realigning the access in a new scheme. Given some potential land-ownership issues around the access which need to be resolved and current business use, considered deliverable in the 6-10 year period. Given landowners current views unlikely to be developable. | | | | |

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| Site Reference: | 476 (HO/02) | Settlement | HO | Ward | |
| Site location | Land to the rear of 1-33 Broadfield, West Hoathly | | | | |
| Site use(s): | U021 - Managed Forest | U0131 - Unused Land | U0111 - Vacant | | |
| Gross site area | 1.2 | (hectares) | | | |
| Site Suitable: | No | Site contains a mobile phone mast and police transmitter, a significant copse of trees and water feature that could present major challenges to siting and design. No obvious access point and no defensible southern and western boundaries. | | | |
| Site Available: | No | This site is not considered currently available for development. No movement on promoting this site from owner/s. | | | |
| Site Achievable: | No | Attractive rural location would attract high market prices and demand, however it would be a low density scheme and the higher than average site preparation costs of removing trees and masts etc would render the scheme unviable to a developer. Site preparation costs are judged to be high. | | | |
| Constraints / Action required: | AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Access. Impact upon landscape. Would require allocation through relevant Neighbourhood Plan. | | | | |
| Net developable area (ha): | 0.7 | Proposed site density (dph): 1 Lower- 30 | | | |
| Deliverability / developability: | | | | | |
| Deliverable (1-5 years) | No | | Dwellings | | |
| Developable (6-10 years) | No | | Dwellings | | |
| Developable (11 years +) | No | | Dwellings | | |
| Overall Conclusion | <p>Not considered developable. The site is located within the High Weald AONB and would have an impact upon the landscape of this area. The site also lacks sufficient access at present and in the absence of strong defensible boundaries along the southern boundary of the site, development at this location could provide a precedent for further expansion of the site or settlement in an incongruous manner.</p> <p>Has been considered by 2 Housing Associations as a rural exception site for affordable housing and both have felt the site would not be commercially viable.</p> | | | | |

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| Site Reference: | 148 (ST/01) | Settlement | ST | Ward | |
| Site location | Land north of Top Road, Sharpthorne | | | | |
| Site use(s): | U071 - Dwellings | U011 - Agriculture | | | |
| Gross site area | 3.2 | (hectares) | | | |
| Site Suitable: | Yes | Site is adjacent to Sharpthorne's development boundary within the High Weald AONB. Presence of strong defensible boundaries (ancient woodland) along the northern and western edges give a sense of enclosure to much of the site. If whole site is brought forward, the scale of development would represent over development at this location and would extend the built form of Sharpthorne unacceptably eastwards. However, there is a possibility for subdivision of the site (westerly portion 1 ha delivering approximately 30 dwellings net.) to provide more moderate level of housing and maintain the rural character of the area. Safe and practical access point seems to be available. Well located in part to local services and facilities a bus stop and convenience store are located in close proximity, however, it is not within walking distance of a school or medical facilities and is not accessible by a choice of modes of transport. | | | |
| Site Available: | Yes No | Recent promotion of site provides an indication of availability although ownership intentions will need to be established. No response to Neighbourhood Plan Call for Sites in 2012. | | | |
| Site Achievable: | Yes | Attractive rural setting reasonably close to local facilities. Market price and demand for houses in these attractive edge of village locations has remained despite the recession and so this site is considered viable. | | | |
| Constraints / Action required: | AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan. Ancient Woodland buffer required. Retain and enhance boundary hedgerow. Subdivision of overall site possible East/West Divide desirable. Archaeological field evaluation of the site, assessment of the potential impact of development upon archaeological remains, and suitable mitigation measures necessary. Ownership of site is unknown. | | | | |
| Net developable area (ha): | 1 | Proposed site density (dph): 1 Lower- 30 | | | |
| Deliverability / developability: | | | | | |
| Deliverable (1-5 years) | No | | Dwellings | | |
| Developable (6-10 years) | Yes | 30 | Dwellings | | |
| Developable (11 years +) | No | | Dwellings | | |
| Overall Conclusion | Site is adjacent to Sharpthorne's development boundary, within the High Weald AONB. It is considered that the whole site is unsuitable for development as it is at a scale that would represent over development at this location and would extend the built form of Sharpthorne unacceptably eastwards and would be injurious to the High Weald AONB. However, it is considered that there is potential for a reduced site area on western portion of site therefore the site is suitable in part. No response from Call for Sites so not included in Neighbourhood Plan | | | | |

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| Site Reference: | 147 (ST/02) | Settlement | ST | Ward | |
| Site location | West Hoathly Station Goods Yard, Station Road, Sharpthorne | | | | |
| Site use(s): | U022 - Un-Managed Forest | U0131 - Unused Land | U0111 - Vacant | | |
| Gross site area | 1.1 | (hectares) | | | |
| Site Suitable: | No | This site is located within the High Weald AONB. Site is open and distinct in character and development at this location would have wider landscape impact and serve to extend the village unacceptably northwards. Narrow nature of site may constrain development and access and cause difficulties in developing. | | | |
| Site Available: | Yes | Recent and on-going history of submission for residential development suggests site is available for development. | | | |
| Site Achievable: | Yes | Access arrangements and junction improvements could add significant cost onto development. Given sites attractive rural location, market price and demand likely to reflect this. Site preparation costs are judged to be high. | | | |
| Constraints / Action required: | AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Ancient Woodland buffer required. Archaeological/ industrial archaeological/ historical assessment of the impact of development, with walkover survey; to archaeological field evaluation and to suitable mitigation measures, needed. Proposals for railway site interpretation, as part of a mitigation strategy. | | | | |
| Net developable area (ha): | 0.5 | Proposed site density (dph): 1 Lower- 30 | | | |
| Deliverability / developability: | | | | | |
| Deliverable (1-5 years) | No | | Dwellings | | |
| Developable (6-10 years) | No | | Dwellings | | |
| Developable (11 years +) | No | | Dwellings | | |
| Overall Conclusion | This site is not considered currently developable. It would extend the built form of Sharpthorne unacceptably northwards and would have an injurious impact upon the High Weald AONB. Narrow nature of site may constrain development and access and cause difficulties in developing. Given these considerations, this site is unlikely to be successfully developed and is unsuitable for inclusion. | | | | |

West Hoathly Neighbourhood Plan Site Assessments

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| Site Reference: | 477 (ST/04) | Settlement | ST | Ward | |
| Site location | Land adjacent to Cookhams, south of Top Road, Sharpthorne | | | | |
| Site use(s): | U0131 - Unused Land | | | | |
| Gross site area | 1.4 | (hectares) | | | |
| Site Suitable: | Yes | Site is located within the High Weald AONB. Further detailed examination of the landscape impacts would be required, although it is considered that development of the northern half would not intrude significantly on landscape provided that significant landscape work is undertaken on the southern part to provide a strong defensible boundary (currently lacking). Development at this location could provide a moderately sized infill development which would be congruous with the townscape and character of Sharpthorne. Initial analysis of highway issues indicate a safe and practical access point is available. The site is, in part, well located in relation to services and facilities a bus stop and convenience store are located in close proximity, however, it is not within walking distance of a school or medical facilities and is not accessible by a choice of modes of transport. Given these considerations the site broadly suitable for development subject to siting and landscape issues. | | | |
| Site Available: | Yes | Ownership & availability of site, unknown. No contact details returned from Land Registry. Officers have taken a view that in circumstances where 'unknown availability' is the only constraint to development of a site, and there is a 'reasonable prospect' that the site will become available in the longer term, it will be considered 'developable' in the 6-10 year period. This site is therefore considered developable on the assumption that evidence of ownership and/or availability will come forward in due course and be included in subsequent reviews of this document. Owner of land believed to be in discussions to sell site to a developer so this site likely to be available. | | | |
| Site Achievable: | Yes | Market price and demand for houses in these attractive edge of village locations has remained despite the recession and so this site is considered viable. | | | |
| Constraints / Action required: | Site would require allocation through relevant Neighbourhood Plan, developable therefore only in medium term. AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Subdivision of site at east-west track half way down where site begins to slope downward. Development on northern half and fortification of landscaping at southern end to form defensible boundary. Targeted archaeological investigation and recording (especially sites of 18th-century or earlier buildings and building plots that formerly stood on the top Road frontage within the site) necessary in the event of redevelopment. Evidence of Ownership required for delivery. Tree survey may be required. | | | | |
| Net developable area (ha): | 0.79 | Proposed site density (dph): 1 Lower- 30 | | | |
| Deliverability / developability: | | | | | |
| Deliverable (1-5 years) | No | | Dwellings | | |
| Developable (6-10 years) | Yes | 24 | Dwellings | | |
| Developable (11 years +) | No | | Dwellings | | |
| Overall Conclusion | Requirements for landscape mitigation are essential given AONB location. Viability is good, although sustainability should be considered carefully. Added to Neighbourhood Plan. | | | | |

West Hoathly Neighbourhood Plan Site Assessments

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| Site Reference: | 386 (ST/05) | Settlement | ST | Ward | |
| Site location | Ibstock Brickworks, Sharpthorne | | | | |
| Site use(s): | U0101 - Manufacturing | U031 - Mineral Workings and Quarries | | | |
| Gross site area | 3.136 | (hectares) | | | |
| Site Suitable: | No | The site is wholly outside the built up boundary area of Sharpthorne. It is currently occupied by a brickworks and is therefore classified as a previously developed site. The site is within the High Weald AONB and development at this location should respect its aims. Should this site come forward for development it would represent an opportunity for a comparatively large scale development for a village the size of Sharpthorne although it would not extend the current built form northwards. The scale of development would need to be balanced with the impact it would have on the surrounding roads and services. | | | |
| Site Available: | No | Brickworks still in active use therefore the sites availability for development cannot be currently accurately assessed. | | | |
| Site Achievable: | No | Achievability of the site is questionable given possible need for site reconstruction works, assessment of possible land contamination issues and resulting remediation. Site preparation costs are judged to be high | | | |
| Constraints / Action required: | AONB location - requirement to demonstrate essential for local need and that no more suitable sites exist elsewhere. Site would require allocation through relevant Neighbourhood Plan. Impact on local roads. Scale of development. Industrial archaeological recording (visual media) of existing brickworks before redevelopment necessary. | | | | |
| Net developable area (ha): | 3.1 | Proposed site density (dph): 1 Lower- 30 | | | |
| Deliverability / developability: | | | | | |
| Deliverable (1-5 years) | No | | Dwellings | | |
| Developable (6-10 years) | No | | Dwellings | | |
| Developable (11 years +) | No | | Dwellings | | |
| Overall Conclusion | Site is not considered currently developable. The site is within the High Weald AONB and development at this location should respect its aims. Should this site come forward for development it would represent an opportunity for a comparatively large scale development although this would need to be balanced with the impact it would have on the surrounding roads and services. However, availability and achievability of the site is questionable given possible need for major site reconstruction works, assessment of possible land contamination issues and resulting remediation. Given these considerations, this site is unlikely to be successfully developed and is unsuitable for inclusion. | | | | |

West Hoathly Neighbourhood Plan Site Assessments

2. Other Sites identified when preparing Neighbourhood Plan

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| Site Reference: | WHNP001 | Settlement | SH | |
| Site location | Land adjoining Homestall, Top Road | | | |
| Site use(s): | Residential and derelict stable block | | | |
| Gross site area | ? | (hectares) | | |
| Site Suitable: | Yes | The Site is within Sharpthorne's development boundary. The current site comprises a rented bungalow and a derelict Edwardian stable block accessed along a drive between 2 pairs of semi-detached houses. The bungalow has 6+ acres of open field land which is currently not being considered for development. The site is well located to local services being off the main road through Sharpthorne. | | |
| Site Available: | Yes | The owner has expressed an interest in developing the stable site to provide 2 housing units. These to be kept low rise and to be rented out. Landowner is considering units which would be suitable for older occupants or as a first time home. | | |
| Site Achievable: | Yes | Landowner's thoughts fit with identified needs specified in Neighbourhood Plan. A current brownfield site within the built up area. | | |
| Constraints / Action required: | Consideration would be needed as to whether there would be any highway implications of extra vehicle movements into and out of the existing driveway. | | | |
| Net developable area (ha): | ? | Proposed site density (dph): 2 | | |
| Deliverability / developability: | | | | |
| Deliverable (1-5 years) | Yes | 2 | Dwellings | |
| Developable (6-10 years) | No | | Dwellings | |
| Developable (11 years +) | No | | Dwellings | |
| Overall Conclusion | The site is within the development boundary and is a brownfield site currently supporting a derelict barn It is considered that the site is developable and that the current proposal for 2 rented dwellings for either older occupants or first time buyers supports the aims and objectives outlined in the West Hoathly Neighbourhood Plan. As a small brownfield development this is not included in the Neighbourhood Plan as a separate policy. | | | |

West Hoathly Neighbourhood Plan Site Assessments

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| Site Reference: | WHNP002 | Settlement | WH | Ward |
| Site location | Land adjacent to 2 Hoathly Hill, Hammingden Lane, West Hoathly | | | |
| Site use(s): | Field adjacent to 2 Hoathly Hill | | | |
| Gross site area | ? | (hectares) | | |
| Site Suitable: | No | The Site is outside the development boundary. Currently WHS1 would imply development not permitted | | |
| Site Available: | ? | Development would need to be supported by the Hoathly Hill Community. The owner of 2 Hoathly Hill has submitted the application (currently withdrawn awaiting clarification of SANG situation). | | |
| Site Achievable: | Yes | There may be highways safety issues. | | |
| Constraints / Action required: | Consideration would be needed as to whether there would be any highway implications of extra vehicle movements into and out of the driveway onto Hammingden Lane. | | | |
| Net developable area (ha): | ? | Proposed site density (dph): 2 | | |
| Deliverability / developability: | | | | |
| Deliverable (1-5 years) | No | 2 | Dwellings | |
| Developable (6-10 years) | No | | Dwellings | |
| Developable (11 years +) | No | | Dwellings | |
| Overall Conclusion | The site is outside the development boundary. The site is developable but the aims and objectives need to satisfy the Hoathly Hill Community. Whilst the proposal is for the dwellings to have flexible accommodation they are unlikely to be affordable houses that satisfy the requirements of the West Hoathly Neighbourhood Plan. | | | |

West Hoathly Neighbourhood Plan Site Assessments

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| Site Reference: | WHNP003 | Settlement | WH | Ward |
| Site location | Land adjacent Langridge Farmhouse, Hook Lane, West Hoathly | | | |
| Site use(s): | Fields and countryside | | | |
| Gross site area | 13 | (acres) | | |
| Site Suitable: | No | The Site is outside and not adjacent the development boundary. | | |
| Site Available: | No | The landowner would not wish for a large development | | |
| Site Achievable: | Yes | Highways access issues, adjacent to the conservation area | | |
| Constraints / Action required: | Unlikely to be developable as a small development of market affordable housing. Unlikely to be available or developable as a rural exception site (not close enough to local services) | | | |
| Net developable area (ha): | ? | Proposed site density (dph): 2 | | |
| Deliverability / developability: | | | | |
| Deliverable (1-5 years) | No | | Dwellings | |
| Developable (6-10 years) | No | | Dwellings | |
| Developable (11 years +) | No | | Dwellings | |
| Overall Conclusion | The site is outside the development boundary. The site is unlikely to be developable as a rural exception site for affordable housing Not worth considering further for housing purposes. | | | |

West Hoathly Neighbourhood Plan Site Assessments

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| Site Reference: | WHNP004 | Settlement | WH | Ward |
| Site location | Bluebell Wood, Station Road, Sharpthorne | | | |
| Site use(s): | Woodland on edge of Gravetye Woods | | | |
| Gross site area | 7.5 | (acres) | | |
| Site Suitable: | No | The Site is outside the development boundary and adjacent to Gravetye Woods. | | |
| Site Available: | Yes | Ibstock brickworks have indicated its availability | | |
| Site Achievable: | No | Highways access issues down Station Road. Access to site uncertain. Negative impact on Gravetye Woods | | |
| Constraints / Action required: | | | | |
| Net developable area (ha): | ? | Proposed site density (dph): 2 | | |
| Deliverability / developability: | | | | |
| Deliverable (1-5 years) | No | | Dwellings | |
| Developable (6-10 years) | No | | Dwellings | |
| Developable (11 years +) | No | | Dwellings | |
| Overall Conclusion | The site is outside the development boundary. Not worth considering further for housing purposes. | | | |