

Site selection criteria	RAG rating	Evidence	HNP 001 - Land at end of Church Lane (between Mill Wood House and New Church Cottages)	HNP 002 - Police House Field	HNP 003 - Constance Wood and Council Field	HNP 004 - MSDC car park, off Leazes Road
Site availability	A public right of way is applied to the settlement criteria with a positive assessment (classified 'green' or 'red') is required for the site to be eligible for development. Sites which are green are eligible for development. Sites which are red are not eligible for development.		0.25 hectares	0.4 hectares	4.2 hectares	0.8 hectares
Availability of site	Site owner has said that the site is definitely available during the plan period. Site in single ownership.	Site owner has said that the site is likely to be available at some point during the plan period. Site in multiple ownership with minor issues which can be resolved.	Site owner has said that the site will definitely not be available during the plan period. Site in multiple ownership with unwilling partners.	Site owner has said that the site is definitely available during the plan period. Site in single ownership.	Site owner has said that the site is definitely available during the plan period. Site in single ownership.	Site owner has said that the site is definitely available during the plan period. Site in single ownership.
Site capacity**	Site is capable of making a significant contribution towards addressing Horsted Keynes's housing needs. Site is of a size that would mean Horsted Keynes's identity as a village would materially change.	Site is capable of making a limited contribution towards addressing Horsted Keynes's housing needs (has less than 5 dwellings or should provide one or two affordable housing). Site is of a size that could mean Horsted Keynes's identity as a village would materially change but developer potentially willing to sub-divide and provide a smaller site.	Site is not capable of making any contribution towards addressing Horsted Keynes's housing needs (has less than 5 dwellings or should provide one or two affordable housing). Site is so large that it would mean Horsted Keynes's identity as a village would materially change and developer unwilling to sub-divide and provide a smaller site.	Site could deliver approximately 5-7 dwellings therefore would not provide any on-site affordable housing. Site would not materially change the identity of the village.	Site could theoretically deliver over 100 dwellings which would fully address Horsted Keynes's housing needs, including a significant proportion of the site (Council Field) would be given over to public open space in order to offset the loss of public open space on Constance Wood. Site would make a significant contribution to the village. Site would not materially change the identity of the village.	Site could deliver approximately 2-3 dwellings therefore would not provide any on-site affordable housing. Site would make a negligible contribution towards addressing housing needs. Site would not materially change the identity of the village.
Site configuration	Site does not significantly extend the settlement area of Horsted Keynes village.	Site significantly extends the settlement area of Horsted Keynes village or is separate from the main built-up area of the village.	Site does not significantly extend the settlement area of Horsted Keynes village.	Site does not significantly extend the settlement area of Horsted Keynes village.	Full extent of the site would extend settlement area of Horsted Keynes considerably. However, if development is focused on Constance Wood part of site then this would not be significant.	Site does not extend the settlement area of Horsted Keynes village.
Land use	Site is brownfield, i.e. is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings, land in built-up areas such as private residential gardens, recreation grounds and allotments.	Greenfield	Greenfield	Greenfield	Brownfield
Existing use	Vacant site (including agriculture)	Disturb use with a reasonable prospect of being retained.	Loss of community asset	Vacant site	Agriculture	Vacant site although part of site currently provides public open space. It is proposed that the public open space is re-provided on the Council Field part of the site.
Access to village centre (park, office, shops, village square)	Walking distance to village centre between 400m and 800m	Walking distance to village centre more than 800m	Walking distance to village centre more than 800m	Walking distance to village centre more than 800m	Walking distance to village centre more than 800m	Walking distance to village centre more than 800m
Access to primary school	Walking distance to primary school 500m or less	Walking distance to primary school between 500m and 2,000m	Walking distance to primary school more than 2,000m	Walking distance to primary school more than 2,000m	Walking distance to primary school more than 2,000m	Walking distance to primary school more than 2,000m
Access to public transport	Walking distance to nearest bus stop 400m or less	Walking distance to nearest bus stop between 400m and 800m	Walking distance to nearest bus stop more than 800m	Walking distance to nearest bus stop more than 800m	Walking distance to nearest bus stop more than 800m	Walking distance to nearest bus stop more than 800m
Public rights of way (PROW)	Development would have no impact on a PROW. Development would be able to make improved PROW linkages.	PROW affected but can be routed through public open space and segregated from roads and footways.	PROW requires significant diversion or re-configuration.	West Sussex County Council PROW mapping.	No impact on an existing PROW but could link up to nearby PROW which runs to the north into open countryside (subject to this would require crossing of Birchgrove Road).	No impact on an existing PROW but could provide linkages with existing PROWs which run into open countryside.
Footways	There are existing, safe footpaths/paths/pavements accessing the site that provide links to the village centre.	It is possible to create new, safe footpaths/pavements from the site to the village centre.	There is potential to provide safe footpaths/pavements from the site to the village centre.	Church Lane acts effectively as a 'shared surface' between pedestrians and the limited number of vehicles that use it, so it does provide a reasonably safe existing safe pedestrian access into the centre of the village.	There are existing, safe footpaths/paths/pavements accessing the site that provide links to the village centre.	There are existing, safe footpaths/paths/pavements accessing the site that provide links to the village centre.
Linkages	Site provides opportunities to integrate with rest of village by providing new footpath linkages across the site and into existing neighbourhoods.	Site has no or limited connectors with neighbouring areas.	Existing routes are blocked or restricted preventing people from walking through the site to get somewhere else.	Site has limited connections with neighbouring areas.	Site provides opportunities to integrate with rest of village by providing new footpath linkages across the site and into existing adjacent residential areas.	Site provides opportunities to integrate with rest of village by providing new footpath linkages across the site and into existing neighbourhoods.
Highways access	An appropriate and safe access can be provided.	An appropriate access can be provided but only with major improvements that could compromise site's deliverability.	An appropriate access cannot be provided.	West Sussex County Council Highways Department comments.	An appropriate and safe access can be provided onto Birchgrove Road.	Highway access onto Hamland could be problematic given the limited size of the roadway and significant levels of existing on-street parking.
Impact of traffic on village centre	Shortest route to strategic road network avoids village centre.	Shortest route to strategic road network is through the village centre but scale of development unlikely to create significant additional traffic.	Shortest route to strategic road network is through the village centre.	Shortest route to strategic road network is through the village centre but scale of development unlikely to create significant additional traffic.	Shortest route to strategic road network is through the village centre but scale of development unlikely to create significant additional traffic.	Shortest route to strategic road network out to Keywards Heath avoids village centre.
Listed building	Development would not harm, or could enhance, a Listed Building or its setting.	Mitigation measures would be required to ensure that development would not harm a Listed Building or its setting.	Development would harm a Listed Building or its setting.	English Heritage comments.	Site is opposite grade II listed church and two grade II listed buildings. Mitigation likely to be needed to ensure setting not harmed.	Site is opposite a grade II listed building but development unlikely to affect its setting.
Conservation Area	Site outside Conservation Area and does not affect it.	Site within or likely to impact on setting of Conservation Area.	Development would harm Conservation Area.	English Heritage comments.	Site is adjacent to Conservation Area so mitigation could be required to ensure that its setting is not harmed.	Site outside Conservation Area and does not affect it.
Site of Special Scientific Interest	Site does not affect SSSI	Mitigation measures would be required to ensure that development would not harm a SSSI	Site contains all or part of a SSSI	Mid Sussex District Council mapping.	Site does not affect SSSI	Site does not affect SSSI
Site of Nature Conservation Importance	Site does not affect SNCI	Mitigation measures would be required to ensure that development would not harm a SNCI	Site contains all or part of a SNCI	Mid Sussex District Council mapping.	Site does not affect SNCI	Site does not affect SNCI
Local Wildlife Site/Local Nature Reserve	Site does not affect LWS/LNR	Mitigation measures would be required to ensure that development would not harm a LWS/LNR	Site contains all or part of an LWS/LNR	Mid Sussex District Council mapping.	Site does not affect LWS/LNR	Site does not affect LWS/LNR
Ancient Woodland	Site does not affect Ancient Woodland	Mitigation measures would be required to ensure that development would not harm an Ancient Woodland	Site contains all or part of an Ancient Woodland	Mid Sussex District Council mapping.	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland
Tree Preservation Area	Site does not affect a TPO tree	Mitigation measures would be required to ensure that development would not harm a TPO tree on site or immediately adjacent.	Development would harm a TPO tree on site or immediately adjacent.	Mid Sussex District Council mapping.	Person on Ancient Woodland means that this is an important area for trees. Even though many trees have been felled, new growth will provide trees of importance.	Site may not affect a TPO tree although several specimen trees on site may need to be retained.
Important hedgerow	Site does not affect an Important Hedgerow.	Partial removal of an Important Hedgerow required.	Development would require the removal of all or most of an Important Hedgerow.	Environment Agency mapping.	Flood Zone 1	Flood Zone 1
Flood zone	Site in Flood Zone 1	Site in Flood Zone 2	Site in Flood Zone 3	Environment Agency mapping.	Flood Zone 1	Flood Zone 1
Landscapes	Significant characteristic elements of the landscape/settlement will be unaffected.	Some characteristic elements of the landscape/settlement will be liable to loss.	Significant characteristic elements of the landscape/settlement will be liable to loss.	Mid Sussex Landscape Character Assessment and Capacity of Mid Sussex District to Accommodate Development report.	Site is within Domesday High Wood landscape character area. LCA considers this area has low capacity to accommodate development. LCA considers this area has low/medium capacity to accommodate development. LCA considers this area has an adverse effect on most of the character area. However, small scale of development such as that which would come forward on this site may be possible.	Site is within Horsted Keynes High Wood landscape character area. LCA considers this area has low/medium capacity to accommodate development. LCA considers this area has an adverse effect on most of the character area. However, small scale of development such as that which would come forward on this site may be possible.
Safeguarding important views and landmarks	Important views and landmarks would be unaffected by development of the site.	Important views and landmarks could be protected subject to the layout and design of development.	Important views and landmarks would be adversely affected by development of site.	Mid Sussex Landscape Character Assessment and Capacity of Mid Sussex District to Accommodate Development report.	Existing tree cover protects views of church, so this could continue to be protected subject to the layout and design of development. No significant impact on wider views.	Important views and landmarks will be unaffected by development of the site.
Protecting the landscape setting of Horsted Keynes	Land considered appropriate for development in landscape terms. Land is contiguous with the existing settlement edge.	Land would include one or more of the following: - Land including ridges which is not fully enclosed - Slating land which is partially visible or partially concealed by woodland and where visual impact can be mitigated with planting. - Land already affected by infrastructure or disturbed, derelict or damaged land.	Land considered unsuitable for development in landscape terms. Landscape character should be protected through the provision of development. Land is separate from the existing settlement edge.	High Wood ACNB Board comments. Mid Sussex District Council Landscape Officer comments.	Land is contiguous with the existing settlement edge. Development of site unlikely to have significant impacts on the landscape. Site would be screened to the south by treed/bush southern side of adjacent field. Robinson of existing treeline in western boundary of site would protect views from the east.	Land is contiguous with the existing settlement edge. Site would be screened to the south by dense existing woodland. This would need to be replaced by significant landscaping on the southern boundary to mitigate any potential impact the development would have on the landscape and on views from PROW 201K.
Area of Outstanding Natural Beauty	Development would not have an unacceptable impact on the AONB.	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development would have an unacceptable impact on the AONB.	High Wood ACNB Board comments.	Development would not have an unacceptable impact on the AONB.	Development of this site, located in the centre of the village, would not have impact on the AONB.
Green infrastructure	Opportunity to increase opportunities for public access to the countryside.	Opportunity to increase opportunities for public access to the countryside.	Opportunity to increase opportunities for public access to the countryside.	Mid Sussex Landscape Character Assessment and Capacity of Mid Sussex District to Accommodate Development report.	Opportunity to increase opportunities for public access to the countryside.	No opportunity to increase opportunities for public access to the countryside.
Community facilities**	The site is capable of accommodating community infrastructure and is a location that would serve the majority of the existing community.	The site is capable of accommodating community infrastructure but is not well located to serve the majority of the existing community.	The site is not capable of accommodating community infrastructure.	The site is not capable of accommodating community infrastructure.	The site is capable of accommodating community infrastructure and is a location that would serve the majority of the existing community.	The site is not capable of accommodating community infrastructure and is a location that would result in the loss of a key asset in the form of a public car park.
Retail/local facilities and employment premises	The site can provide viable new retail/local facilities or small-scale employment premises.	The site may be able to provide viable new retail/local facilities or small-scale employment premises but there could be issues of viability or it is not well located.	The site has no prospect of providing viable new retail/local facilities or small-scale employment premises.	The site has no prospect of providing viable new retail/local facilities or small-scale employment premises.	The site may be able to provide viable new retail/local facilities or small-scale employment premises and, whilst not central, is reasonably well located in the village for easy access by the majority of existing residents.	A small extension/redevelopment of the Horsted Keynes Club could provide the potential for a new shop/Post Office.
On-site community energy	The site is capable of supporting an on-site community energy scheme.	The site is capable of supporting an on-site community energy scheme.	The site is not capable of supporting an on-site community energy scheme.	From landowner/developer.	The site is not capable of supporting an on-site community energy scheme or providing an on-site scheme.	The site, by virtue of its size, is potentially capable of providing an on-site community energy scheme.
Overall assessment	The site has limited potential to provide for the needs of the community of Horsted Keynes. The site is adjacent to the built-up area of the village but is not well related to the village centre. The site would result in the loss of ancient woodland.	The site is suitable for a small development scheme but would not have the potential to provide any on-site affordable housing.	The site is suitable for a small development scheme but would not have the potential to provide any on-site affordable housing.	The site is suitable for a small development scheme but would not have the potential to provide any on-site affordable housing.	On the basis that new green space and community facilities are provided on site, the site has good potential. However, the lack of available vehicular access is a fundamental constraint.	The site is too small to address the needs of Horsted Keynes and the loss of the car park, coupled with its impact on the setting of the village green, make this an inappropriate location for development of any kind.

Site selection criteria	RAG rating			Evidence	HNP 005 - Land at Little Keynes, Birchgrove Road	HNP 006 - Land beside Ludwell Grange, Keyford Lane	HNP 007 - Corner of Cinder Hill Lane/Station Approach	HNP 008 - Land to the west of Church Lane
Site availability	A full planning application is to be submitted for the assessment criteria with a positive assessment classified 'green', or if a planning application is not submitted, a 'red' assessment is to be given unless a 'green' assessment is supported by a 'green' assessment or other evidence. Some criteria are given extra weight by enabling them to be classified 'red' if a 'green' assessment is supported by a 'green' assessment or other evidence.				0.26 hectares	1.54 hectares	0.2 hectares	4.3 hectares
Viability of site	Site owner has said that the site is definitely available during the plan period.	Site owner has said that the site is likely to be available at some point during the plan period.	Site owner has said that the site will definitely not be available during the plan period.	From landowner/ developer	Site owner has said that the site is definitely available during the plan period.	Site owner has said that the site is definitely available during the plan period.	Site is available in a single ownership.	Site owner has said that the site is definitely available during the plan period.
Rural identity and needs	Site is in single ownership.	Site is in multiple ownership or with minor issues which can be resolved.	Sites in multiple ownership with unwilling partners.		Site in single ownership.	Site in single ownership.	Site in single ownership.	Site in single ownership.
Site capacity**	Site is capable of making a significant contribution towards addressing Horsted Keynes's housing needs.	Site is capable of making a limited contribution towards addressing Horsted Keynes's housing needs (less than 20 dwellings) or would provide on-site affordable housing.	Site is not capable of making any contribution towards addressing Horsted Keynes's housing needs (less than 20 dwellings) or would provide on-site affordable housing.		Site could deliver approximately 5-7 dwellings therefore would not provide any on-site affordable housing. Site would make a very limited contribution towards addressing housing needs. However, site owner has specifically identified that part of the site could be developed for sheltered housing for older people, which is likely to be a need given the age profile of the population.	Site could deliver 20-25 dwellings so is capable of making a significant contribution towards addressing Horsted Keynes's housing needs, including the provision of affordable housing.	Site could deliver approximately 2-4 dwellings therefore would not provide any on-site affordable housing. Site would make a very limited contribution towards addressing housing needs.	Site could theoretically deliver over 80 dwellings which would fully address Horsted Keynes's housing needs, including for affordable housing. However, developer is suggesting that only 3-4 hectares of land on the southern part of the site would be developed, so yields would be much lower, possibly nearer to 25-30 dwellings. Therefore, the site could contribute towards a significant proportion of Horsted Keynes's needs, including affordable housing.
Site configuration	Site does not significantly extend the settlement area of Horsted Keynes village.	Site significantly extends the settlement area of Horsted Keynes village or is adjacent to the main built-up area of the village.	Site significantly extends the settlement area of Horsted Keynes village or is adjacent to the main built-up area of the village.		The site is separate from the main built-up area of the village.	The site is separate from the main built-up area of the village.	The site is separate from the main built-up area of the village.	Full extent of site would extend settlement area of Horsted Keynes considerably. However, if development is focused on the southern part of the site then this would not be considered to be significant.
Boundaries/greenfield	Site is brownfield, i.e. is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings; land in built-up areas such as private residential gardens, recreation grounds and allotments.	Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings; land in built-up areas such as private residential gardens, recreation grounds and allotments.		Greenfield	Greenfield	Greenfield	Greenfield
Existing use	Existing use (including agriculture)	Existing use with a reasonable prospect of being retained.	Loss of residential asset.		Agriculture	Agriculture	Agriculture	Agriculture
Access to village centre services (post office, shop, village green)	Walking distance to village centre 400m or less	Walking distance to village centre between 400m and 800m	Walking distance to village centre more than 800m		400m - 800m	400m - 800m	More than 800m	Less than 400m
Access to primary school	Walking distance to primary school 500m or less	Walking distance to primary school between 500m and 1000m	Walking distance to primary school more than 1000m		500m - 2,000m	500m - 2,000m	500m - 2,000m	Less than 500m
Access to public transport*	Walking distance to nearest bus stop 400m or less	Walking distance to nearest bus stop between 400m and 800m	Walking distance to nearest bus stop more than 800m		400m - 800m	400m - 800m	More than 800m	Less than 400m
Public rights of way (PROW)	Development would be able to impact on a PROW.	PROW affected but can be routed through public open space and improved PROW linkages.	PROW requires significant diversion of equestrianism.	West Sussex County Council PROW mapping	Development would have no impact on a PROW.	Development would have no impact on a PROW.	Development would have no impact on a PROW.	Development would have no impact on existing PROWs but would be able to link up with the adjacent PROW running along the northern boundary of the site.
Footways	There are existing, safe footpaths/ pavements accessing the site that provide access to the village centre.	It is possible to create new, safe footpaths/pavements from the site to the village centre.	There is little potential to provide safe footpaths/pavements from the site to the village centre.		There is some potential to provide a footpath/pavement into the centre of the village as the landowner owns some of the land on the frontage of Birchgrove Road and has stated that agreement could be reached with the adjacent landowner. However, this does not stretch all the way into the village and would still require crossing of Birchgrove Road to access the existing footpath on the south side. This would not be safe, particularly if the development was for older people as part of a sheltered housing scheme.	There is little potential to provide safe footpaths/pavements from the site to the village centre.	There is no potential to provide safe footpaths/pavements from the site to the village centre.	Alternative pedestrian access could be provided via Church Lane, although this would need agreement of an adjacent property owner. Alternatively, if access cannot be achieved via the Martindale Centre Lane, then the developer has stated that they would seek to purchase a property on Church Lane, so pedestrian access would be achievable. However, this would result in a long and circuitous route from the housing on the southern part of the site, in order to access the centre of the village.
Linkages	Site provides opportunities to integrate with rest of village by providing new footpaths/linkages across the site and into existing neighbourhoods.	Site has no or limited connectors with neighbouring areas.	Existing routes are blocked or re-directed preventing people from walking through the site to get somewhere else.		Site has no connectors with neighbouring areas.	Site has no connectors with neighbouring areas.	Site has no connectors with neighbouring areas.	Site is reasonably well connected to the rest of the village, particularly if pedestrian/cycle access could be achieved from both the Martindale Centre Lane and Cinder Hill Lane (but both are currently not in the control of the landowner).
Highways access	An appropriate and safe access can be provided.	An appropriate access can be provided but only with major improvements that could compromise site deliverability.	An appropriate access cannot be provided.	West Sussex County Council Highways Department comments	An appropriate and safe access can be provided off Birchgrove Road.	An appropriate and safe access can be provided off Keyford Lane.	An appropriate and safe access can be provided onto Cinder Hill Lane.	Two alternative options have been proposed: (1) onto Station Road through the Martindale Centre land, which would be appropriate and safe. However, this land is in third party ownership and its owners have not expressed a willingness for their land to be used in this way. (2) onto Church Lane, which would be appropriate and safe. However, this would involve the purchase and demolition of a residential property. A number of the current property owners have been approached but to date, none have indicated a potential interest in the sale of their property. This solution would also result in a long access road running through part of the proposed green space in order to connect a possible entrance point with the housing on the southern part of the site.
Impact of traffic on village centre	Shortest route to strategic road network avoids village centre	Shortest route to strategic road network is through the village centre but scale of development unlikely to create significant additional traffic.	Shortest route to strategic road network is through the village centre		Shortest route to strategic road network out to Haywards Heath is through the village centre but development would not create significant amounts of traffic.	Shortest route to strategic road network out to Haywards Heath avoids village centre	Shortest route to strategic road network avoids village centre	Shortest route to strategic road network out to Haywards Heath avoids village centre
Listed building	Development would not harm, or could enhance, a listed building or its setting.	Mitigation measures would be required to ensure that development would not harm a Listed Building or its setting.	Development would harm a Listed Building or its setting.	English Heritage comments	Development would have no impact on any listed buildings.	Site is adjacent to grade II listed Ludwell Grange so mitigation measures would likely be needed to preserve its setting.	Development would have no impact on any listed buildings.	Site is adjacent to a grade II listed building on eastern boundary. Impact would need to be mitigated but development on site unlikely to be impacted by proximity to the building.
Conservation Area	Site outside Conservation Area and does not affect it.	Site within or likely to impact on setting of Conservation Area.	Development would harm Conservation Area.	English Heritage comments	Site outside Conservation Area and does not affect it.	Site outside Conservation Area and does not affect it.	Site outside Conservation Area and does not affect it.	Site is adjacent to Conservation Area on eastern boundary. Impact would need to be mitigated but development on site unlikely to be in close proximity to the site.
Site of Special Scientific Interest	Site does not affect SSSI	Mitigation measures would be required to ensure that development would not harm a SSSI	Site contains all or part of a SSSI	Mid Sussex District Council mapping	Site does not affect SSSI	Site does not affect SSSI	Site does not affect SSSI	Site does not affect SSSI
Site of Nature Conservation Importance	Site does not affect SNCI	Mitigation measures would be required to ensure that development would not harm a SNCI	Site contains all or part of a SNCI	Mid Sussex District Council mapping	Site does not affect SNCI	Site does not affect SNCI	Site does not affect SNCI	Site does not affect SNCI
Local Wildlife Sites/Natural Reserves	Site does not affect LWS/LNR	Mitigation measures would be required to ensure that development would not harm an LWS/LNR	Site contains all or part of an LWS/LNR	Mid Sussex District Council mapping	Site does not affect an LWS/LNR	Site does not affect an LWS/LNR	Site does not affect an LWS/LNR	Site does not affect an LWS/LNR
Ancient Woodland	Site does not affect Ancient Woodland	Mitigation measures would be required to ensure that development would not harm an Ancient Woodland	Site contains all or part of an Ancient Woodland	Mid Sussex District Council mapping	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland
Tree Preservation Area	Site does not affect a TPO tree	Mitigation measures would be required to ensure that development would not harm a TPO tree or immediately adjacent	Development would harm a TPO tree on site or immediately adjacent	Mid Sussex District Council mapping	Site may not affect a TPO tree although the site is a priority habitat for deciduous woodland so several specimen trees on site may need to be retained.	Site does not affect a TPO tree	Site may not affect a TPO tree although several specimen trees on site may need to be retained.	Site does not affect a TPO tree
Important hedgerow	Site does not affect an Important Hedgerow.	Partial removal of an Important Hedgerow required.	Development would require the removal of all or most of an Important Hedgerow.		Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.
Road zone	Site in Flood Zone 1	Site in Flood Zone 2	Site in Flood Zone 3	Environment Agency mapping	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Landscape character	Significant characteristic elements of the landscape/settlement will be unaffected.	Some characteristic elements of the landscape/settlement will be liable to loss.	Significant characteristic elements of the landscape/settlement will be liable to loss.	Mid Sussex Landscape Character Assessment and 'Coaches of Mid Sussex Dist' to Accommodate Development' report	Site is within Oddevines High Weald landscape character area. LCA considers this area has low/mid capacity to accommodate development, i.e. development is likely to have an adverse effect on most of the character area. However, small scale of development such as that which would come forward on this site may be possible.	Site is within Oddevines High Weald landscape character area. LCA considers this area has low capacity to accommodate development, i.e. development would have a significant and detrimental effect on the character of the landscape and is unsuitable for strategic scale development. Site would not represent a strategic scale development but could have an impact on the landscape.	Site is within Oddevines High Weald landscape character area. LCA considers this area has low capacity to accommodate development, i.e. development is likely to have a significant and adverse effect on the character of the landscape area as a whole. Small scale of development would minimise this impact.	Site is within Oddevines High Weald landscape character area. LCA considers this area has low capacity to accommodate development, i.e. development would have a significant and detrimental effect on the character of the landscape and is unsuitable for strategic scale development. Development of the site would not represent a strategic scale development but could have an impact on the landscape.
Safeguarding important views and landmarks	Important views and landmarks would be unaffected by development of the site.	Important views and landmarks could be protected subject to the layout and design of development.	Important views and landmarks would be adversely affected by development of site.	Mid Sussex Landscape Character Assessment and 'Coaches of Mid Sussex Dist' to Accommodate Development' report	No important views or landmarks would be affected by development of the site.	Limited impact on views and Ludwell Grange could be protected subject to the layout and design of development.	No important views or landmarks would be affected by development of the site.	No important views or landmarks would be affected by development of the site.
Protecting the landscape settings of Horsted Keynes	Land considered appropriate for development in landscape terms. Land is contiguous with the existing settlement edge.	Land considered to have the potential for development in landscape terms. Land is contiguous with the existing settlement edge.	Land considered unsuitable for development in landscape terms. Landscape character should be protected through the prevention of development. Land is separate from the existing settlement edge.	High Weald AONB Board comments Mid Sussex District Council landscape officer comments	Land is separate from existing settlement edge.	Land is separate from existing settlement edge.	Land is separate from existing settlement edge.	The land is contiguous with the existing settlement edge.
Area of Outstanding Natural Beauty	Development would not have an unacceptable impact on the AONB, depending on layout of development.	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development would have an unacceptable impact on the AONB, depending on layout of development.	High Weald AONB Board comments	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development may not have an unacceptable impact on the AONB, depending on layout of development.
Green Infrastructure	Opportunity to increase opportunities for public access to the countryside.	Opportunity to provide green open space on site and developer is willing to make provision.	Opportunity to provide green open space on site and developer is willing to make provision.		The site does not provide the opportunity to provide green open space on site and is poorly related to the rest of the village.	The site does not provide the opportunity to provide green open space on site but this would be poorly related to the rest of the village.	The site does not provide the opportunity to provide green open space on site and is poorly related to the rest of the village.	The site can provide public access to the countryside.
Community facilities**	The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community.	The site is capable of accommodating community infrastructure but is not well located to serve the majority of the existing community.	The site is not capable of accommodating community infrastructure.		The site is not capable of accommodating community infrastructure.	The site is capable of accommodating community infrastructure but not well located to serve the majority of the existing community.	The site is not capable of accommodating community infrastructure.	The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community.
Retain local facilities and employment premises	The site can provide viable new retail/local facilities or small-scale employment premises.	The site may be able to provide viable new retail/local facilities or small-scale employment premises but issues of viability of it is not well located.	The site has no prospect of providing viable new retail/local facilities or small-scale employment premises.		The site has no prospect of providing viable new retail/local facilities or small-scale employment premises.	The site may be able to provide viable new retail/local facilities or small-scale employment premises but is poorly located for easy access by the majority of existing residents.	The site has no prospect of providing viable new retail/local facilities or small-scale employment premises.	The site may be able to provide viable new retail/local facilities or small-scale employment premises but only the very southern portion of the site (the Martindale Centre), put forward as a retail facility (for development consideration) is sufficiently well located to serve the majority of the community. However, the landowner of the Martindale Centre would need to be in agreement. If agreement with the landowner could not be reached then such provision could not be made. Alternative community provision could be made elsewhere on the site but, with the only access point being off Church Lane, would be slightly less accessible to the community.
On-site community energy	The site is capable of providing an on-site community energy scheme.	The site is capable of supporting an on-site community energy scheme.	The site is not capable of supporting an on-site community energy scheme.	From landowner/ developer	The site is not capable of supporting an on-site community energy scheme or providing an on-site scheme.	The site is capable of providing an on-site community energy scheme.	The site is not capable of supporting an on-site community energy scheme or providing an on-site scheme.	The site is capable of providing an on-site community energy scheme.
Overall assessment					The site is small but has been offered as a location for sheltered accommodation for older people. Whilst the potential to provide a footpath along part of the route into the village has been offered by the landowners, the site is located outside of the village along Birchgrove Road, a reasonably busy route that would have to be closed in order to reach the centre of the village on foot. This is unsafe and unsuitable for people requiring sheltered accommodation.	Whilst the site could contribute towards addressing the housing needs of Horsted Keynes, it is separate from the existing built-up areas of the village and has little or no prospect of providing safe pedestrian access into the centre of the village.	The site has limited potential to provide for the needs of the community of Horsted Keynes. The site is well away from the built-up area of the village and is considered to represent an unsustainable development.	The landowner has stated that an alternative access could be provided to the site through the purchase of a residential property. However, whilst some of these properties have been approached, none to date have indicated a willingness to sell their property. Therefore there is no evidence that such a solution is achievable. This represents a fundamental constraint to what would otherwise represent a sustainable development (assuming that only the southern part of the site was built upon).

Site selection criteria	RAG rating			Evidence	HNP 09 - Part of field below 1&2 Treman Farm Cottages	HNP 010 - Land off Watly's Lane by Lynsham Cottage	HNP 012 - The Old Rectory, Church Lane	HNP 013 - Jefferys Farm Buildings
Site availability	A traffic light system is to be applied to the assessment of sites with a positive assessment classified 'green', or if mitigation might be required 'amber'. Some sites are green sites despite being classified 'amber' if significant mitigation is required or more suitable areas are available.				1.9 hectares	0.77 hectares	1.2 hectares	1 hectare
Availability of site	Site owner has said that the site is definitely available during the plan period. Site in single ownership.	Site owner has said that the site is likely to be available at some point during the plan period. Site in multiple ownership with minor issues which can be resolved.	Site owner has said that the site is likely to be available during the plan period. Sites in multiple ownership with unwilling partners.	From landowner/developer	Site is available and in single ownership	Site owner has said that the site is definitely available during the plan period. Site in single ownership.	Site owner has said that the site is definitely available during the plan period. Site in single ownership.	Site owner has said that the site is definitely available during the plan period. Site in single ownership.
Rural identity and needs	Site is capable of making a significant contribution towards addressing Horsted Keynes's housing needs. Site is not of a size that would mean Horsted Keynes's identity as a village would materially change.	Site is capable of making a limited contribution towards addressing Horsted Keynes's housing needs (less than 10 dwellings so would provide on-site affordable housing). Site is of a size that could mean Horsted Keynes's identity as a village would materially change but developer potentially willing to sub-divide and provide a smaller site.	Site is not capable of making any contribution towards addressing Horsted Keynes's housing needs (has 10 or less dwellings so would provide any on-site affordable housing). Site is so large that it would mean Horsted Keynes's identity as a village would materially change and developer unwilling to sub-divide and provide a smaller site.		Site could deliver approximately up to 40 dwellings therefore would make a significant contribution towards addressing Horsted Keynes's housing needs, including for affordable housing. However, site owner has stated that only a small part of the area would be available for development for approximately 4 dwellings. This would therefore make a minimal contribution to addressing needs. Site would not materially change the identity of the village.	Site could deliver approximately 15 dwellings therefore would make a contribution towards addressing Horsted Keynes's housing needs, including for affordable housing. However, the site is of a size that would mean, if fully developed, Horsted Keynes's identity as a village would materially change. It is therefore considered inappropriate for the whole of the site to be delivered.	Site could deliver approximately 20-25 dwellings so is capable of making a significant contribution towards addressing Horsted Keynes's housing needs, including for affordable housing. The location of the site is such that it would require HNP 013 to come forward in order that it could be delivered. Together these sites would total 2.2 hectares, so could deliver between 40 and 50 dwellings. This quantum of development would provide for all of Horsted Keynes's needs, although a lower quantum of development could also be delivered on both sites if part of the area was given over to public open space and/or community infrastructure. Together, it is not considered that development would materially change the identity of the village.	Site could deliver approximately 20-25 dwellings so is capable of making a significant contribution towards addressing Horsted Keynes's housing needs, including for affordable housing.
Site configuration	Site does not significantly extend the settlement area of Horsted Keynes village.	Site significantly extends the settlement area of Horsted Keynes village or is separate from the main built-up area of the village.	Site significantly extends the settlement area of Horsted Keynes village or is separate from the main built-up area of the village.		The site is separate from the main built-up area of the village.	Site does not significantly extend the settlement area of Horsted Keynes village.	If fully developed, site would significantly extend the settlement area of Horsted Keynes village. However, part development of the southern part of the site would not materially extend the settlement.	Site does extend the settlement area of the village quite considerably by the west. The southern part of the site was kept open.
Land use	Site is brownfield, i.e. or was occupied by a permanent structure, including the curtilage of the buildings, land in built-up areas and any associated fixed surface infrastructure.	Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings, land in built-up areas such as private residential gardens, recreation grounds and allotments.	Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings, land in built-up areas such as private residential gardens, recreation grounds and allotments.		Greenfield	Greenfield	Greenfield	The northern half of the site is brownfield, with the south being greenfield
Existing use	Vacant site (including agriculture)	Existing use with a reasonable prospect of being relocated.	Loss of community asset		Agriculture	Agriculture	Grounds of existing residence	Agriculture
Access to village centre services (post office, shop, village green)	Walking distance to village centre 400m or less	Walking distance to village centre between 400m and 800m	Walking distance to village centre more than 800m		More than 800m	Less than 400m	Less than 400m	400m - 800m
Access to primary school	Walking distance to primary school 500m or less	Walking distance to primary school between 500m and 2,000m	Walking distance to primary school more than 2,000m		More than 2,000m	500m - 2,000m	Less than 500m	500m - 2,000m
Access to public transport	Walking distance to nearest bus stop 400m or less	Walking distance to nearest bus stop between 400m and 800m	Walking distance to nearest bus stop more than 800m		More than 800m	Less than 400m	Less than 400m	400m - 800m
Public rights of way (PROW)	Development would have no impact on a PROW Development would be able to make improved PROW linkages.	PROW affected but can be realigned through public open space not segregated from estate roads and footways.	PROW requires significant diversion or realignment.	West Sussex County Council PROW mapping	Development would have no impact on a PROW.	No impact on an existing PROW but could link up a nearby PROW which runs to the south into open countryside.	Development could also make improved PROW linkages from the edge of the village out to the existing PROW.	No impact on an existing PROW but no potential to link up with nearby PROWs.
Footways	There are existing, safe footpaths/pavements accessing the site that provide links to the village centre.	It is possible to create new, safe footpaths/pavements from the site to the village centre.	There is little potential to provide safe footpaths/pavements from the site to the village centre.		There is no potential to provide safe footpaths/pavements from the site to the village centre.	Watly's Lane acts effectively as a 'shared surface' between pedestrians and the limited number of vehicles that use it, so it does provide a reasonably safe existing safe pedestrian access into the centre of the village.	Church Lane acts effectively as a 'shared surface' between pedestrians and the limited number of vehicles that use it, so it does provide a reasonably safe existing safe pedestrian access into the centre of the village.	Would require crossing of Sugar Lane which could create highway safety concerns but, once on the east side of Sugar Lane, there are safe footpaths that provide links into the village centre.
Linkages	Site provides opportunities to integrate with rest of village by providing new foot/cycle linkages across the site and into existing neighbourhoods.	Site has no or limited connections with neighbouring areas.	Existing routes are blocked or redesigned preventing people from walking through the site to get somewhere else.		Site has no connections with neighbouring areas.	Site has limited connections with neighbouring areas and access on Watly's Lane is poor.	Site has limited connections with neighbouring areas.	Being on the west side of Sugar Lane, the site has limited connections with neighbouring areas.
Highways access	An appropriate and safe access can be provided.	An appropriate access can be provided but only with major movements that could compromise site deliverability.	An appropriate access cannot be provided.	West Sussex County Council Highways Department comments	An appropriate and safe access can be provided onto Treman Road	An appropriate and safe access can potentially be provided onto Watly's Lane. However, Watly's Lane is an unadopted road and is very narrow. It is unlikely that the levels of traffic which would be created by the development would be acceptable.	An appropriate and safe access can be provided off Church Lane. This is subject to development being restricted to only part of the site. Full development of the site would create an unacceptable level of traffic.	An appropriate and safe access is likely to be capable of being provided off Sugar Lane. This assumes that the access road running along the southern boundary of HNP 017 and under the same ownership, is available. An issue is safe pedestrian access to the site of Sugar Lane. A pedestrian crossing point could be provided.
Impact of traffic on village centre	Shortest route to strategic road network avoids village centre	Shortest route to strategic road network is through the village centre but does not create significant additional traffic.	Shortest route to strategic road network is through the village centre		Shortest route to strategic road network out to Haywards Heath avoids village centre	Shortest route to strategic road network out to Haywards Heath is through the village centre	Traffic could travel west via Leighton Road and therefore would not come through the village.	Shortest route to strategic road network out to Haywards Heath avoids village centre
Heritage assets	Listed building Development would not harm, or could enhance, a Listed Building or its setting.	Mitigation measures would be required to ensure that development would not harm a Listed Building or its setting.	Development would harm a Listed Building or its setting.	English Heritage comments	Development would have no impact on any listed buildings.	Development would have no impact on any listed buildings.	The site is close to a number of grade II listed buildings. However, a smaller scale development on the southern part of the site would be unlikely to affect their setting.	Development would have no impact on any listed buildings.
Conservation Area	Site outside Conservation Area and does not affect it	Site within or likely to impact on setting of Conservation Area	Development would harm Conservation Area	English Heritage comments	Development would have no impact on the Conservation Area.	Site outside Conservation Area and does not affect it	Site adjacent to Conservation Area so mitigation could be required to ensure that its setting is not harmed.	Site outside Conservation Area and does not affect it
Site of Special Scientific Interest	Site does not affect SSSI	Mitigation measures would be required to ensure that development would not harm a SSSI	Site contains all or part of a SSSI	Mid Sussex District Council mapping	Whole of site is within a SSSI	Site does not affect SSSI	Site does not affect SSSI	Site does not affect SSSI
Site of Nature Conservation Importance	Site does not affect SNCI	Mitigation measures would be required to ensure that development would not harm a SNCI	Site contains all or part of a SNCI	Mid Sussex District Council mapping	Site does not affect SNCI	Site does not affect SNCI	Site does not affect SNCI	Site does not affect SNCI but is adjacent to a Priority Habitat area
Local Wildlife Site/Local Nature Reserve	Site does not affect LWS/LNR	Mitigation measures would be required to ensure that development would not harm a LWS/LNR	Site contains all or part of an LWS/LNR	Mid Sussex District Council mapping	Site does not affect LWS/LNR	Site does not affect LWS/LNR	Site does not affect LWS/LNR	Site does not affect LWS/LNR
Ancient Woodland	Site does not affect Ancient Woodland	Mitigation measures would be required to ensure that development would not harm an Ancient Woodland	Site contains all or part of an Ancient Woodland	Mid Sussex District Council mapping	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland	Site does not affect an Ancient Woodland but is adjacent to one
Tree Preservation Area	Site does not affect a TPO tree	Mitigation measures would be required to ensure that development would not harm a TPO tree on site or immediately adjacent.	Development would remove a TPO tree on site or immediately adjacent.	Mid Sussex District Council mapping	Site does not affect a TPO tree	Site may not affect TPO trees although some specimen trees on site may need to be retained.	Site may not affect TPO trees although some specimen trees on site may need to be retained.	Site does not affect a TPO tree
Important hedgerow	Site does not affect an Important Hedgerow.	Partial removal of an Important Hedgerow required.	Development would require the removal of all or most of an Important Hedgerow.	Environment Agency mapping	Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.
Water	Flood zone Site in Flood Zone 1	Site in Flood Zone 2	Site in Flood Zone 3	Environment Agency mapping	Flood Zone 1	Flood Zone 1	Flood Zone 1	Flood Zone 1
Landscape character	Significant characteristic elements of the landscape/setting will be unaffected.	Some characteristic elements of the landscape/setting will be likely to be lost.	Significant characteristic elements of the landscape/setting will be likely to be lost.	Mid Sussex Landscape Character Assessment and Capacity of Mid Sussex District to Accommodate Development report	Site is within Treman's High Weald landscape character area. LCA considers this area has low/medium capacity to accommodate development, i.e. development is likely to have an adverse effect on most of the character area. However, small scale development such as that which would come forward on this site may be possible.	Site is within Horsted Keynes High Weald landscape character area. LCA considers this area has low/medium capacity to accommodate development, i.e. development is likely to have an adverse effect on most of the character area. However, small scale development such as that which would come forward on this site may be possible.	Site is within Odington High Weald landscape character area. LCA considers this area has low capacity to accommodate development, i.e. development is likely to have a significant and adverse effect on the character of the landscape area as a whole. Development of the site would have a detrimental impact but a smaller scale development of the southern part of the site would have a much lower landscape impact.	Site is within Odington High Weald landscape character area. LCA considers this area has low capacity to accommodate development, i.e. development is likely to have a significant and adverse effect on the character of the landscape area as a whole. Development of the site would have a detrimental impact but a smaller scale development of the northern part of the site would have a much lower landscape impact.
Safeguarding important views and landmarks	Important views and landmarks would be unaffected by development of the site	Important views and landmarks could be protected subject to the layout and design of development.	Important views and landmarks would be adversely affected by development of site.	Mid Sussex Landscape Character Assessment and Capacity of Mid Sussex District to Accommodate Development report	No important views or landmarks would be affected by development of the site	Important views and landmarks would be unaffected by development of the site	Important views and landmarks could be protected subject to the layout and design of development.	Important views and landmarks would be protected subject to the layout and design of development.
Protecting the landscape setting of Horsted Keynes	Land considered appropriate for development in landscape terms. Land is contiguous with the existing settlement edge. Land would include one or more of the following: - Flat or shallow sloping land which is not highly visible from a distance, and can be mitigated through planting. - Land visible from a limited number of properties or viewpoints, which can be mitigated through planting. - Land already affected by infrastructure or disturbed, direct or damaged land.	Land considered to have the potential for consideration of development in landscape terms. Land is contiguous with the existing settlement edge. Land would include one or more of the following: - Land including ridges which are not fully visible - Shallow land which is partially visible or partially concealed by woodland and where visual impact can be mitigated with planting. - Small enclosed fields adjoining the settlement edge where visual impact can be mitigated with planting.	Land considered unsuitable for development in landscape terms. Landscape character should be protected through the prevention of development. Land is separate from the existing settlement edge. Land would include one or more of the following: - Ridges, hillocks and visually prominent hills - Steep valley sides and/or steep ridges or slopes including footpaths - Woodland blocks, significant tree rows, hedgerows and locally distinctive vegetation patterns.	High Weald AONB Board comments Mid Sussex District Council landscape officer comments	Land is separate from existing settlement edge. Site will be well screened by existing woodland to the east and south. Landscape impact to the west is unlikely to be affected because of the presence of the existing farm.	Land is contiguous with the existing settlement edge. Land is considered appropriate for development in landscape terms. Existing tree belt surrounding the site provides good screening.	Land is contiguous with the existing settlement edge. If only the southern part of the site was developed then the site is considered appropriate for development in landscape terms. Significant landscaping would be required on the northern boundary to mitigate any potential impact the development would have on the landscape. There would be some impact on views from PROW 016 which would need to be mitigated through planting.	Land is contiguous with the existing settlement edge. If developed along with HNP 017, then the site would be contiguous with the existing settlement edge. However, the site would not relate very well to the existing settlement boundary because the existing detached boundary of Sugar Lane would have been breached. Development could have a landscape impact but it is thought that this could be mitigated through screening on the western and southern boundaries. This would be particularly important to protect the views from PROW 149R. Long distance views from the west would not be affected provided there was careful design and screening.
Area of Outstanding Natural Beauty	Development would not have an unacceptable impact on the AONB, depending on layout of development.	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development would have an unacceptable impact on the AONB, depending on layout.	High Weald AONB Board comments	Development may not have an unacceptable impact on the AONB, depending on layout.	Development may not have an unacceptable impact on the AONB, depending on layout.	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development may not have an unacceptable impact on the AONB, depending on layout of development.
Green Infrastructure	Opportunity to increase opportunities for public access to the countryside. Opportunity to provide green open space on site and developer is willing to make provision. The site does not affect the setting of the village green.	Unlimited opportunity to increase opportunities for public access to the countryside. Limited opportunity to provide green open space on site and developer willingness to make provision is uncertain. The site does not affect the setting of the village green.	No opportunity to provide green open space on site or developer unwilling to make provision. The site does affect the setting of the village green.		The site does provide the opportunity to provide green open space on site but this would be poorly related to the rest of the village. The site does not affect the setting of the village green.	Unlimited opportunity to increase opportunities for public access to the countryside. The site can provide a significant opportunity for public access to the countryside. There is a good opportunity to provide green open space on site which would be reasonably accessible by the majority of people in the village. The site does not affect the setting of the village green.	The site can provide a significant opportunity for public access to the countryside and also to provide public open space. The developer is amenable to this. The site represents a significant opportunity to provide expanded green open space on site and developer is willing to make provision of this. The site does not affect the setting of the village green.	Opportunity to increase opportunities for public access to the countryside. The site can provide a significant opportunity for public green open space although wider access to the countryside would be limited. The developer is amenable to this provision. The site does not affect the setting of the village green.
Community infrastructure	Community facilities The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community.	The site is capable of accommodating community infrastructure but is not well located to serve the majority of the existing community.	The site is not capable of accommodating community infrastructure		The site is capable of accommodating community infrastructure but is not well located to serve any of the existing community.	The site is capable of accommodating community infrastructure and is reasonably well located to serve the majority of the existing community.	The site is capable of accommodating community infrastructure and is reasonably well located to serve the majority of the existing community.	The site is capable of accommodating community infrastructure. Its location on the edge of the village is not ideal for serving the existing community but if a pedestrian crossing was provided across Sugar Lane then it would be an acceptable location.
Business and employment premises	Retail/local facilities and employment premises The site can provide viable new retail/local facilities or small-scale employment premises	The site may be able to provide viable new retail/local facilities or small-scale employment premises but there could be issues of viability or it is not well located.	The site has no prospect of providing viable new retail/local facilities or small-scale employment premises		The site may be able to provide viable new retail/local facilities or small-scale employment premises but is poorly located for any of the existing residents of the village.	The site may be able to provide viable new retail/local facilities or small-scale employment premises and is reasonably well located for any of the existing residents, albeit not by car.	The site is capable of accommodating new retail/local facilities or small-scale employment premises and is reasonably well located to serve the majority of the existing community.	The site may be able to provide viable new retail/local facilities or small-scale employment premises but is not well located to serve the majority of the community, particularly as a retail facility.
Energy	On-site community energy The site is capable of providing an on-site community energy scheme	The site is capable of supporting an on-site community energy scheme	The site is not capable of supporting an on-site community energy scheme or providing an on-site scheme	From landowner/developer	The site is capable of supporting an off-site community energy scheme	The site is capable of providing an on-site community energy scheme	The site is capable of providing an on-site community energy scheme	The site is capable of providing an on-site community energy scheme
Overall	Overall assessment				The site has limited potential to provide for the needs of the community of Horsted Keynes. The site is well away from the built-up area of the village and is considered to represent an unsustainable development.	The site has good potential to provide for a significant range of needs of the community. However, the lack of suitable vehicular access is a fundamental constraint.	If only the southern part of the site was developed then the site could make considerable contributions towards addressing the needs of the community. Significant landscaping would be required on the northern boundary to mitigate any potential impact a development would have.	The site on its own is poorly related to the village. If developed along with HNP 017, and if the southern half of the site is left open for public green open space and possible community uses then it has much better potential. The impact on the landscape and views is a possible issue.

