

**JANUARY PRESENTATION**

**SEPTEMBER WORKSHOP**

Site selection criteria		HKNP 013 - Jeffreys Farm Buildings	HKNP 013 - Jeffreys Farm Buildings
		1 hectare	
<b>Site availability</b>	<b>Availability of site</b>	<p>Site owner has said that the site is definitely available during the plan period.</p> <p>Site in single ownership.</p>	<p>Site owner has said that the site is definitely available during the plan period.</p> <p>Site in single ownership.</p>
<b>Rural identity and needs</b>	<b>Site capacity**</b>	<p>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.</p> <p>The location of the site is such that it would require HKNP 017 to come forward in order that it could be delivered. Together these sites would total 2.2 hectares, so could deliver between 45 and 55 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.</p>	<p>Site could theoretically deliver approximately 20-25 dwellings so is capable of making a significant contribution towards addressing Horsted Keynes's housing needs, including for affordable housing.</p> <p>The location of the site is such that it is likely to require HKNP 017 to come forward in order that it could be delivered. However, HKNP 017 has an issue relating to a covenant which would mean it would be unlikely to come forward. Therefore the site is likely to only have potential for a limited number of dwellings, potentially 6-8 dwellings. This quantum of development would only provide for a limited amount of Horsted Keynes's needs. However, development would not materially change the identity of the village.</p>

	<b>Site configuration</b>	Site does extend the settlement area of the village quite considerably to the west. This could be minimised if the southern part of the site was kept open.	Site does extend the settlement area of the village quite considerably to the west. This could be minimised if the southern part of the site was kept open.
<b>Land use</b>	<b>Brownfield/greenfield</b>	The northern half of the site is brownfield, with the south being greenfield	The northern half of the site is brownfield, with the south being greenfield
	<b>Existing use</b>	Agriculture	Agriculture
<b>Transportation</b>	<b>Access to village centre services (post office, shop, village green)*</b>	400m - 800m	400m - 800m
	<b>Access to primary school*</b>	500m - 2,000m	500m - 2,000m
	<b>Access to public transport*</b>	400m - 800m	400m - 800m
	<b>Public rights of way (PROW)</b>	No impact on an existing PROW but no potential to link up with nearby PROWs.	No impact on an existing PROW but no potential to link up with nearby PROWs.

<b>Footways</b>	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.	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.
<b>Linkages</b>	Being on the west side of Sugar Lane, the site has limited connections with neighbouring areas.	Being on the west side of Sugar Lane, the site has limited connections with neighbouring areas.

	<b>Highways access</b>	<p>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 HKNP 017 and under the same ownership, is available. An issue is safe pedestrian access to the east side of Sugar Lane. A pedestrian crossing point could be provided.</p>	<p>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 HKNP 017 and under the same ownership, is available. An issue is safe pedestrian access to the east side of Sugar Lane. A pedestrian crossing point could be provided.</p>
	<b>Impact of traffic on village centre</b>	<p>Shortest route to strategic road network out to Haywards Heath avoids village centre</p>	<p>Shortest route to strategic road network out to Haywards Heath avoids village centre</p>
<b>Heritage assets</b>	<b>Listed building</b>	<p>Development would have no impact on any listed buildings.</p>	<p>Development would have no impact on any listed buildings.</p>
	<b>Conservation Area</b>	<p>Site outside Conservation Area and does not affect it</p>	<p>Site outside Conservation Area and does not affect it</p>

<b>Natural Environment</b>	<b>Site of Special Scientific interest</b>	Site does not affect SSSI	Site does not affect SSSI
	<b>Site of Nature Conservation Importance</b>	Site does not affect SNCI but is adjacent to a Priority Habitat area	Site does not affect SNCI but is adjacent to a Priority Habitat area
	<b>Local Wildlife Site/Local Nature Reserve</b>	Site does not affect an LWS/LNR	Site does not affect an LWS/LNR
	<b>Ancient Woodland</b>	Site does not affect an Ancient Woodland but is adjacent to one	Site does not affect an Ancient Woodland but is adjacent to one
	<b>Tree Preservation Area</b>	Site does not affect a TPO tree	Site does not affect a TPO tree
	<b>Important hedgerow</b>	Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.
<b>Water</b>	<b>Flood zone</b>	Flood Zone 1	Flood Zone 1
<b>Landscape and green infrastructure</b>	<b>Landscape character</b>	Site is within Oddynes 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 whole of the site could have a detrimental impact but a smaller scale development of the northern part of the site would have a much lower landscape impact.	Site is within Oddynes 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 whole of the site could have a detrimental impact but a smaller scale development of the northern part of the site would have a much lower landscape impact.

<p><b>Safeguarding important views and landmarks</b></p>	<p>Important views to and from the west could be affected but it is likely that they could be protected subject to the layout and design of development.</p>	<p>Important views to and from the west could be affected but it is likely that they could be protected subject to the layout and design of development.</p>
<p><b>Protecting the landscape setting of Horsted Keynes</b></p>	<p>If developed along with HKNP 017, then the site would be contiguous with the existing settlement edge.</p> <p>However, the site would not relate very well to the existing settlement boundary because the existing defensible boundary of Sugar Lane would have been breached.</p> <p>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 14HK.</p> <p>Long distance views from the west would not be affected provided there was careful design and screening.</p>	<p>If developed along with HKNP 017, then the site would be contiguous with the existing settlement edge.</p> <p>However, the site would not relate very well to the existing settlement boundary because the existing defensible boundary of Sugar Lane would have been breached.</p> <p>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 14HK.</p> <p>Long distance views from the west would not be affected provided there was careful design and screening.</p>
<p><b>Area of Outstanding Natural Beauty</b></p>	<p>Development may not have an unacceptable impact on the AONB, depending on layout of development.</p>	<p>Development may not have an unacceptable impact on the AONB, depending on layout of development.</p>

	<b>Green infrastructure</b>	<p>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.</p> <p>The site does not affect the setting of the village green.</p>	<p>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.</p> <p>The site does not affect the setting of the village green.</p>
<b>Community infrastructure</b>	<b>Community facilities***</b>	<p>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 accessible location.</p>	<p>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 accessible location.</p>
<b>Business and commercial</b>	<b>Retail/local facilities and employment premises</b>	<p>The site may be able to provide viable new retail/local facilities or small-scale employment premises but it is not well located to serve the majority of the community, particularly as a retail facility.</p>	<p>The site may be able to provide viable new retail/local facilities or small-scale employment premises but it is not well located to serve the majority of the community, particularly as a retail facility.</p>
<b>Energy</b>	<b>On-site community energy</b>	<p>The site is capable of providing an on-site community energy scheme</p>	<p>The site is capable of providing an on-site community energy scheme</p>

<b>Overall</b>	<b>Overall assessment</b>	<b>The site on its own is poorly related to the village. If developed along with HKNP 017, and if the southern half of the site is left open for public green open space and possibly community uses then it has much better potential. The impact on the landscape and views is a possible issue.</b>	<b>The site on its own is poorly related to the village and the impact on the landscape and views is a possible issue. If developed along with HKNP 017, and if the southern half of the site is left open for public green open space and possibly community uses then it has much better potential. However, HKNP 017 has an issue relating to a covenant which would mean it would be unlikely to come forward. The site is therefore only likely to have potential for a limited number of dwellings.</b>
----------------	---------------------------	--	---