

JANUARY PRESENTATION

SEPTEMBER WORKSHOP

Site selection criteria		HKNP 014 - Land to north of farm buildings (A), Jeffreys Farm	HKNP 014 - Land to north of farm buildings (A), Jeffreys Farm
			0.77 hectares
Site availability	Availability of site	<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>
Rural identity and needs	Site capacity**	<p>Site could deliver approximately 15 dwellings so is capable of making a contribution towards addressing Horsted Keynes's housing needs, including for some affordable housing.</p> <p>The location of the site is such that it would require HKNP 015, 016 or 017 to come forward in order that it could be delivered. Together with any one of these sites, the area would total between 1.6 and 2.2 hectares, so could deliver between 30 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 any combination of the 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 deliver approximately 15 dwellings so is capable of making a contribution towards addressing Horsted Keynes's housing needs, including for some affordable housing.</p> <p>The location of the site is such that it would require HKNP 015, 016 or 017 to come forward in order that it could be delivered and these sites are considered to have limited potential for various reasons. Together with any one of these sites, the area would total between 1.6 and 2.2 hectares, so could deliver between 30 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 any combination of the sites if part of the area was given over to public open space and/or community infrastructure.</p> <p>Whilst development of HKNP014 alone would not materially change the identity of the village, in combination with one or more of the others sites, it is considered that development would materially change the identity of the village.</p>

	Site configuration	Site does extend the settlement area of the village quite considerably to the west. This could be minimised if the western 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 western part of the site was kept open.
Land use	Brownfield/greenfield	Greenfield	Greenfield
	Existing use	Agriculture	Agriculture
Transportation	Access to village centre services (post office, shop, village green)*	400m - 800m	400m - 800m
	Access to primary school*	500m - 2,000m	500m - 2,000m
	Access to public transport*	400m - 800m	400m - 800m
	Public rights of way (PROW)	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.

<p>Footways</p>	<p>If access was via HKNP 016 or 017, 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.</p> <p>If access was via HKNP 015 then this would come off Keysford Lane which has no footpath.</p>	<p>If access was via HKNP 016 or 017, 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.</p> <p>If access was via HKNP 015 then this would come off Keysford Lane which has no footpath.</p>
<p>Linkages</p>	<p>Being on the west side of Sugar Lane, the site has limited connections with neighbouring areas.</p>	<p>Being on the west side of Sugar Lane, the site has limited connections with neighbouring areas.</p>

	Highways access	<p>An appropriate and safe access is likely to be capable of being provided off Sugar Lane via HKNP 017. An issue is safe pedestrian access to the east side of Sugar Lane. A pedestrian crossing point could be provided.</p> <p>Access via HKNP 015 would also be possible off Keysford Lane but pedestrian access would be an issue.</p>	<p>An appropriate and safe access may be capable of being provided off Sugar Lane via HKNP 017. However, HKNP 017 has an issue relating to a covenant which would mean it would be unlikely to come forward.</p> <p>An issue is safe pedestrian access to the east side of Sugar Lane. A pedestrian crossing point could be provided.</p> <p>Access via HKNP 015 may be possible off Keysford Lane but the drop in levels would make this difficult to achieve and would result in a long isolated estate road unless HKNP 015 was developed as well. Pedestrian access would also be an issue.</p> <p>Access via HKNP 016 may be possible off Sugar Lane (albeit not for a large number of dwellings) but the drop in levels would make this difficult to achieve and would result in an isolated estate road unless HKNP 016 was developed as well.</p>
	Impact of traffic on 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 avoids village centre
Heritage assets	Listed building	Development would have no impact on any listed buildings.	Development would have no impact on any listed buildings.
	Conservation Area	Site outside Conservation Area and does not affect it	Site outside Conservation Area and does not affect it

Natural Environment	Site of Special Scientific interest	Site does not affect SSSI	Site does not affect SSSI
	Site of Nature Conservation Importance	Site does not affect SNCI	Site does not affect SNCI
	Local Wildlife Site/Local Nature Reserve	Site does not affect an LWS/LNR	Site does not affect an LWS/LNR
	Ancient Woodland	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland
	Tree Preservation Area	Site may not affect TPO trees although several specimen trees on site may need to be retained.	Site may not affect TPO trees although several specimen trees on site may need to be retained.
	Important hedgerow	Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.
Water	Flood zone	Flood Zone 1	Flood Zone 1
Landscape and green infrastructure	Landscape character	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>Safeguarding important views and landmarks</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>Protecting the landscape setting of Horsted Keynes</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 northern boundaries. This would be important to protect the views from PROW 14HK, although these views of the site are not particularly significant.</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 northern boundaries. This would be important to protect the views from PROW 14HK, although these views of the site are not particularly significant.</p> <p>Long distance views from the west would not be affected provided there was careful design and screening.</p>
<p>Area of Outstanding Natural Beauty</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>

	Green infrastructure	<p>The site can provide an 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 an 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>
Community infrastructure	Community facilities***	<p>The site is capable of accommodating some limited community infrastructure. Its location on the edge of the village is not ideal for serving the existing community but if developed along with HKNP 017 and a pedestrian crossing was provided across Sugar Lane then it would be an accessible location.</p>	<p>The site is capable of accommodating some limited community infrastructure. Its location on the edge of the village is not ideal for serving the existing community but if developed along with HKNP 017 and a pedestrian crossing was provided across Sugar Lane then it would be an accessible location.</p>
Business and commercial	Retail/local facilities and employment premises	<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>
Energy	On-site community energy	<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>

Overall	Overall assessment	The site on its own is poorly related to the village. If developed along with HKNP 017, and if the western 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.	The site on its own is not well related to the village and impact on the landscape and views could be a possible issue. If developed along with HKNP 017, then it has good potential, provided improved pedestrian access is provided across Sugar Lane. However, HKNP 017 has an issue relating to a covenant which would mean it would be unlikely to come forward.
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