

JANUARY PRESENTATION

SEPTEMBER WORKSHOP

Site selection criteria		HKNP 015 - Land to north of farm buildings (B), Jeffreys Farm	HKNP 015 - Land to north of farm buildings (B), Jeffreys Farm
		1.5 hectares	1.5 hectares
Site availability	Availability of site	<p>Site owner has said that the site is definitely available during the plan period.</p> <p>Site owner has also stated that if HKNP 013 was allocated, then this site would no longer be available.</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 owner has also stated that if HKNP 013 was allocated, then this site would no longer be available.</p> <p>Site in single ownership.</p>
Rural identity and needs	Site capacity**	<p>Site could deliver approximately 30-40 dwellings therefore would make a significant contribution towards addressing Horsted Keynes's housing needs, including for affordable housing.</p> <p>Site would not materially change the identity of the village.</p>	<p>Site could deliver approximately 30-40 dwellings therefore would make a significant contribution towards addressing Horsted Keynes's housing needs, including for affordable housing.</p> <p>Whilst development of HKNP015 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 reduced 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 reduced 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>There is no potential to provide safe footpaths/pavements from the site to the village centre. This is also the case if the site is developed along with just HKNP 016.</p> <p>Crossing facilities could be provided in HKNP 016 and HKNP 017 were developed as well. However, these three sites in aggregate would likely provide too large an area for development and would therefore impact on the identity of Horsted Keynes.</p>	<p>There is no potential to provide safe footpaths/pavements from the site to the village centre. This is also the case if the site is developed along with just HKNP 016.</p> <p>Crossing facilities could be provided in HKNP 016 and HKNP 017 were developed as well. However, these three sites in aggregate would likely provide too large an area for development and would therefore impact on the identity of Horsted Keynes.</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	An appropriate and safe access can be provided off Keysford Lane.	An appropriate and safe access can be provided off Keysford Lane.
	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 does not affect a TPO tree	Site does not affect a TPO tree
	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 eastern 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 eastern 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 016, 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 boundary. This would be 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 016, 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 boundary. This would be 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>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 community infrastructure but is not well located to serve the majority of the existing community because of the lack of pedestrian access.</p>	<p>The site is capable of accommodating community infrastructure but is not well located to serve the majority of the existing community because of the lack of pedestrian access.</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 is not well located to serve the majority of the existing community because of the lack of pedestrian access.</p>	<p>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 existing community because of the lack of pedestrian access.</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 016, and if the western half of the site is left open for public green open space and possibly community uses then it has better potential. However, the lack of pedestrian access is a fundamental constraint.	The site on its own is poorly related to the village. If developed along with HKNP 016, and if the western half of the site is left open for public green open space and possibly community uses then it has better potential. However, the lack of pedestrian access is a fundamental constraint.
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