

JANUARY PRESENTATION

SEPTEMBER WORKSHOP

Site selection criteria		HKNP 016 - Sugar Lane Field	HKNP 016 - Sugar Lane Field
			0.85 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 15-20 dwellings therefore would make a contribution towards addressing Horsted Keynes's housing needs, including for some affordable housing.</p> <p>Site would not materially change the identity of the village.</p>	<p>Site could deliver approximately 15-20 dwellings therefore would make a contribution towards addressing Horsted Keynes's housing needs, including for some affordable housing.</p> <p>Whilst development of HKNP016 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	There would be a slight extension of the village to the west but this is not considered to be significant.	There would be a slight extension of the village to the west but this is not considered to be significant.
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. The south-western corner of the site is not opposite a footpath as the nearest pavement does not commence until the south side of Boxes Lane a little further along Sugar Lane.</p> <p>This could be resolved if the site is developed along with HKNP 017 and suitable pedestrian crossing facilities were put in place across Sugar Lane from the access point.</p>	<p>There is no potential to provide safe footpaths/pavements from the site to the village centre. The south-western corner of the site is not opposite a footpath as the nearest pavement does not commence until the south side of Boxes Lane a little further along Sugar Lane.</p> <p>This could be resolved if the site is developed along with HKNP 017 and suitable pedestrian crossing facilities were put in place across Sugar Lane from the access point.</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>Access could be achieved off Sugar Lane but the road is quite narrow in this location so would not be appropriate to serve a large number of dwellings. Also the site is significantly above the road level so there would be a drop in levels down to any junction.</p> <p>A better access point would be achievable if the site is developed along with HKNP 017.</p>	<p>Access could be achieved directly off Sugar Lane but the road is quite narrow in this location so would not be appropriate to serve a large number of dwellings. Equally access could be provided off Keysford Lane but the site is significantly above the road level so there would be a drop in levels down to any junction. This would also apply to access off Sugar Lane.</p> <p>A better access point would be achievable if the site is developed along with HKNP 017. Whilst there is a covenant restricting development of HKNP 017, this would not prevent the construction of a road. However, a long access road through a large green field in order to access HKNP016 would not be a sustainable solution and would be costly, therefore potentially creating issues of viability for the development.</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	Site is adjacent to two grade II listed buildings. Mitigation likely to be need to ensure setting not harmed.	Site is adjacent to two grade II listed buildings. Mitigation likely to be need to ensure setting not harmed.
	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	Development of site would involve significant loss of mature trees close to eastern boundary	Development of site would involve significant loss of mature trees close to eastern boundary
	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 a site of this scale is unlikely to have a significant detrimental 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 a site of this scale is unlikely to have a significant detrimental landscape impact.

<p>Safeguarding important views and landmarks</p>	<p>Important views to and from the west could be affected as the site is quite open in landscape terms.</p>	<p>Important views to and from the west could be affected as the site is quite open in landscape terms.</p>
<p>Protecting the landscape setting of Horsted Keynes</p>	<p>The site is contiguous with the existing settlement edge.</p> <p>However, it does 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>The site is contiguous with the existing settlement edge.</p> <p>However, it does 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 has no opportunity, on its own, to increase opportunities for public access to the countryside or to provide green open space on site. This would change if developed along with HKNP 017.</p> <p>The site does not affect the setting of the village green.</p>	<p>The site has no opportunity, on its own, to increase opportunities for public access to the countryside or to provide green open space on site. This would change if developed along with HKNP 017. However, HKNP 017 has an issue relating to a covenant which would mean it would be unlikely to come forward.</p> <p>The site does not affect the setting of the village green.</p>
Community infrastructure	Community facilities***	<p>The site is not capable of accommodating community infrastructure. This would change if developed along with HKNP 017, as long as safe pedestrian access across Sugar Lane was provided.</p>	<p>The site is not capable of accommodating community infrastructure. This would change if developed along with HKNP 017, as long as safe pedestrian access across Sugar Lane was provided. However, HKNP 017 has a covenant which would effectively restrict the use of the site to just formal recreation.</p>
Business and commercial	Retail/local facilities and employment premises	<p>The site is not capable of accommodating new retail/local facilities or small-scale employment premises. This would change if developed along with HKNP 017, as long as safe pedestrian access across Sugar Lane was provided. However, the site is not well located to serve the majority of the community, particularly as a retail facility.</p>	<p>The site is not capable of accommodating new retail/local facilities or small-scale employment premises. This would change if developed along with HKNP 017, as long as safe pedestrian access across Sugar Lane was provided. However, the site 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 supporting an off-site community energy scheme</p>	<p>The site is capable of supporting an off-site community energy scheme</p>

Overall	Overall assessment	The site on its own is not well related to the village. However, if developed along with HKNP 017, then it has good potential, provided improved pedestrian access is provided across Sugar Lane. Impact on the landscape could be a possible issue.	The site on its own is not well related to the village and impact on the landscape 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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