

JANUARY PRESENTATION

SEPTEMBER WORKSHOP

Site selection criteria		HKNP 017 - Jeffreys Farm Field	HKNP 017 - Jeffreys Farm Field
			1.2 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>[WORDING REGARDING POSSIBLE COVENANT TO BE CONFIRMED WITH STEERING GROUP]</p>	<p>Whilst site owner has said that the site is definitely available during the plan period, there is a covenant which restricts building on the site to a pavilion (for sports fields). Therefore the site could not be developed for residential use.</p>
Rural identity and needs	Site capacity**	<p>Site could deliver approximately 20-25 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>Due to the covenant, the site has no potential to deliver housing.</p>

	Site configuration	Site does extend the settlement area of Horsted Keynes village but this is not considered to be to a significant degree. This is particularly the case if the western part of the site is retained as open space.	Site does extend the settlement area of Horsted Keynes village but this is not considered to be to a significant degree. This is particularly the case if the western part of the site is retained as open space.
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.

Footways	Pedestrians would need to cross Sugar Lane in order to access the centre of the village via safe footpaths. A dedicated pedestrian crossing could satisfactorily address this issue.	Pedestrians would need to cross Sugar Lane in order to access the centre of the village via safe footpaths. A dedicated pedestrian crossing could satisfactorily address this issue.
Linkages	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.

	Highways access	An appropriate and safe access is likely to be capable of being provided off Sugar Lane.	An appropriate and safe access is likely to be capable of being provided off Sugar 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 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 would have a significant and detrimental effect on the character of the landscape and is unsuitable for strategic scale development. 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 would have a significant and detrimental effect on the character of the landscape and is unsuitable for strategic scale development. Development of a site of this scale is unlikely to have a significant detrimental landscape impact.

<p>Safeguarding important views and landmarks</p>	<p>In particular, the elevation of the site could cause new development to breach a ridgeline when looking to Horsted Keynes from the west. However, the site is well surrounded by mature trees, so it is possible that development would not be particularly visible from the west.</p>	<p>In particular, the elevation of the site could cause new development to breach a ridgeline when looking to Horsted Keynes from the west. However, the site is well surrounded by mature trees, so it is possible that development would not be particularly visible from the west.</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 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. 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 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. 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 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 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 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 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 has potential to provide for a range of community needs. If pedestrian access across Sugar Lane could be provided and appropriate screening and design used to minimise the landscape impact of development from the west, then the site is considered to have reasonable potential.	The covenant on the site means that it could only be allocated for formal recreation space, along with a pavilion/changing rooms. There is no potential for residential development on the site.
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