

Site selection criteria		RAG rating			Evidence	JANUARY PRESENTATION	SEPTEMBER WORKSHOP
		<i>A traffic-light system is to be applied to the assessment criteria with a positive assessment classified 'green', or if mitigation might be required, 'amber'. Some criteria are given extra weight by enabling them be classified 'red' if significant mitigation is required or more serious issues emerge.</i>				HKNP 003 - Constance Wood and Council Field	HKNP 003 - Constance Wood and Council Field
						4.7 hectares	4.7 hectares
Site availability	Availability of site	Site owner has said that the site is definitely available during the plan period.  Site in single ownership.	Site owner has said that the site is likely to be available at some point during the plan period.  Site in multiple ownership or with minor issues which can be resolved.	Site owner has said that the site will definitely not be available during the plan period.  Sites in multiple ownership with unwilling partners.	From landowner/ developer	Site owner has said that the site is definitely available during the plan period.  Site in single ownership.	Site owner has said that the site is definitely available during the plan period.  Site in single ownership.
Rural identity and needs	Site capacity**	Site is capable of making a significant contribution towards addressing Horsted Keynes's housing needs.  Site is not of a size that would mean Horsted Keynes's identity as a village would materially change.	Site is capable of making a limited contribution towards addressing Horsted Keynes's housing needs (has more than 10 dwellings so should provide on-site affordable housing).  Site is of a size that could mean Horsted Keynes's identity as a village would materially change but developer potentially willing to sub-divide and provide a smaller site.	Site is not capable of making any contribution towards addressing Horsted Keynes's housing needs (has 10 or less dwellings so will not provide any on-site affordable housing).  Site is so large that it would mean Horsted Keynes's identity as a village would materially change and developer unwilling to sub-divide and provide a smaller site.		Site could theoretically deliver over 100 dwellings which would fully address Horsted Keynes's housing needs, including for affordable housing. However, developer is suggesting that a significant proportion of the site (Council Field) would be given over to public open space in order to offset the loss of public open space on Constance Wood, so yield would be much lower, possible nearer to 30-40 dwellings. This would mean that the site could contribute all of Horsted Keynes's needs, including affordable housing.  Site is of a size that could mean Horsted Keynes's identity as a village would materially change but if a significant proportion of the site were given over to public open space, built development would therefore cover a much smaller part of the site and Horsted Keynes would be unlikely to materially change.	Site could theoretically deliver over 100 dwellings which would fully address Horsted Keynes's housing needs, including for affordable housing. However, developer is suggesting that a significant proportion of the site (Council Field) would be given over to public open space in order to offset the loss of public open space on Constance Wood, so yield would be much lower, possible nearer to 30-40 dwellings. In addition, the site is being offered for 100% affordable housing that could be held in perpetuity for local people. This would address all of Horsted Keynes's affordable housing.  Site is of a size that could mean Horsted Keynes's identity as a village would materially change but if a significant proportion of the site were given over to public open space, built development would therefore cover a much smaller part of the site and Horsted Keynes would be unlikely to materially change.
	Site configuration	Site does not significantly extend the settlement area of Horsted Keynes village		Site significantly extends the settlement area of Horsted Keynes village or is separate from the main built-up area of the village.		Full extent of site would extend settlement area of Horsted Keynes considerably. However, if development is focused on Constance Wood part of site then this would not be significant.	Full extent of site would extend settlement area of Horsted Keynes considerably. However, if development is focused on Constance Wood part of site then this would not be significant.
Land use	Brownfield/greenfield	Site is brownfield, i.e. is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.	Site is greenfield, i.e. land that is or has been occupied by agricultural or forestry buildings; land in built-up areas such as private residential gardens, recreation grounds and allotments.			Greenfield	Greenfield
	Existing use	Vacant site (including agriculture)	Existing use with a reasonable prospect of being relocated.	Loss of community asset		Vacant site although part of site currently provides public open space. It is proposed that this public open space is re-provided on the Council Field part of the site.	Vacant site although part of site currently provides public open space. It is proposed that this public open space is re-provided on the Council Field part of the site.
	Access to village centre services (post office, shop, village green)*	Walking distance to village centre 400m or less	Walking distance to village centre between 400m and 800m	Walking distance to village centre more than 800m		400m - 800m	400m - 800m
	Access to primary school*	Walking distance to primary school 500m or less	Walking distance to primary school between 500m and 2,000m	Walking distance to primary school more than 2,000m		400m - 800m	400m - 800m
	Access to public transport*	Walking distance to nearest bus stop 400m or less	Walking distance to nearest bus stop between 400m and 800m	Walking distance to nearest bus stop more than 800m		400m - 800m	400m - 800m
	Public rights of way (PROW)	Development would have no impact on a PROW.  Development would be able to make improved PROW linkages.	PROW affected but can be routed through public open space and segregated from estate roads and footways.	PROW requires significant diversion or extinguishment.	West Sussex County Council PROW mapping	No impact on an existing PROW but could provide linkages with existing PROWs which run into open countryside.	No impact on an existing PROW but could provide linkages with existing PROWs which run into open countryside.

Transportation	<b>Footways</b>	There are existing, safe footpaths/ pavements accessing the site that provide links to the village centre.	It is possible to create new, safe footpaths/pavements from the site to the village centre.	There is little potential to provide safe footpaths/pavements from the site to the village centre.		There are existing, safe footpaths/ pavements accessing the site that provide links to the village centre.	There are existing, safe footpaths/ pavements accessing the site that provide links to the village centre.
	<b>Linkages</b>	Site provides opportunities to integrate with rest of village by providing new foot/cycle linkages across the site and into existing neighbourhoods.	Site has no or limited connections with neighbouring areas.	Existing routes are blocked or re-directed preventing people from walking through the site to get somewhere else.		Site provides opportunities to integrate with rest of village by providing new foot/cycle linkages across the site and into existing neighbourhoods.	Site provides opportunities to integrate with rest of village by providing new foot/cycle linkages across the site and into existing neighbourhoods.
	<b>Highways access</b>	An appropriate and safe access can be provided.	An appropriate access can be provided but only with major improvements that could compromise site deliverability.	An appropriate access cannot be provided.	West Sussex County Council Highways Department comments	There is, at present, no possible vehicular access point. The only possible solution, given potential available land, would be via the purchase and demolition of an existing property on Hamsland. No such agreement with a property owner is in place.  Highway access onto Hamsland could be problematic given the limited size of the roadway and significant levels of existing on-street parking.	The only possible vehicular access would have to come through the land to the rear of St Stephens Church (HKNP 025). Therefore this site would also need to be allocated for development. A related issue is the capacity of Hamsland to accommodate further vehicular traffic. This is a small road serving a number of existing properties. Its size may serve to reduce the number of dwellings that could be accommodated. If both sites are allocated then this could result in relatively low numbers of dwellings compared to the size of the sites, and therefore an inefficient use of land.
	<b>Impact of traffic on village centre</b>	Shortest route to strategic road network avoids village centre	Shortest route to strategic road network is through the village centre but scale of development unlikely to create significant additional traffic.	Shortest route to strategic road network is through the 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	<b>Listed building</b>	Development would not harm, or could enhance, a Listed Building or its setting.	Mitigation measures would be required to ensure that development would not harm a Listed Building or its setting.	Development would harm a Listed Building or its setting.	English Heritage comments	Development would have no impact on any listed buildings.	Development would have no impact on any listed buildings.
	<b>Conservation Area</b>	Site outside Conservation Area and does not affect it	Site within or likely to impact on setting of Conservation Area.	Development would harm Conservation Area	English Heritage comments	Development would have no impact on the Conservation Area.	Development would have no impact on the Conservation Area.
Natural Environment	<b>Site of Special Scientific Interest</b>	Site does not affect SSSI	Mitigation measures would be required to ensure that development would not harm a SSSI	Site contains all or part of a SSSI	Mid Sussex District Council mapping	Site does not affect SSSI	Site does not affect SSSI
	<b>Site of Nature Conservation Importance</b>	Site does not affect SNCI	Mitigation measures would be required to ensure that development would not harm an SNCI	Site contains all or part of a SNCI	Mid Sussex District Council mapping	Site does not affect SNCI	Site does not affect SNCI
	<b>Local Wildlife Site/Local Nature Reserve</b>	Site does not affect an LWS/LNR	Mitigation measures would be required to ensure that development would not harm an LWS/LNR	Site contains all or part of an LWS/LNR	Mid Sussex District Council mapping	Site does not affect an LWS/LNR	Site does not affect an LWS/LNR
	<b>Ancient Woodland</b>	Site does not affect Ancient Woodland	Mitigation measures would be required to ensure that development would not harm an Ancient Woodland	Site contains all or part of an Ancient Woodland	Mid Sussex District Council mapping	Site does not affect Ancient Woodland	Site does not affect Ancient Woodland
	<b>Tree Preservation Area</b>	Site does not affect a TPO tree	Mitigation measures would be required to ensure that development would not harm a TPO tree on site or immediately adjacent.	Development would harm a TPO tree on site or immediately adjacent.	Mid Sussex District Council mapping	Site may not affect a TPO tree although several specimen trees on site may need to be retained.	Site may not affect a TPO tree although several specimen trees on site may need to be retained.

	<b>Important hedgerow</b>	Site does not affect an Important Hedgerow.	Partial removal of an Important Hedgerow required.	Development would require the removal of all or most of an Important Hedgerow.		Site does not affect an Important Hedgerow.	Site does not affect an Important Hedgerow.
<b>Water</b>	<b>Flood zone</b>	Site in Flood Zone 1	Site in Flood Zone 2	Site in Flood Zone 3	Environment Agency mapping	Flood Zone 1	Flood Zone 1
<b>Landscape and green infrastructure</b>	<b>Landscape character</b>	Significant characteristic elements of the landscape/ settlement will be unaffected.	Some characteristic elements of the landscape/settlement will be liable to loss.	Significant characteristic elements of the landscape/settlement will be liable to loss.	Mid Sussex Landscape Character Assessment and 'Capacity of Mid Sussex District to Accommodate Development' report	Site is within Horsted Keynes High Weald landscape character area. LCA considers this area has low/medium capacity to accommodate development, i.e. development is likely to have an adverse effect on most of the character area. However, small scale of development such as that which would come forward on this site may be possible.	Site is within Horsted Keynes High Weald landscape character area. LCA considers this area has low/medium capacity to accommodate development, i.e. development is likely to have an adverse effect on most of the character area. However, small scale of development such as that which would come forward on this site may be possible.
	<b>Safeguarding important views and landmarks</b>	Important views and landmarks would be unaffected by development of the site	Important views and landmarks could be protected subject to the layout and design of development.	Important views and landmarks would be adversely affected by development of site.	Mid Sussex Landscape Character Assessment and 'Capacity of Mid Sussex District to Accommodate Development' report	Important views and landmarks would be unaffected by development of the site	Important views and landmarks would be unaffected by development of the site
	<b>Protecting the landscape setting of Horsted Keynes</b>	Land considered appropriate for development in landscape terms. Land is contiguous with the existing settlement edge.  Land would include one or more of the following: - Flat or shallow sloping land which is not highly visible from a distance; and can be mitigated through planting; - Land visible from a limited number of properties or viewpoints; which can be mitigated through planting; - Land already affected by infrastructure or disturbed, derelict or damaged land.	Land considered to have the potential for consideration of development in landscape terms. Land is contiguous with the existing settlement edge.  Land would include one or more of the following: - Land including ridgelines which are not fully visible; - Sloping land which is partially visible or partially concealed by woodland and where visual impact can be mitigated with planting; - Small enclosed fields adjoining the settlement edge where visual impact can be mitigated with planting.	Land considered unsuitable for development in landscape terms. Landscape character should be protected through the prevention of development. Land is separate from the existing settlement edge.  Land would include one or more of the following: - Ridgelines, hilltops and visually prominent hillsides; - Steep valley sides and river valleys or corridors including floodplains; - Woodland blocks, significant tree belts, hedgerows and locally distinctive vegetation patterns.	High Weald AONB Board comments Mid Sussex District Council landscape officer comments	Land is contiguous with the existing settlement edge.  Site would be screened to the south by dense existing woodland. This would need to be supported by significant landscaping on the southern boundary to mitigate any potential impact the development would have on the landscape and on views from PROW 20HK.	Land is contiguous with the existing settlement edge.  Site would be screened to the south by dense existing woodland. This would need to be supported by significant landscaping on the southern boundary to mitigate any potential impact the development would have on the landscape and on views from PROW 20HK.
	<b>Area of Outstanding Natural Beauty</b>	Development would not have an unacceptable impact on the AONB.	Development may not have an unacceptable impact on the AONB, depending on layout of development.	Development would have an unacceptable impact on the AONB.	High Weald AONB Board comments	Development could have an impact on the AONB, depending on its layout. There would likely be a need for significant amounts of careful landscaping, particularly on the southern boundary, in order to mitigate any potential impact of development on the landscape.	Development could have an impact on the AONB, depending on its layout. There would likely be a need for significant amounts of careful landscaping, particularly on the southern boundary, in order to mitigate any potential impact of development on the landscape.
	<b>Green infrastructure</b>	Opportunity to increase opportunities for public access to the countryside.  Opportunity to provide green open space on site and developer is willing to make provision.  The site does not affect the setting of the village green.	Unlimited opportunity to increase opportunities for public access to the countryside.  Limited opportunity to provide green open space on site and developer willingness to make provision is uncertain.  The site does not affect the setting of the village green.	Development would reduce existing opportunities for public access to the countryside.  No opportunity to provide green open space on site or developer unwilling to make provision.  The site does affect the setting of the village green.		The site can provide public access to the countryside although such access is already available from Constance Wood Field.  The site represents a significant opportunity to provide expanded green open space on site and developer is willing to make provision.  The site does not affect the setting of the village green.	The site can provide public access to the countryside although such access is already available from Constance Wood Field.  The site represents a significant opportunity to provide expanded green open space on site and developer is willing to make provision.  The site does not affect the setting of the village green.
<b>Community infrastructure</b>	<b>Community facilities***</b>	The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community	The site is capable of accommodating community infrastructure but is not well located to serve the majority of the existing community	The site is not capable of accommodating community infrastructure		The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community	The site is capable of accommodating community infrastructure and is in a location that would serve the majority of the existing community
<b>Business and commercial</b>	<b>Retail/local facilities and employment premises</b>	The site can provide viable new retail/local facilities or small-scale employment premises	The site may be able to provide viable new retail/local facilities or small-scale employment premises but there could be issues of viability or it is not well located.	The site has no prospect of providing viable new retail/local facilities or small-scale employment premises		The site may be able to provide viable new retail/local facilities or small-scale employment premises and, whilst not central, is reasonably well located in the village for easy access by the majority of existing residents.	The site may be able to provide viable new retail/local facilities or small-scale employment premises and, whilst not central, is reasonably well located in the village for easy access by the majority of existing residents.
<b>Energy</b>	<b>On-site community energy</b>	The site is capable of providing an on-site community energy scheme	The site is capable of supporting an off-site community energy scheme	The site is not capable of supporting an off-site community energy scheme or providing an on-site scheme	From landowner/ developer	The site, by virtue of its size, is potentially capable of providing an on-site community energy scheme	The site, by virtue of its size, is potentially capable of providing an on-site community energy scheme

Overall	Overall assessment					<p>On the basis that new green space and community facilities are provided on site, this site has good potential. However, the lack of available vehicular access is a fundamental constraint.</p>	<p>On the basis that new green space and community facilities are provided on site, this site has good potential. However, the requirement for site HKNP 025 to be allocated in order for vehicular access to be provided is a constraint. Furthermore, the capacity of Hamsland to accommodate additional vehicular traffic may restrict the level of growth that could be achieved on the two sites.</p>

**Assessment**

Positive
Neutral
Negative

**Notes**

\* This is based on the following guidance provided by the Institute of Highways and Transportation:

	Facilities, e.g shops, bus stop	Commuting / school	Other
Desirable	200m	500m	400m
Acceptable	400m	1000m	800m
Preferred maximum	800m	2000m	1200m

Source: Guidelines for Providing for Journeys on Foot (IHT 2000)

\*\* Assessment of affordable housing provision is based on the MSDC emerging Local Plan Submission Draft policy on affordable housing (Policy DP29) which reflects the emerging approach to delivering on-site affordable housing.

\*\*\* 'Community infrastructure' includes, but is not limited to, community centres, play and youth facilities, community orchards, sports and leisure facilities (indoor and outdoor) and allotments.