



Site 17 (showing site 16)

## Site 17 Part of Paddocks south of Wyevale

5/6 market houses, 5/6 affordable homes

<i>Landscape sensitivity:</i>	<b>Not assessed</b> (David Hares LCA) <b>Moderate to High</b> (SDNPA LCA) <b>Moderate to High</b> (UNP LLCA)
<i>Housing capacity:</i>	<b>10 - 12 dwellings at surrounding densities (only on part of the paddocks )</b>
<i>Illustrated layout:</i>	<b>Housing on northern end of paddocks, parking at 2 spaces per dwelling within the overall site.</b>
<i>Mitigating features:</i>	<b>Enhanced, existing, indigenous tree and hedge landscape buffer to the public footpath at the southern end of the paddocks and to the western boundary (viewed from higher footpaths which head towards Rogers Farm)</b>  <b>Access via the the Wyevale Garden Centre site and its existing access to the A24, with landscaped buffer to rear of houses fronting the A24, with a linking access way to the former allotments site and the Quadrangle.</b>  <b>The housing would be part of a redevelopment of the existing garden centre to provide a modern replacement garden/lifestyle centre, in a large Sussex farmyard style, (extra cost of this design approach funded by the market housing) but not until after 2026 when the current lease to the Wyevale Group expires, but still deliverable within the period of the Updated Neighbourhood Plan.</b>
<i>Draft SDNPA Local Plan affordable homes policy requirement:</i>	<b>5/6 market houses, 5/6 affordable homes.</b>
<i>Financial viability:</i>	<b>If a modern, replacement garden/lifestyle centre is found not to be a viable proposition in future, the housing allocation will revert to the existing garden centre site and no longer be an allocation for part of the adjoining paddocks.</b>
<i>Owners:</i>	<b>Private</b> (Freeholder of Wyevale Garden Centre site and paddocks)

# Illustrative Layout



**11**  
rejected site  
high landscape  
sensitivity

---  
link road

---  
public  
footpath

↔  
local  
viewpoint

Wyevale paddocks (part) and former Allotments (part) link road from Quadrangle to A24 access at Wyevale

Reasonably good mature screen would need some enhancement

Wyevale ancillary building

Lister site

landscape screen buffer needed to the PROW for about 10m into the site from the boundary

Wyevale field viewed from PROW to the south

possible future enhanced tree line

field

Quadrangle



rising field above Wyevale field

Wyevale field (hidden) from the lower part of the PROW to the south (autumn 2017)



training gallops

Nepfield Close  
(past mistake)

Nepcote field

possible future tree line if this boundary enhanced

Garden Centre

Lister site

Quadrangle

Wyevale field

Wyevale Field and Field west of Nepcote from higher up PROW (autumn 2017)