

**SMALL SCALE HOUSING ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT**

MID SUSSEX DISTRICT COUNCIL

APRIL 2008

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1.0 INTRODUCTION

- 1.1 The Small Scale Housing Allocations Development Plan Document (DPD) is the first development plan document to be adopted by the District Council under the new system that was introduced by the Planning and Compulsory Purchase Act 2004. A number of other development plan documents are currently being prepared. In due course they will together make up the Local Development Framework for Mid Sussex, which will replace the existing Mid Sussex Local Plan, adopted in 2004.
- 1.2 The adoption and publication of this Document is the final stage in its preparation. That process began in 2004 and has included extensive community engagement and public consultation throughout. In 2006 the District Council submitted to the Secretary of State its proposed strategy for the development of small-scale housing sites for the period from 2006 to 2016. . This was then the subject of independent examination by an Inspector appointed by the Secretary of State. The Inspector published his report into the examination in November 2007. He found that, subject to some amendments, the Council's submitted document was sound. He confirmed the allocation of 13 of the 15 sites that the Council had included in the submission document, and included one of the remaining two as a reserve site. He also allocated four additional housing sites. The Inspector's report is binding on the Council and has determined the content of the adopted document. It identifies a number of small-scale housing sites that will help to meet the District's housing land requirement for the period up to 2016. These allocations include sites, which, together, are sufficient to meet the current requirement for housing on small-scale greenfield sites. It also identifies some previously developed sites that the District Council considers should be developed for housing. These will contribute to the provision that also needs to be found through the development of small-scale previously developed (brownfield) sites.
- 1.3 Section 2 below explains the context for future small-scale housing development in Mid Sussex over the period to 2016, including an analysis of the total amount of housing development required over that timescale to comply with policy requirements. Section 3 describes the process of preparation of this DPD and also considers the issues of sustainability, infrastructure and deliverability. Section 4 describes the sites that have been selected for allocation and identifies the main issues that will need to be addressed when they are brought forward for development. Detailed policies describing the requirements that must be met are included with each site allocation. These relate to a range of issues. While some requirements apply to all or most sites, others are specific to particular locations and reflect local circumstances. Where relevant these policies also deal with the issue of phasing of development. In each case detailed site maps are included in this document. A revised Proposals Map is also being published separately alongside this DPD. This updates the existing Local Plan Proposals Map to incorporate the changes arising from the allocations contained in this document.
- 1.4 A number of factors have influenced the selection of the sites allocated for housing in this document. The most important of these are the involvement of the community throughout the process and the issue of sustainability. Both these factors are considered in more detail in section 3 below. However, it is important to emphasise at this point that all sites considered as potential allocations for housing have been subject to separate sustainability appraisals. The results of that process are contained in the Sustainability Appraisal Final Report, which is also published separately alongside this DPD.

2.0 THE CONTEXT FOR THE ALLOCATIONS DOCUMENT

Policy Context

2.1 This document is one of a series of local development documents that will ultimately make up the Local Development Framework for Mid Sussex District. Unlike the current Mid Sussex Local Plan, which is a single volume covering all topics across the whole District, the Local Development Framework will comprise a folder of various documents, prepared at different times and regularly revised and updated, and which will together provide the basis for future planning policy and development in the District. The Statement of Community Involvement was the first document to be prepared and was adopted in April 2006. Each subsequent development plan document will focus on a particular aspect. At present the following development plan documents are included in the Council's Local Development Scheme for preparation over the next few years-

- Small Scale Housing Allocations (this document);
- East Grinstead Strategic Development Area Action Plan to be submitted to the Secretary of State in September 2008;
- Core Strategy (the subject of pre-submission consultation in January to March 2008);
- Burgess Hill Town Wide Plan (background work to begin 2008);
- Gypsy and Traveller Development Plan Document (background work to begin 2008); and
- Proposals Map updates including Insets to accompany the above documents where required.

There will also be a series of Supplementary Planning Documents covering other specific topics and which will complement the main development plan documents. These will include development briefs for specific site allocations as well as documents relating to specific topics such as infrastructure.

2.2 The contents of the Local Development Framework will change and be updated regularly as individual local development documents are reviewed or as new ones are added as circumstances change.

2.3 Development plan documents must take into account national planning guidance including Planning Policy Guidance Notes and Planning Policy Statements, as they emerge and replace Planning Policy Guidance Notes.

2.4 Under the Planning and Compulsory Purchase Act 2004 new development plan documents must be prepared in conformity with the regional spatial strategy, which is currently Regional Planning Guidance for the South East (RPG9). The South East Plan will replace this when that is adopted. Until then RPG9 will continue to provide the regional planning context for this development plan document and it has been prepared in conformity with it.

2.5 Until the South East Plan is adopted this development plan document must also meet the requirements of the West Sussex Structure Plan. This applies the policies set out in RPG9 at county level. In particular it takes the housing and employment floorspace figures set for West Sussex by RPG9 and allocates them to different District and Borough Authorities. This Submission document is based on the housing requirements of the Structure Plan and has been prepared in conformity with its policies, in particular policies LOC1 (housing location) and NE1 (housing need).

In due course the Structure Plan will also be superseded by the South East Plan and new figures will apply at that stage. Until then the Structure plan will continue to form the basis for the housing (and employment) allocations that will be included in the Local Development Framework. Adoption of the South East Plan is expected to occur in 2008.

- 2.6 As there is an up to date strategy in the West Sussex Structure Plan, the Small Scale Housing Allocations Development Plan Document has been prepared in conformity with it and in advance of a new Core Strategy for the District. This approach has been endorsed by the Government Office for the South East. Work on the new Core Strategy has commenced and will be prepared in conformity with the South East Plan. It too will have regard to the West Sussex Structure Plan. Consultation on issues and options and the Pre-Submission document has taken place, including the location of future strategic housing allocations. The new Core Strategy will provide a long-term vision for the District and will look ahead to 2026, the end date of the emerging South East Plan. The Small Scale Housing Allocations Document was prepared to address the current strategic policy background. However the Government's Planning Policy Statement 3 'Housing' (PPS3) was published in November 2006 and it requires Local Planning Authorities to have regard to the level of housing provision as proposed in the relevant emerging Regional Spatial Strategy. That strategy, the South East Plan, is now at a very advanced stage following the publication of the Panel Report on the Examination in Public (EiP) and it is likely to set a higher housing requirement for Mid Sussex. PPS3 also requires Authorities to ensure that there is at least a continuous five-year supply of deliverable sites available for housing. In this context the Inspector for the Examination has concluded that the Small Scale Housing Allocations Document should have regard to the South East Plan and that additional allocations are therefore needed to make the document sound

Relationship with the existing Local Plan

- 2.7 The Mid Sussex Local Plan was adopted as recently as May 2004. The bulk of its policies remain relevant and up to date and provide an appropriate strategy for the control of development in Mid Sussex. The Local Plan allocates a number of sites throughout the District for housing. Some of these have been built while others have planning permission but have not been built or have not yet been the subject of proposals. The District Council's Local Development Scheme states that the adopted policies of the Mid Sussex Local Plan will need to be saved as the Council will not be preparing a Core Strategy at the start of the plan-making process. The position regarding 'saved' policies was resolved in September 2007 when the Secretary of State's direction was issued. The majority of the policies in the Mid Sussex Local Plan have been extended, the exceptions being those which are out of date, exceed current policy guidance or relate to allocated sites where development has been implemented. The saved policies include existing unimplemented housing allocations and the related Proposals Map and insets. These policies and the Proposals Map will be reviewed and updated in due course for inclusion in the new Local Development Framework. Until then the existing policies and land allocations will continue to apply alongside those in this document.

Mid Sussex District Community Strategy

- 2.8 The District Community Strategy 2004 seeks to improve the social, economic and environmental well being of the community of Mid Sussex and to improve the quality of life for everyone. The focus is to identify and address the issues facing Mid Sussex communities and to approach their solution through partnership working. The Local Strategic Partnership provides the community-wide mechanism for doing so.
- 2.9 The Community Strategy identifies a number of aims relating to social, economic and environmental issues and sets out various actions that will be undertaken to meet these aims. Many of these are relevant to the issue of the provision of future housing land and have been taken into account in preparing the strategy within this housing allocations document. They include to ensure that new development is sustainable and that the necessary infrastructure is provided at an early stage; to protect and enhance the urban and rural environment; and to aim to increase the provision of affordable housing in the District. Specific actions included in the Community Strategy include promoting the use of previously developed land, including those close to rail, bus and local facilities; making sure that new development contributes fully to the extra infrastructure required to meet the needs generated by that development; reviewing housing policies as part of the preparation of the new Local Development Framework; and identifying additional land for housing for the period 2006-2016.
- 2.10 The preparation of this document has had regard to the aims and priorities of the Community Strategy. Issues such as protection of the environment; prioritising development on previously developed land; sustainability of selected sites and the provision of infrastructure required to service new development are at the heart of the strategy contained within this document. Other aspects will be developed further as part of the preparation of the Core Strategy, which will follow in due course.

Proposals Map

- 2.11 This document is accompanied by the Proposals Map document, which will, in due course, itself form part of the portfolio of Local Development Framework documents. The Proposals Map shows the changes to the adopted Local Plan Proposals Map resulting from the adoption of the Small Scale Housing Allocations development plan document. The Proposals Map will continue to be updated as subsequent development plan documents are adopted.

The District's Housing Land Supply Requirement

2.12 Policy NE1 of the West Sussex Structure Plan sets out the housing requirement for Mid Sussex for the period 2001-2016. Currently provision needs to be made for around 6,985 dwellings (net) within Mid Sussex District over the period 2007-2016 if the housing requirements in the West Sussex Structure Plan are to be met. This includes the shortfall in completions against Structure Plan requirements over the period 2001 - 2007. Table 1 below illustrates how this figure is derived, and the means by which it can be met through housing development in various categories.

Table 1 - Housing Requirement for Mid Sussex 2007-2016 (net figures) against West Sussex Structure Plan requirements

	No. of dwellings (net)*
West Sussex Structure Plan requirement 2001-2016	9,700
Completions 2001-2007	2,715
Outstanding Structure Plan requirement 2007-2016	6,985
Outstanding Structure Plan requirement 2007-2016	6,985
Projected completions 2007-2016:	
Large scale identified sites (See Note 1)	2,422
Small scale identified sites (See Note 2)	186
Unidentified previously developed land sites (windfall) (See Note 3)	1,501
Estimated proportion of East Grinstead strategic development	1,300
Shortfall to be met from sites allocated in Small Scale Housing DPD (greenfield and previously developed sites)	1,576

Source: Based on West Sussex County Council Housing Land Supply Study (as amended by Mid Sussex District Council November 2007).

*Net dwellings are the actual housing gain i.e. the number of dwellings after any demolitions.

Notes:

Note 1 - Large-scale identified sites are sites of 6 or more units with extant planning permission or allocated in the Mid Sussex Local Plan.

Note 2 - Small-scale identified sites are sites of less than 6 units with extant planning permission (the figure is discounted to allow for those permissions which may not be implemented).

Note 3 - Previously developed land (windfall) sites figure updated by Mid Sussex District Council November 2007.

Note 4 – Excludes reserve site SSH/18.

Table 1a - Housing Requirement for Mid Sussex 2007-2016 (net figures) against South East Plan requirements (including EIP recommendations)

	No. of dwellings (net)*
South East Plan Requirements 2006-2026	15,100
South East Plan Requirement 2007 - 2016	6,795
Shortfall against Structure Plan requirements for dwellings built 2001-2007	1,165
Outstanding requirement 2007-2016	7,960

Outstanding requirement 2007-2016	7,960
Projected completions 2007-2016	
Large scale identified sites (See Note 1)	2,422
Small scale identified sites (See Note 2)	186
Unidentified previously developed land sites (windfall) (See Note 3)	1,501
Estimated proportion of East Grinstead Strategic Development	1,300
Sites allocated in Small Scale Housing DPD (greenfield and previously developed sites) (see note 4)	1,446
Future housing requirement to be allocated through the Core Strategy and future DPDs	1,105

Source: Based on West Sussex County Council Housing Land Supply Study (as amended by Mid Sussex District Council November 2007).

*Net dwellings are the actual housing gain i.e. the number of dwellings after any demolitions.

Notes:

Note 1 - Large-scale identified sites are sites of 6 or more units with extant planning permission or allocated in the Mid Sussex Local Plan.

Note 2 - Small-scale identified sites are sites of less than 6 units with extant planning permission (the figure is discounted to allow for those permissions which may not be implemented).

Note 3 - Previously developed land (windfall) sites figure updated by Mid Sussex District Council November 2007.

Note 4 – Excludes reserve site SSH/18.

- 2.13 Table 1 shows that of the 6,985 dwellings required against Structure Plan requirements, an estimated total of 2,608 will be accommodated on large and small-scale sites that have already been identified, either through existing land allocations or planning permissions. It is estimated that 1,501 dwellings (net) will be accommodated on unidentified previously developed (windfall) land; and 1,300 dwellings (out of a total allocation of 2,500) will be built at the strategic location at East Grinstead by 2016. The remaining 1,200 of the East Grinstead allocation will be built after 2016. Once these various categories of housing development have been taken into account, this leaves an outstanding requirement for a total of 1,576 dwellings to be found on small-scale greenfield and previously developed sites within Mid Sussex.

- 2.14 The annual housing requirement for Mid Sussex in the recommendations of the EiP Panel Report on the South East Plan would increase to 6,795 the number of dwellings to be provided between 2007 – 2016. To that figure should be added a shortfall of 1,165 dwellings against Structure Plan requirements between 2001 - 2007, which needs to be made good, resulting in a total requirement for 7,960 dwellings by 31st March 2016. .
- 2.15 This Document comprises the District Council's strategy for allocating land sufficient to meet the housing requirement contained in Tables 1 and 1a. These sites are considered in Section 4 of this document, where detailed policies are included identifying the issues that need to be addressed if they are to be developed for housing.
- 2.16 The most recent housing trajectories for Mid Sussex District are attached to this document as Appendix 1.

The Five - Year Housing Land Supply Position

- 2.17 The following tables illustrate the revised five-year land supply position against the requirements of the West Sussex Structure Plan and the emerging South East Plan (which latter figures may change) following the changes made by the Examination Inspector. They do not include the proposed reserve site or the other allocations or commitments that are unlikely to come forward before April 2012.

Table 2 Mid Sussex 5 Year Housing Land Assessment (net) as at 1 April 2007 against Structure Plan requirements including Examination Changes

	Excluding windfall allowance	Including discounted windfall allowance
West Sussex Structure Plan Requirement 2001-2016	9,700	9,700
Dwellings built 2001 – 2007	2,715	2,715
Total requirement 2007-2016	6,985	6,985
Total 5 year requirement 2007-2012	3,881	3,881
<i>Forecast house building 2006 – 2011: -</i>		
Large identified sites (See note 1)	1,842	1,842
Small identified sites (See note 2)	186	186
Unidentified previously developed land sites (windfall) (See note 3)	0	910
Amended SSHA DPD greenfield (See note 4)	517	517
Amended SSHA DPD previously developed land (See note 4)	297	297
Additional SSHA DPD greenfield (See note 5)	162	162
Additional SSHA DPD previously developed land (See note 6)	40	40
Strategic locations (See Note 7)	0	0
Total 5 year supply 2007-2012	3,044	3,954
Supply compared with requirement	-837	73

Notes:

Note 1 - Sites of 6 or more dwellings with extant planning permission and sites allocated in Mid Sussex Local Plan.

Note 2 - Sites of less than 6 dwellings with extant planning permission.

Note 3 - Windfall figure updated by MSDC November 2007

Note 4 - As allocated in Small Scale Housing Allocations Document as amended by Inspectors Report (November 2007).

Note 5 - Additional sites allocated following Small Scale Housing Allocations Document Inspector's Report (November 2007) (sites ALT/9, ALT/28, ALT/33).

Note 6 - Additional site allocated following Small Scale Housing Allocations Document Inspector's Report (November 2007) (site ALT/11).

Note 7 - As proposed in West Sussex Structure Plan - no allowance made for 2007-2012.

Table 3 - Mid Sussex 5 Year Housing Land Assessment (net) as at 1 April 2007 against South East Plan requirements including Examination Changes

	Excluding windfall allowance	Including discounted windfall allowance
South East Plan Requirement 2006-2026as recommended by EiP Panel	15,100	15,100
South East Plan Requirement 2007-2012	3,775	3,775
Add shortfall against Structure Plan requirements for dwellings built 2001 – 2007 (See note 1)	647	647
Total 5 year requirement 2007 – 2012	4,422	4,422
<i>Forecast house building 2006 – 2011:</i>		
Large identified sites (See note 2)	1,842	1,842
Small identified sites (See note 3)	186	186
Unidentified previously developed land sites (windfall) (See note 4)	0	910
Amended SSHA DPD greenfield (See note 5)	517	517
Amended SSHA DPD previously developed land (See note 5)	297	297
Additional SSHA DPD greenfield (See note 6)	162	162
Additional SSHA DPD previously developed land (See note 7)	40	40
Strategic locations (See Note 8)	0	0
Total 5 year supply 2007-2012	3,044	3,954
Supply compared with requirement	-1,378	-468

Notes:

Note 1 - Remaining Structure Plan requirement annualised for five-year assessment

Note 2 - Sites of 6 or more dwellings with extant planning permission and sites allocated in Mid Sussex Local Plan.

Note 3 - Sites of less than 6 dwellings with extant planning permission.

Note 4 - Windfall figure updated by MSDC November 2007

Note 5 - As allocated in Small Scale Housing Allocations Document as amended by Inspectors Report (November 2007).

Note 6 - Additional sites allocated following Small Scale Housing Allocations Document Inspector's Report (November 2007) - sites ALT/9, ALT/28, and ALT/33.

Note 7 - Additional site allocated following Small Scale Housing Allocations Document Inspector's Report (November 2007) - site ALT/11

Note 8 - As proposed in West Sussex Structure Plan - no allowance made for 2007-2012.

3.0 THE SELECTION OF SITES FOR ALLOCATION

3.1 This document allocates a number of small-scale greenfield sites, which together will help to meet the requirement for the provision of 1,576 dwellings over the period from 2007-2016. It also allocates a smaller number of sites located on previously developed land that the District Council wishes to promote for housing and which will contribute to the housing land requirement referred to in Table 1 in Section 2 above.

3.2 The allocation of these selected sites is the culmination of a long process of assessment of various options. This has taken account of a range of factors. These include

- Community involvement
- Sustainability
- Infrastructure provision
- Deliverability

Community Involvement

3.3 The involvement of the local community in the preparation of local development documents is a cornerstone of the new planning system, and preparation of this document has embraced community engagement from the outset. This has been carried out in accordance with the District Council's Statement of Community Involvement.

3.4 In June and August 2004 all Town and Parish Councils were invited to suggest any locations they felt should be investigated as potential housing sites. At the end of 2004 the three Area Community Forums in the District held workshops to consider issues relating to the location of new housing development and to assess the suitability of a number of potential greenfield housing sites. A similar workshop was held specifically for representatives of Town and Parish Councils. The District Council also carried out extensive consultations with a wide range of organisations on the suitability of a number of potential housing sites, in order to help to identify issues associated with their possible future development, including environmental impact and infrastructure provision.

3.5 The responses received to these consultations helped to inform the content of the pre-submission document, the Preferred Options Report. This was published for consultation purposes on 20 May 2005, together with the accompanying document, the Draft Sustainability Appraisal Report. The Preferred Options Report included a total of 26 potential housing sites, of which 13 were on previously developed land and 13 were on small-scale greenfield sites. They were located both within and outside the existing built up area boundaries as defined in the current Mid Sussex Local Plan 2004. It was emphasised that inclusion of a particular site within the document did not imply any commitment by the Council to its allocation for housing at that stage. However, it was explained that the Council considered that all the sites included in the document did have sufficient potential to justify their inclusion in a public consultation exercise at that point in the plan preparation process.

3.6 The Preferred Options Report also included additional background information to provide a context for the consideration of potential small-scale housing site allocations. This included information on national, regional and strategic planning policy guidance; details of how the housing requirement in Mid Sussex for the period 2006-2016 is derived; and the relationship of housing site allocation to other planning policies, such as the provision of infrastructure, housing mix and density, affordable housing and design.

- 3.7 The document did not include the strategic housing allocation of 2,500 homes at East Grinstead. This is the subject of a separate Development Plan Document, the East Grinstead Strategic Development Area Action Plan.
- 3.8 Publication of the Preferred Options Report and Draft Sustainability Appraisal was accompanied by a six-week public consultation exercise beginning in May 2005 and which included a series of exhibitions in various locations around the District.
- 3.9 The consultation exercise attracted a very high level of response. A total of 1,813 individuals and organisations submitted a total of 2,831 separate responses on the Preferred Options Report. A further 273 representations were received relating to the Draft Sustainability Appraisal Report. Respondents also suggested a total of 83 other sites as alternatives to those included in the Preferred Options Report.
- 3.10 These responses were considered fully and were taken into account in selecting the final list of sites for inclusion in the Submission document. A total of 196 respondents submitted a total of 851 separate responses. Respondents also proposed 58 other sites as alternatives to those in the Submission Document. These sites, plus two proposed changes to the boundaries of two submission sites were themselves the subject of public consultation in August 2006. A total of 2,317 respondents submitted a total of 4,330 representations relating to these proposals.
- 3.11 All sites in the Council's Submission document and all the alternative site proposals and boundary changes were the subject of examination by an independent Inspector appointed by the Secretary of State. The examination included a series of hearings held between March and June 2007. The Inspector published his binding report into his examination in November 2007. He found the document to be sound subject to some revisions.

Sustainability

- 3.12 The issue of sustainability is a key factor that has helped to determine the selection of sites for inclusion in this document. All the sites that were considered by the Council for allocation or which were proposed by others at the submission stage as alternative site options have been the subject of a sustainability appraisal. This was carried out in order to determine what the environmental, social and economic impacts would be if the site were developed for housing. The appraisal process has been fundamental in the process of site allocation. Generally, those sites that have been shown to have the most positive sustainability and fewest negative impacts have been given the closest consideration for allocation for housing. Those sites that have predominantly negative impacts have been low on the list of priority. The District Council's Technical Paper, 'The Sustainability Hierarchy of Settlements In Mid Sussex' has also helped to inform this part of the process. Generally, priority has been given to allocating sites in or adjacent to the towns and larger villages in the settlement hierarchy where there is a reasonable range of services and facilities to support the development. The assessment of sustainability includes environmental factors such as location within an Area of Outstanding Natural Beauty, a strategic gap or a Site of Nature Conservation Importance, as well as factors relating to infrastructure, services, facilities and access to employment opportunities.
- 3.13 A Draft Sustainability Appraisal Report was published for consultation alongside the Preferred Options Report in May 2005. The final Sustainability Appraisal Report was submitted to the Secretary of State alongside the Submission document and was also the subject of public consultation. It was taken into account by the Inspector in assessing the soundness of the submission document. The Sustainability Appraisal Report is being published now alongside the adopted Small Scale Housing Allocations Document, and has

been revised in accordance with the conclusions in the Inspector's report. Reference should be made to the Sustainability Appraisal Report for more information on the issue of sustainability and its relationship to the process of housing site allocation.

Infrastructure

- 3.14 The provision of adequate infrastructure is a key issue throughout the District and the Council will ensure that this is provided as part of all new housing developments. In this context, the term infrastructure includes roads and transport; public utilities, including sewerage, drainage, water and energy supplies and telecommunications; and social, educational, cultural, recreational, environmental and healthcare services and facilities. The Council must be satisfied that the local infrastructure has, or will have, the capacity to accommodate the demands that will be placed upon it by new development. Where existing capacity is insufficient, there must be the scope for necessary improvements to be made at the same time as the development is carried out, or preferably in advance. In selecting sites for allocation the Council has had regard to the availability of infrastructure, either as existing or future provision. Specific requirements relating to individual allocated sites are considered in more detail in section 4
- 3.15 The issue of infrastructure has also given rise to the need to consider phasing of new housing development and this is considered further in paragraphs 4.14-4.15 below.

Deliverability

- 3.16 In selecting sites for allocation the Council has also had to be satisfied, as far as is possible, that they can actually be developed within the timescale of the development plan document.

4.0 HOUSING LAND ALLOCATIONS

- 4.1 This section considers in detail those sites that the District Council has allocated for housing development over the period from 2006-2016. These sites are of two types. The first category comprises sites on previously developed land, predominantly but not exclusively within the existing built up areas. The second category comprises small-scale greenfield sites. These include sites within the existing built up areas that are neither previously developed nor currently allocated for a specific use in the Mid Sussex Local Plan. Others are located outside the existing built up area boundaries.

General Policy Requirements for Housing Sites

- 4.2 The main issues relating to each of the allocated sites are described, followed by policies which set out in detail the requirements that must be addressed when they are developed for housing. Some of these policy requirements will be site specific. Others will be common to all the sites. These include the following aspects.

Housing Mix and Density

- 4.3 The Council believes it is vital that new housing development provides the type of homes that are needed. It aims to secure a mix of dwellings in terms of size, type, tenure and affordability in order to help to meet the varied needs of the community. In order to secure an appropriate range of dwelling types and sizes, required to increase housing choice and opportunity, the Council will continue to assess the housing needs of the District. Recent housing needs surveys have identified a significant shortfall in one and two bedroom dwellings across the District. Therefore, developers will be required to include a mix of dwelling sizes within any development with particular emphasis on the provision of smaller, more affordable, one and two bedroom units.
- 4.4 The Council also wishes to ensure that housing land is not used wastefully and all proposals for new housing will be expected to make efficient use of land in accordance with national and regional guidance on housing density. The Council encourages high quality residential development that makes efficient use of land and at a net density of at least 30 dwellings per hectare. Considerably higher densities may be appropriate in locations with good public transport accessibility such as town centres or around major nodes along good quality public transport corridors. Efficient use of land must not compromise the quality of the environment and all proposals for new housing development will be required to demonstrate that they would achieve a high standard of design and layout that respects local character and distinctiveness.

Affordable Housing

- 4.5 The provision of affordable housing is a critical element of housing policies in Mid Sussex. The existing Local Plan policy H4 aims to ensure that a significant proportion- generally 30%- of all new homes will be affordable i.e. homes for rent or shared ownership through a Housing Association. Current planning policies require developers of sites over certain size thresholds to provide a minimum proportion of affordable homes as part of the new development. These thresholds are currently sites with an area of 0.5 hectares or more, or where 15 or more dwellings are proposed. The percentage, mix and tenure of the affordable housing element will be negotiated on the basis of local housing needs, taking into account the findings of housing needs surveys and any other relevant surveys. The particular local

circumstances and characteristics of a site, and the viability of the development will also be material considerations.

- 4.6 In certain circumstances, the Council may consider accepting a commuted payment towards the provision of an appropriate amount of affordable housing on a suitable site other than on the development site itself. Such circumstances may include the existence of a substantially greater need in another part of the District that can be better met by provision on an alternative site. Where alternative land is not available for development the commuted sum should be used to support the purchase of existing properties for affordable housing where these properties are capable of being brought up to Housing Corporation Scheme Development Standards at reasonable cost. The amount of the commuted payment should be capable of creating at least as much affordable housing as that which would have been provided on-site.
- 4.7 The Council's new Core Strategy will consider the issue of affordable housing in general and in due course its provisions will replace the existing Local Plan policy H4. New housing developments will be required to comply with any replacement policy for H4 in the new Core Strategy at the appropriate time.
- 4.8 More detailed advice on the implementation of the affordable housing policies is included in the District Council's Supplementary Planning Document *Development and Infrastructure*, (February 2006).

Design

- 4.9 The appearance of new development can have a significant impact on the quality of the built environment, which in turn can influence the achievement of other economic and social aims. For this reason, the Council promotes excellence in design in all new development, and appreciates that a high standard of urban design, architecture, landscape character and the use of designs that minimise environmental impact are key elements in sustainable development.
- 4.10 In allocating sites for development the Council has had to be satisfied that a high quality of design can be accommodated that enhances and respects the surroundings and contributes towards local identity. Buildings will need to be of an appropriate scale, design and materials for their location. Mid Sussex has many traditional design features and materials which should, where appropriate or locally characteristic, be incorporated within new developments. However, this should not exclude sensitive contemporary architecture in appropriate locations. Inclusive environments will need to be created so that buildings and spaces can be used by everyone, regardless of age, gender or disability.
- 4.11 New development should not be at the expense of the existing environment and the quality of life of future generations. The Council has therefore prepared a Supplementary Planning Document, '*Sustainable Construction*' adopted in July 2006. This document contains guidance on achieving designs that conserve energy and water and non renewable resources, and that use materials and are constructed so as to minimise environmental impact and where possible use energy from renewable sources.

Phasing

- 4.12 The Council places great emphasis on maximising opportunities for the use of previously developed land. Many of the previously developed sites will come forward as unidentified sites but in order to assist with promoting their development some are allocated in this document.

- 4.13 With regard to small-scale greenfield sites, there will be a need for development on these sites to come forward across the whole plan period. Prior to construction of the strategic development at East Grinstead it will be particularly important to ensure that sufficient housing land supply is maintained. In addition to the construction of previously developed sites this will be through delivery of sites already allocated in the Mid Sussex Local Plan, including those remaining at Haywards Heath, and through small-scale greenfield housing sites.
- 4.14 Paragraphs 3.14-3.15 above emphasise the importance of the provision of sufficient infrastructure to serve new housing development. This is a particular issue in the southern part of the District, including at Burgess Hill and at Hassocks, where there are exceptional infrastructure needs. The Council considers that it is essential that sufficient time is allowed to identify and enable delivery of the necessary infrastructure in this part of the District, including the provision of highways and transport infrastructure, sewerage, healthcare and community services and formal recreation space. The policies relating to two allocated greenfield sites at Burgess Hill require that development be phased so that no dwellings are to be occupied before 31st March 2011 to allow the necessary infrastructure provision to be made.
- 4.15 Should there be an under or over supply of previously developed land across the District the rate at which small scale greenfield sites are released would need to be adjusted to maintain supply. Should there be an oversupply of sites on previously developed land, small-scale greenfield sites could be held back. A reserve greenfield site is included in this document, to be released should annual monitoring identify housing supply deficiencies in the future.

PREVIOUSLY DEVELOPED SITES

- 4.16 Table 1 in section 2 above sets out the current West Sussex Structure Plan housing requirement for the period 2007-2016. This includes the expectation that 1,501 dwellings will be provided on previously developed sites. These are defined as land, which is or was occupied by a permanent structure (excluding agricultural buildings). However, whereas the provision includes heavy reliance on unidentified or windfall development on such land, that approach is discouraged by PPS3 unless there is robust evidence of genuine local circumstances that prevents specific sites from being identified. The Inspector for the Examination into this Small Scale Housing Allocations Document concluded that this is essentially a matter for the Core Strategy. In the meantime for the purposes of calculating housing land supply in this document he also concluded that there is robust evidence that windfall development will come forward but that the estimated provision should be discounted by 20% to reflect uncertainty that sufficient sites will come forward. He recommended that some additional allocations should be included in this document, which is the only present means of allocating small sites. However, he judged that the document could not now be changed to include enough suitable sites to entirely replace windfall development whilst maintaining the plan-making programme.
- 4.17 The majority of these previously developed sites will be unidentified or "windfall" sites. However, seven sites (including one where planning permission has been already granted and development has commenced) have been allocated for housing in this document. These sites could come forward for development without being allocated and would be considered on their merits in accordance with current planning policies. However, the District Council believes that their specific allocation for housing will encourage such sites to come forward during the plan period; will introduce a greater degree of certainty as to their future; and in some cases help to bring about changes that would be of wider benefit to the community as a

whole. It is estimated that together these sites could contribute at least 336 dwellings to the target for provision of housing on previously developed land.

- 4.18 These seven sites are listed in Table 2 below. Six are located within the three main towns. One of these, site HS/1, is partly previously developed and partly greenfield. The previously developed part of the site (formerly St Margaret’s Convent) is included in Table 2. The seventh previously developed site is in Hassocks, one of the larger villages in the District. The Council considers that all of these sites are acceptable in terms of their sustainability. They are considered in more detail later in this document, where fully detailed policies for each allocated site are also included.

Table 4- Previously Developed Sites Allocated for Housing

Site Policy Reference See Note 1)	Address	Potential capacity (See Note 2)
See Note 3 below	Land south of the Old Convent, Moat Road, and St Margaret’s Convent, East Grinstead*	(60)
SSH/1	Dunnings Mill, Dunnings Road, East Grinstead	40
SSH/2	Land at the junction of Windmill Lane and London Road, East Grinstead	35
SSH/3	Sandrocks, Rocky Lane, Haywards Heath	65
SSH/4	Covers Timber Yard, 107 Fairfield Road, Burgess Hill	18
SSH/5	Gas Holder Station, Leylands Road, Burgess Hill	58
SSH/6	Station Goods Yard, Hassocks	60
Total on Previously Developed Land		336

Note 1 – The original site reference numbers contained within the Submission document have been revised for this adopted version. See Appendix 2 for the schedule of cross-references.

Note 2 - The site capacity is estimated according to the characteristics of each site

Note 3 - Planning permission was granted for 60 dwellings on the previously developed part of the original larger site (formerly site HS/1) in October 2006 but the figure has been retained in the table because it is not included elsewhere.

SMALL-SCALE GREENFIELD SITES

- 4.19 This document allocates 11 small-scale greenfield sites for housing development over the period from 2007-2016. These are listed in Table 5 below. Planning permissions have already been issued for development at site SSH/17. The estimated capacity of these sites is 1,110 dwellings. This compares to the residual Structure Plan requirement for 1,240 dwellings and has regard to the higher requirement expected to be included in the emerging South East Plan and to a reduced estimate of supply from previously developed land. The inclusion of a reserve site provides some flexibility in case there are shortfalls from other sources of supply. In any event the rate of housing development will be subject to regular monitoring (see section 5 below).
- 4.20 These greenfield housing site allocations are considered in more detail below, together with fully detailed policies for each site. Again, the policies for each site address particular issues relating to that specific location as well as more general aspects.

Table 5- Small-Scale Greenfield Sites Allocated for Housing

Site/Policy Reference (See Note 1)	Address	Potential capacity (See Note 2)
SSH/7	Land south of the Old Convent, Moat Road, East Grinstead	70
SSH/8	Land adjacent Moatfield Surgery, St Michael's Road, East Grinstead	17
SSH/9	Land south of Grange Road, Crawley Down	98
SSH/10	Land north west of Chatfield Road, Cuckfield	42
SSH/11	Land at Gravelye Lane/Lyoth Lane, Lindfield	65
SSH/12	Land rear of Newton Road, Lindfield	120
SSH/13	Folders Meadow, Folders Lane, Burgess Hill	90
SSH/14	Keymer Tile Works, Nye Road, Burgess Hill (Note 3)	250
SSH/15	Land north of Maltings Park, Burgess Hill	105
SSH/16	Land adjacent to Manor Road, Burgess Hill	123
SSH/17	Extension to Land west of Mackie Avenue, Hassocks	130
	Total on Greenfield Land	1,110
SSH/18	Reserve site - Land adjoining Ashplats House and to rear of 240-258 Holtye Road, East Grinstead	140

Note 1 – The original site reference numbers contained within the Submission document have been revised for this adopted version. See Appendix 2 for the schedule of cross-references.

Note 2 - The site capacity is estimated according to the characteristics of each site

Note 3 – This is the estimated capacity of the first phase of development from 2011-2016

Note 4 – This document does not address the strategic housing site allocation to the west and south west of East Grinstead, which is the subject of a separate Area Action Plan Development Plan Document.

- 4.21 Detailed policies and accompanying text relating to all of these allocated sites are set out after section 5 of this document.

5.0 MONITORING OF HOUSING LAND DEVELOPMENT

- 5.1 This document allocates sites for small-scale housing development in Mid Sussex District for the period 2007-2016. The Council believes this is a sound strategy for development of housing on smaller sites over this timescale. Nevertheless, it will be necessary to continue to monitor the rate of housing development, both on previously developed land and on greenfield sites.
- 5.2 The Council will prepare an Annual Monitoring Report, which will assess whether the targets for the rate of housing completions from all sources in Mid Sussex are being met. Each Annual Monitoring Report will include an update of the Council's housing trajectory. This sets out the number of homes actually completed in the District in the past and provides an estimate of the rate at which anticipated housing completions will come forward in the future. The most recent housing trajectories, for the period up to 31st March 2007, are included in this Document as Appendix 1. The annual review will determine whether any adjustments will need to be made to the release of housing land. If there are changes in the anticipated rate of completions, the release of small scale greenfield housing sites may need to be reduced or increased to maintain the planned rate of supply, depending upon whether housing completions are occurring at a faster or slower rate than anticipated. It may also be necessary in due course to reassess the provisions of this document in the light of the content of the approved South East Plan.

SMALL SCALE HOUSING SITE ALLOCATIONS

A- PREVIOUSLY DEVELOPED SITES

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SSH/1: Land at Dunnings Mill, Dunnings Road, East Grinstead

Site area – 0.8 hectares

Potential capacity – 40 dwellings

The site is located at the southern edge of East Grinstead and is occupied by the Dunnings Mill Sports Club. To the west of the site is the indoor bowling club (Spooners). To the south is the Dunnings Mill Public House. To the north is a steep embankment on which stands St Barnabas Church and the rear gardens of existing residential properties.

The eastern boundary is formed by Dunnings Road, which provides access to the site.

Other leisure activities adjoining the site have now closed and the commercial viability and leisure demand at Dunnings Mill has declined with significant competition locally from other leisure facilities. The site is previously developed land in a sustainable location with good public transport connections. Development of this site offers an opportunity to provide a high quality development including an element of high-density development of apartments given the topography of the site.

Access to the site will be obtained from Dunnings Road. An existing watercourse runs along the western edge of the site. A flood risk assessment should be undertaken. Where possible existing landscape features within the site and along its boundaries should be retained. Any future development of this site will have a strong regard for the protection of the views from the AONB into the site.

Policy SSH/1

Land at Dunnings Mill, East Grinstead (approximately 0.8 hectares) is allocated for residential development. This site could accommodate around 40 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Dunnings Road;**
- c) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development;**
- d) confirmation that the leisure facilities lost by the closure of Dunnings Mill Sports Club can be accommodated locally at other facilities with sufficient capacity;**
- e) the retention and protection of significant landscape features on the boundary of the site;**
- f) consider the impact of views and setting of the AONB when assessing the design of the site for development;**
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be under taken; and**
- h) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse.**

Site allocation proposal map to insert

SSH/2: Land at the junction of Windmill Lane and London Road, East Grinstead

Site area – 0.38 hectares

Potential capacity – 40 dwellings (35 net)

This site currently comprises five detached dwellings located at the junction of Windmill Lane and London Road. To the north are St Mary's Church and School; to the east is Leacroft, a mixed development of flats and houses up to 3 storeys. The immediate area around the site is primarily residential, with flats being the predominant dwelling type.

A number of proposals have been made in the past for the redevelopment of various parts of the site for higher density housing. A number have been refused on grounds including design, loss of amenity and infrastructure. Permission has been granted for redevelopment of two of the properties fronting London Road with access from Windmill Lane.

While some previous schemes have been rejected, this site is appropriate for redevelopment for housing in principle. Such a redevelopment should be on a comprehensive basis rather than piecemeal. In view of the nature of surrounding properties, a scheme comprising mainly or wholly flats is likely to be the most appropriate form of development. This is a prominent site on one of the principal entrance routes into the town and a high standard of design and layout will be required. The relationship with neighbouring properties will be an important factor and buildings should not exceed 3 storeys in height in order to safeguard the amenities of adjacent sites.

Vehicular access to the site shall be from Windmill Lane only.

Any development shall safeguard the protected trees in the southwest corner of the site.

Improvements to existing sewerage infrastructure will be required to serve this site.

Policy SSH/2

Land at the junction of Windmill Lane and London Road, East Grinstead (approximately 0.38 hectares) is allocated for residential development. It is estimated that this site could accommodate around 40 dwellings which would result in a net gain of 35 dwellings after allowing for the demolition of the existing houses.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians from Windmill Lane only;**
- c) development of the site shall be on a comprehensive basis and not piecemeal development on part so the site only;**
- d) the maximum height of any redevelopment to be three storeys;**
- e) the safeguarding of protected trees on the site; and**
- f) the provision of adequate sewerage infrastructure to serve the development.**

Site allocation proposal map to insert

SSH/3: Sandrocks, Rocky Lane, Haywards Heath

Site Area – 2.15 hectares

Potential capacity at 30 dwellings per hectare – 65

Site Description

The site is located on the southern edge of Haywards Heath. It is currently an employment site comprising a large office building with ancillary development and car parking set in landscaped grounds. The building has been vacant since 2004. To the north of the site, on the opposite side of Rocky Lane, is residential development and to the east is Rookery Farm and land to the north of the farm buildings, which is allocated in the Mid Sussex Local Plan for 45 dwellings.

The site is very prominent in the landscape when viewed from the south and west, and particular attention will need to be paid to the planting and fencing on these boundaries. The design of the development will also need to take into account the relationship with Rookery Farm, and any historic, landscape and ecological features on the site. In particular there are a large number of mature trees on the site, many of which are covered by Tree Preservation Orders.

Access to the site would be gained via the new Haywards Heath Relief Road, which will follow the general alignment of Rocky Lane at this point. Visibility from the current access point is restricted by vegetation, and this will need to be resolved either by clearance or re-positioning of the access.

Policy SSH/3

Land at Sandrocks, Rocky Lane, Haywards Heath (approximately 2.15 hectares) is allocated for residential development. At a density of 30 dwellings per hectare, this site could accommodate around 65 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians;**
- c) the provision of a comprehensive landscaping scheme paying particular attention to the boundaries adjacent to existing residential dwellings and the definition of strong boundaries to the south and west of the site, and its reinforcement with significant planting;**
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;**
- e) the resolution of existing drainage problems through improvements planned, in or programmed, for 2005-2010 in association with the Bolnore Village development to include the upgrading of Rumbolds Lane pumping station;**
- f) in the event of a development of 50 or more dwellings, the preparation and submission of a Transport Statement, or in the event of a development of 80 or more dwellings, a full Transport Assessment/Travel Plan; and**
- g) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system.**

Site allocation proposal map to insert

SSH/4: Covers Timber Yard, 107 Fairfield Road, Burgess Hill

Site Area – 0.36 hectares

Potential capacity – 18 dwellings

The site is located in a predominantly residential area of Burgess Hill, to the north of the town centre, in a sustainable location on previously developed land. It is within walking distance of the town centre and public transport and has local shops nearby.

The site is currently in commercial use as a Timber and Builders Merchants Yard and consists of several buildings with open storage of building materials. The yard is accessed from Fairfield Road and is bordered on all sides by residential properties. There has been previous interest in redeveloping this site. In 1995, outline planning permission was granted for residential use but this has not been implemented.

In most instances, the Council seeks to resist changes of use from business to other uses. However, there have been previous conflicts between the current commercial use and neighbouring occupiers, particularly with regard to deliveries, highways and hours of activity. Development of this site would remove and relocate a commercial activity that is inappropriately located within a residential area. It is considered that the site is suitable for a higher density development due to its sustainable location, good public transport connections and access to facilities and services.

As the site is surrounded by residential properties it is vital that any future development must have strong regard to the protection of the amenity value of neighbouring occupiers. It is considered that a safe and practical access point is available using the existing access from Fairfield Road.

Policy SSH/4

Land at Covers Timber Yard, 107 Fairfield Road, Burgess Hill (approximately 0.36 hectares), is allocated for residential development. At a density of 50 dwellings per hectare, this site could accommodate around 18 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Fairfield Road;
- c) a detailed investigation into possible sources of on-site contamination and the completion of any remedial works required before any building works commence;
- d) the provision of appropriate infrastructure to supply electricity to the development; and
- e) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse.

Site allocation proposal map to insert

SSH/5: Gas Holder Station, Leylands Road, Burgess Hill

Site Area – 0.83 hectares

Potential capacity – 58 dwellings

The gasholder station is located in a predominantly residential area to the north of Burgess Hill. Residential properties adjoin the site on three sides and Leylands Road, a District distributor road, abuts the southern boundary of the site. The existing structure and associated buildings are no longer in use and detract from the amenity value of this part of the town.

It is considered that allocation and development of this site would provide an opportunity to remove the overbearing gasholder tower and related structures. The site is previously developed land, in a sustainable location with good public transport connections and access to facilities and services.

The previous use is likely to have resulted in land contamination. An extensive contamination risk assessment is required and any necessary remediation measures must be satisfactorily completed before any building works commence. An ecological survey is also required as protected species are recorded nearby. Access to the site would be gained via Leylands Road.

Policy SSH/5

Land at the Gasholder Station, Leylands Road, Burgess Hill (approximately 0.83 hectares) is allocated for residential development. At a density of 70 dwellings per hectare, this site could accommodate around 58 dwellings subject to a suitable design and layout.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Leylands Road;
- c) a detailed investigation into possible sources of on-site contamination and the completion of any remedial works required, such investigation to include an assessment of the potential for gas migration from the nearby landfill site and any control measures required, with all remedial and control measures to be completed before any building works commence;
- d) an ecological survey to be carried out particularly with reference to reptiles, and appropriate mitigation and enhancement measures to be undertaken;
- e) in the event of a development of 50 or more dwellings, the preparation and submission of a Transport Statement, or in the event of a development of 80 or more dwellings, a full Transport Assessment/Travel Plan; and
- f) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse.

Site allocation proposal map to insert

SSH/6: Station Goods Yard, Hassocks

Site Area – 1.2 hectares

Potential capacity – 60 dwellings

The site is located close to the centre of Hassocks to the west of the mainline railway line and south of the railway station. A number of large detached residential properties are located to the west and open countryside is located to the south. The site is presently used as a goods yard and is occupied by an ad hoc arrangement of buildings, which house a variety of industrial / commercial units including a builders yard at the southern end. Much of the yard is not well maintained and a number of buildings within the yard lie empty and derelict.

Having regard to the previously developed status of the site, the advice set out in Planning Policy Statement 3 and the West Sussex Structure Plan (February 2005), the use of the site for commercial purposes has been reconsidered. Planning Policy Statement 3 (paragraph 44) encourages local planning authorities to consider whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing. It is considered, that in this instance, the current uses, including the vacant plots, do not make efficient use of this site and should therefore be allocated for a mixed use development. The site is previously developed land in a sustainable location with good public transport connections and near to facilities and services. Development of this site offers an opportunity to provide for a quality mixed-use development including high-density development of apartments.

Access to the site is currently very poor. The steep entry angle from the yard to Keymer Road is not ideal and an embankment restricts visibility to the west. Significant works would be required to provide a safe access for vehicles, pedestrians and cyclists. There should not be any intensification of activity on the site unless highways improvements are carried out to a satisfactory standard. A culverted watercourse runs underneath the site and building should not be allowed over the top of it or close to it. A flood risk assessment should be undertaken.

Where possible, existing landscape features and protected trees within the site and along its boundaries should be retained. Any future development of this site will have to have strong regard to the protection of the amenity value of neighbouring occupiers.

The site should accommodate a mixed-use development, comprising of residential and commercial development. The commercial element should provide at least 570sqm of B1 and/or B2 and/or B8 business development, up to a maximum of 2000sqm. The development should provide around 60 - 70 dwellings. A development brief will be prepared to provide a framework for comprehensive redevelopment of this site.

Policy SSH/6

Land at the Station Goods Yard, Hassocks (approximately 1.2 ha) is allocated for a mixed use residential and B1 and/or B2 and/or B8 business development. This site could accommodate around 60-70 dwellings on 0.8 - 1.0ha and 570 sq m – 2,000 sq m business floorspace on 0.2 - 0.4ha.

In addition to general policy requirements and contribution to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Keymer Road;**
- c) a comprehensive package of significant highways improvements, particularly relating to the site access;**
- d) a detailed investigation into possible sources of on-site contamination and the completion of any remedial works required before any building works commence. All remediation and building works will need to ensure against pollution of controlled waters;**
- e) the retention and protection of significant landscape features within the site and along the site's boundaries. Protected trees within the site will be retained;**
- f) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration / attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept clear of built development;**
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;**
- h) a financial contribution towards improvements at Hassocks Station;**
- i) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;**
- j) the preparation and submission of a full transport assessment and travel plan for the whole site;**
- k) the preparation and submission of a noise survey and the implementation of design and mitigation measures to ensure a satisfactory noise environment for occupiers; and**
- l) the preparation of a development brief for the whole of site SSH/6 to include the mix of development within the site.**

Site allocation proposal map to insert

SMALL SCALE HOUSING SITE ALLOCATIONS

B. GREENFIELD SITES

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SSH/7: Land south of The Old Convent, Moat Road, East Grinstead

Site Area –2.3 hectares

Potential capacity – 70 dwellings

This site is located to the north of Moat Road, St John's Road and St Michael's Road. The total site area is approximately 2.3ha. It is a greenfield site comprising an open meadow, with the southern section formerly comprising two houses fronting Moat Road that have recently been demolished. A tree-lined driveway divides the site from north to south. There are tree screens on most of the site boundaries. A number of trees are protected by Tree Preservation Orders.

The site is bounded to the west by the Moatfield surgery and health centre; to the north by the Old Convent, a Grade 1 Listed Building now converted into housing; and to the east by a new residential development on the site of the former St. Margaret's Convent. Houses in St John's Road adjoin the site to the south. .

A further area of land, to the west of Moatfield Surgery, with access currently from St Michael's Road, is also allocated for housing in this document under ref SSH/8.

The nature and extent of potential development on this site is affected by two main factors. The first is the relationship to the Old Convent, the Grade 1 listed building to the north. It is essential that any development safeguards the setting of this listed building. Although there are boundary trees to help screen the effects of new development, housing should be set back from the southern boundary of the Old Convent and from the tree lined driveway leading to it. These undeveloped areas will preserve its setting and could be used as open space.

The second factor is the means of vehicular access. Neither St Michael's Road nor St John's Road is suitable to serve development on all or part of this site. The opportunity exists to create a new access directly from Moat Road, utilising the area previously occupied by the two dwellings on the site (St John's and St John's Cottage) and / or the existing adjacent pathway, suitably widened. Subject to an acceptable junction being provided at Moat Road, such an access would serve development on this site, the proposed housing site to the west of the surgery, the surgery itself, and the Old Convent.

Assuming a density of 30 dwellings per hectare it is estimated that this site could accommodate approximately 70 dwellings.

The Council considers that this site would be best developed on a comprehensive basis. A brief will be prepared to guide the nature of that development.

Policy SSH/7

Land south of the Old Convent, Moat Road, East Grinstead (approximately 2.3ha) is allocated for residential development. It is estimated that in total this site could accommodate around 70 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians direct from Moat Road;
- c) any access to the site from St Michaels's Road and / or St John's Road shall be for pedestrians only;
- d) the preparation and submission of a joint Transport Assessment and Travel Plan for this site and for the adjacent SSH/8 site;
- e) the retention and enhancement of boundary trees and hedgerows and the safeguarding of all protected trees on the site;
- f) the retention of the existing tree lined access drive to the Old Convent site to the north;
- g) the retention of open space buffer zones on the northern boundary of the site to protect the setting of the Old Convent, a Grade 1 listed building;
- h) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- i) the preparation of a joint development brief for this site and the adjacent site SSH/8 west of Moatfield Surgery;
- j) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- k) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system; and
- l) a development layout which ensures that important views of the adjacent Old Convent Grade I listed building are protected.

Site allocation proposal map to insert

SSH/8: Land adjoining Moatfield Surgery, St Michaels Road, East Grinstead

Site area – 0.56 hectares

Potential capacity at 30dph – 17

This small triangular shaped greenfield site lies within the built up area of East Grinstead. It is currently grassed with some trees in the southwest corner and on the eastern boundary. The western boundary abuts the railway line, which is in a tree lined cutting. To the east is the doctors' surgery, health centre and grounds, and to the south, housing in St Agnes Road. The former Old Convent lies to the northeast. This Grade 1 Listed Building has been converted to housing. Beyond the surgery and health centre is an area of open ground crossed by the driveway to the former convent buildings. That area is also allocated for housing and is considered separately above, ref SSH/7

In view of the nature of the surrounding road network vehicular access to this site is a significant issue. If this site is developed independently, access should be from St Michael's Road. However, as this is shared with the access to the surgery / health centre, improvements to existing road conditions will be required, including resolution of the issue of on-street parking in St Michael's Road. Off site works to improve visibility at the St Agnes Road / Moat Road junction will be required. Vehicular access from St John's Road will not be permitted.

Any development will also need to address potential land contamination and sewerage improvements, and an ecological survey will be required.

There is potential for this area to be joined with neighbouring land to the east of the surgery / health centre to make a larger residential development site. Such a development would require a different approach, particularly with regard to highways and access. Vehicular access to a larger development would only be permitted directly from Moat Road, and not from St Michael's Road. This is considered separately in connection with the site south of the Old Convent, ref SSH/7.

The Council believes that there are advantages to developing these adjoining sites on a comprehensive basis. A brief will be prepared to guide the nature of such development.

Policy SSH/8

Land adjoining Moatfield Surgery, St. Michael's Road, East Grinstead (approximately 0.56 hectares) is allocated for residential development. At a density of 30 dwellings per hectare this site could accommodate around 17 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians from St Michael's Road;
- c) all vehicular access should preferably be taken via the SSH/7 site to and from Moat Road; in the event that the site were to be developed independently of SSH/7, off site improvements to visibility would be required at the junction of St Agnes Road/Moat Road;
- d) provision for the satisfactory resolution of any land or groundwater contamination or pollution;
- e) the provision of adequate foul water and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- f) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- g) ; the preparation of a joint development brief for this site and the adjacent site to the south of the Old Convent;
- h) the preparation and submission of a joint Transport Assessment and Travel Plan for this site and the adjacent SSH/7 site;
- i) in the event that an application for this site is submitted in association with site HS/1 a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system; and
- j) a development layout which ensures that important views of the adjacent Old Convent Grade 1 listed building are protected.

Site allocation proposal map to insert

SSH/9: Land south of Grange Road, Crawley Down

Site Area – 2.8 hectares

Potential capacity – 98 dwellings

This is an open field located on the south side of Grange Road on the edge of Crawley Down village. The land slopes gently southwards and is bounded by tree and hedge screens mainly alongside the western and northern (roadside) boundaries. It adjoins existing housing in Grange Close to the east and to the north on the opposite side of Grange Road. The land to the south is predominantly open countryside and farmland.

There is a safe and practical means of access to the site available from Grange Road. However, it will be necessary to carry out off-site works in the form of improvements to visibility at the junction of Grange Road and Turners Hill Road and the provision of footways and possibly cycleways along the south side of Grange Road where there are none at present. Improvements to bus services and public transport infrastructure will also be required.

Surface water and wastewater disposal infrastructure will also require improvement, including sewerage capacity. Development cannot take place until the necessary improvements have been determined and implemented.

Flood risk assessment is needed to determine a suitable form of sustainable drainage for surface water that does not exacerbate flooding problems around the junction of Old Station Close, Sandhill Lane and Grange Road.

Boundary trees and hedgerows should be protected and enhanced, and replaced in the event of their removal to achieve adequate sight lines at the access. An ecological survey will also be required.

Policy SSH/9

Land to the south of Grange Road, Crawley Down (approximately 2.8ha) is allocated for residential development. At a density of 35 dwellings per hectare this site could accommodate around 98 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Core Strategy;
- b) satisfactory access to the site for motor vehicles, cyclists and pedestrians from Grange Road;
- c) the provision of off-site improvements to visibility at the junction of Grange Road and Turners Hill Road;
- d) the provision of an extension of the existing footway along the south side of Grange Road to and into the site;
- e) contributions towards improved public transport provision;
- f) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- g) the retention and enhancement of boundary trees and hedgerows;
- h) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be under taken;
- i) the preparation and submission of a Transport Assessment and Travel Plan; and
- j) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration/ attenuation type system..

Site allocation proposal map to insert

SSH/10: Land north west of Chatfield Road, Cuckfield

Site Area – 1.2 hectares

Potential capacity – 42 dwellings

The site comprises an area of uncultivated grassland and vegetation to the rear of Chatfield Road and abutting the Holy Trinity School site. A triangular area to the north has been excluded from the housing development site due to nature conservation interests and the need to maintain the stream. It is intended that this area be managed as a nature conservation area. The proposed development will need to provide for the means of securing this land and its future management.

The development should be designed to be sympathetic to its rural location, and existing vegetation of merit preserved where possible. Boundaries with existing properties along Chatfield Road should be enhanced with new planting to soften the impact of the development on these dwellings.

Access to the site would be via Chatfield Road. Discussions with the Highway Authority indicate that visibility problems at the Chatfield Road / London Lane junction could be overcome by the provision of a mini-roundabout. A footpath link to Holy Trinity School may be of benefit but would be subject to the agreement of the School.

Policy SSH/10

Land to the north west of Chatfield Road, Cuckfield (approximately 1.2 hectares) is allocated for residential development. At a density of 35 dwellings per hectare, this site could accommodate around 42 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Core Strategy;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians, with vehicular access from Chatfield Road;**
- c) improvements to visibility and layout at the Chatfield Road/London Lane junction;**
- d) the provision of a comprehensive landscaping scheme including the retention of trees and hedgerows on the boundaries of the site, and new planting where appropriate;**
- e) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;**
- f) the land to the north identified for use as a nature conservation area to be secured for that purpose by appropriate means;**
- g) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;**
- h) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development; and**
- i) a detailed investigation into possible landfill gas migration and the completion of any remedial works required before any other building works commence.**

Site allocation proposal map to insert

SSH/11- Land at Gravelye Lane / Lyoth Lane, Lindfield

Site area – 2.15 hectares

Potential capacity at 30 dwellings per hectare - 65

The site is located on the southeastern side of Lindfield. The site comprises open grassland that slopes gently to the east. There are two road frontages, and a public footpath runs along the western boundary. The site has mature hedgerow along the road frontages, and mature trees on the other two boundaries.

The development should be designed to preserve existing vegetation where possible, particularly along the boundaries, and to reinforce these boundaries where necessary with new planting. The design should be sympathetic to its rural environment, and provide a suitable setting for the right of way.

2.2 hectares of land is identified as a nature conservation area, as indicated on the proposals map. 3.2 hectares of land is identified as informal recreation area, as indicated on the proposals map. Access to the informal open space shall be provided through the development site and from the existing footpath from Lyoth Lane. The landowner will be required to enter into an appropriate legal agreement with Mid Sussex District Council (possibly as a covenant as part of a legal agreement) to restrict the use of these two areas of land, to informal recreation and a nature conservation area. The legal agreement will also require provision to be made for permanent alternative sites of 2.2 hectares (nature conservation area) and 3.2 hectares (informal recreation area) to be provided, if at some future date Mid Sussex District Council approves an alternative use of the land.

Vehicular access to the site shall be from Gravelye Lane only. Some improvements will be required to the road alignment of the Gravelye Lane / Lyoth Lane junction to improve visibility.

Policy SSH/11

Land at Gravelye Lane / Lyoth Lane, Lindfield (approximately 2.15 hectares) is allocated for residential development. At a density of 30 dwellings per hectare, this site could accommodate around 65 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians, with vehicular access via Gravelye Lane only;**
- c) improvements to the junction of Gravelye Lane with Lyoth Lane to improve highway safety;**
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;**
- e) the completion of a legal agreement to secure the permanent use of two areas of land to the east of the development site as informal recreation (3.2 hectares) and a nature conservation area (2.2 hectares);**
- f) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;**
- g) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system; and**
- h) the preparation and submission of a Transport Assessment and Travel Plan.**

Site allocation proposal map to insert

SSH/12: Land rear of Newton Road, Lindfield

Site Area – 3.5 hectares

**Potential capacity at 35 dwellings
per hectare - 120 dwellings**

The site is located on the eastern side of Lindfield to the north of Newton Road. On the western boundary is a belt of trees, which are protected by a Tree Preservation Order. The boundary of the site to the rear gardens of Newton Road to the south-west is formed by fencing, which is largely unscreened by vegetation. The boundary to the north-east is with countryside and is mostly open.

The site is well located in relation to day-to-day services and facilities. This includes local shops, schools and medical facilities, as well as employment opportunities and the railway station in Haywards Heath. Where there may currently be insufficient infrastructure capacity to accommodate the development, general policy requirements that apply to all developments may be employed to require additional provision or contributions.

Access to the site would be gained from the existing road network, and transport works should include improvements to the junction of Lewes Road and High Street by way of a mini-roundabout and any other works identified to be necessary that arise from a Transport Assessment.

Approximately 3.5 hectares to the rear of properties fronting Newton Road is proposed for housing, and a further 2.5 hectares is proposed as an informal recreation area. A further planting area is included within the overall allocation to the north-east of the proposed housing, comprising 1.1ha. An existing area of woodland comprising 0.9ha will be added to the adjoining Eastern Road Local Nature Reserve. The Council will seek to ensure that the use of the informal recreation area, the planting area and woodland are permanently secured for the future, and will require the developers to enter into a legal agreement to that effect.

A number of studies will be required to support a planning application for the site, which are referred to in the Policy below.

Policy SSH/12

Land at rear of Newton Road, Lindfield (approximately 3.5ha.) is allocated for residential development. At a density of 35 dwellings per hectare on the developable area, this site could accommodate around 120 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Newton Road and the provision of footpath links to and through the site from the north and east;**
- c) improvements to the junction of High Street/Lewes Road, by way of a mini-roundabout;**
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken to include the extension of the nature reserve to the east and tree planting on land to north;**
- e) the completion of a legal agreement to secure the permanent use of the proposed open space area to the north-west of the development site for informal recreation;**
- f) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;**
- g) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration/ attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development;**
- h) the preparation and submission of a Transport Assessment and Travel Plan; and**
- i) a detailed investigation into possible landfill gas migration and the completion of any remedial works required before any other building works commence;**

Site allocation proposal map to insert

SSH/13: Folders Meadow, Folders Lane, Burgess Hill

Site area – 2.3 hectares

Potential capacity –90 dwellings

This site is located on the north side of Folders Lane and although it is classed as a greenfield site, it is located within the existing built-up area boundary of Burgess Hill. The northern boundary is lined with trees from the mid section to the northeast corner of the site where there is a gated access onto Birchwood Grove Road. The remainder of the northern boundary adjoins the rear gardens of properties fronting Birchwood Grove Road. The eastern boundary adjoins a dwelling house and playing field with a large play area in the southeast corner, which cuts into the site. The southern boundary is tree lined along its length and fronts Folders Lane whilst the western boundary adjoins the side and rear of several dwellings.

The site has been the subject of various outline-planning applications for residential development. An application (ref BH/03/1672/OUT) for 90 dwellings, with garaging, parking, access roads and landscaping was refused and a subsequent appeal was dismissed. The appeal inspector concluded that the site should be considered for future housing allocation at the time of the next Local Plan review.

The development of this site will involve the loss of an area of open space within Burgess Hill. To compensate for the loss of this land the developer of the site will be required to make an additional financial contribution towards a scheme which enhances the quality of informal recreation space provision within the Burgess Hill Area.

Policy SSH/13

Land at Folders Meadow, Folders Lane, Burgess Hill (approximately 2.3 hectares), is allocated for residential development. At a density of 39 dwellings per hectare, this site could accommodate around 90 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Folders Lane incorporating either a right-turn lane or a mini-roundabout;**
- c) traffic calming measures to reduce the speed of traffic in Folders Lane;**
- d) provision of a pedestrian / cycleway route through to Birchwood Grove Road;**
- e) provision of a comprehensive landscaping scheme paying particular attention to the north, south and west boundaries;**
- f) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken; and**
- g) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse, to include enhanced pipe capacity;**
- h) the preparation and submission of a Transport Assessment / Travel Plan;**
- i) in addition to any general policy requirement for off-site leisure and recreation provision to meet the needs of the residents, an additional financial contribution to further provision to reflect the loss of open space; and**
- j) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system.**

Site allocation proposal map to insert

SSH/14 Keymer Tile Works, Nye Road, Burgess Hill

Site Area – 19.2 hectares

**Potential capacity – 475 dwellings
(Phase 1 – 250)**

This extensive site is located on the east side of Burgess Hill. The site is surrounded on all sides by residential dwellings and the predominant character of the local area is residential. A railway line borders the site along the southern boundary. Substantial clay pits cover the majority of the site with a number of ponds located to the north. There are significant changes in levels across the site. The tile factory/ kilns and associated buildings are accessed from Nye Road and are located on the western part of the site.

Parts of the site are still in use as a tile works. However, much of the clay reserves are exhausted or near exhaustion. Extraction continues but is contained to one area of the clay pit in the south western part of the site, leaving the majority of the pit redundant. Part of the site in the north west corner has already been developed for residential use.

This is a large site, and the estimated capacity of the developable area is approximately 475 dwellings with a mix of densities (between 30 and up to 50 dwellings per hectare where suitable). Parts of the site are still being used for the extraction of clay and associated works and there is a very significant requirement for the provision of new or improved infrastructure before the site can be developed for housing. Any development will be phased such that no dwellings in phase 1 (potential capacity 225 dwellings) shall be occupied prior to 31st March and no phase 2 dwellings to be occupied before 31st March 2016..

Given the nature of the site's existing and former use and possible contamination, significant groundwork and remediation measures will be required to make it suitable for residential use. The site is ecologically and environmentally sensitive. It is designated as a Site of Nature Conservation Interest (SNCI) and a protected amphibian population is known to inhabit the area. A full ecological survey and an Environmental Impact Assessment will be required. Any future development of this site must be of the highest quality in ecological terms showing significant (and creative) provision for wildlife. In addition, where possible, existing landscape features and protected trees must be retained.

The River Adur abuts the site boundary and sections of the land lie within the 1 in 100 year floodplain. A full flood risk assessment is required and development must be excluded from the floodplain. Major improvements to surface water and sewerage infrastructure will be required.

The site is well located in relation to services and facilities and is accessible by a choice of modes of transport. A safe and practical point of access is available from Kings Way and alternative access arrangements are possible for all modes of transport from Curf Way and Wyvern Way and for pedestrians and cyclists from Nye Road.

A full Transport Assessment will be required and a comprehensive package of highway improvements will be an essential requirement of any future development.

Allocation of this site would require the provision of community facilities and a primary health care centre and should take account of the town-wide master plan and contribute towards the infrastructure requirements emerging from that document. It is essential that future development of this site be guided by a comprehensive development brief

Policy SSH/14

Land at Keymer Tile Works (approximately 19.2 hectares), is allocated for residential development. At a density of 30-50 dwellings per hectare on the developable area, this site could accommodate around 475 dwellings (250 in phase 1).

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) development to be phased such that no Phase 1 dwellings are to be occupied before 31st March 2011, and no Phase 2 dwellings are to be occupied before 31st March 2016;
- b) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- c) the provision of a satisfactory access point to the site for motor vehicles, cyclists and pedestrians from Kingsway with additional access points for motor vehicles, cyclists and pedestrians from Curf Way and Wyvern Way and for cyclists and pedestrians from Nye Road;
- d) the preparation and submission of an up to date Transport Assessment and Travel Plan to include the consideration of the cumulative impact of this and the SSH/16 allocation in eastern Burgess Hill and to assist in the identification of any necessary off-site transport improvements;
- e) the provision of a comprehensive package of significant highway improvements to serve the local area;
- f) a comprehensive contamination risk assessment;
- g) the retention and protection of significant landscape features within the site and along the site's boundaries;
- h) an Environmental Impact Assessment;
- i) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- j) the provision of adequate surface water and foul water drainage capacity;
- k) flood risk arising from fluvial flooding shall be assessed in accordance with Planning Policy Statement 25 to include a 20% allowance for climate change and any areas identified as high risk through that exercise will be excluded from built development; the remaining land will be the subject of a flood risk assessment to determine what other sources of flood risk, including surface water, may exist and what mitigation strategy is necessary, to include the use of suitable sustainable drainage systems;
- l) the provision of community facilities and a primary health care practice; and
- m) the provision of public open space and leisure facilities.

Site allocation proposal map to insert

SSH/15: Land north of Maltings Park, Burgess Hill

Site area – 3ha

Potential capacity – 105 dwellings

This site is located to the western side of Burgess Hill to the north of the Maltings Park and Victoria Business Parks. The site is open, predominantly grassed and undeveloped. There are residential properties along its western border and mature preserved trees along the south and east sides of the site. Land adjoining the site to the northeast is allocated for playing field use in the Mid Sussex Local Plan (BH19) beyond which are several residential properties.

The site has been allocated for business development since 1992 and is allocated for this in the Local Plan (under policy BH10). Although outline planning permission has been granted and a Development Brief has been prepared, no development has taken place.

Development of this site for commercial use is dependent upon the provision of a new link road between Charles Avenue and Victoria Road. However, it has become apparent that this will not be financially feasible for a commercial only development. It is therefore considered that this site should be allocated for residential development.

A safe and practical point of access via an extension to Woodpecker Crescent would be achievable and acceptable. The site is well related to services and facilities and is accessible by a range of transport modes. The developer of this site would be expected to upgrade the existing public right of way to provide a pedestrian and cycle link.

A full ecological survey will be required on this site before any development commences and the design of any future development should aim to incorporate ecological features of interest. Appropriate mitigation and enhancement measures must also be undertaken by the developer of the site. Due to the adjacent watercourse, a flood risk assessment in accordance with Planning Policy Statement 25 will be required, with any areas at risk of flooding to be kept free of built development.

The eastern boundary of the site is adjacent to the rear of properties on Victoria Road, on the edge of the Victoria Business Park. The property at 65 Victoria Road requires an authorised gas storage vessel to be used and vented as part of its industrial processes. The venting of the vessel emits a loud noise and its impact upon the amenity of dwellings on the residential allocation will need to be mitigated. The fitting of a silencer to the vessel's vent would reduce its noise levels to an acceptable level at the window of dwellings, but only if they were located at least 40 metres away from the eastern boundary of the site.

Policy SSH/15

Land north of Maltings Park, Burgess Hill (approximately 3 hectares), is allocated for residential development. At a density of 35 dwellings per hectare (gross) or about 45 dwellings per hectare (net) this site could accommodate around 105 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision development will be subject to the following:

- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Woodpecker Crescent;
- c) provision of a comprehensive landscaping scheme paying particular attention to the north and west boundaries and to the retention of protected trees;
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken, (particularly around Pookbourne Stream), including the incorporation of ecological features of interest into the design of the development;
- e) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse;
- f) a flood risk assessment should be undertaken in accordance with Planning Policy Guidance Note 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development;
- g) upgrade of existing public right of way to provide a pedestrian / cycleway route from Southway to Robin Road/York Road; and
- h) no dwelling shall be sited within 40m of the eastern boundary with the adjacent industrial estate.

Site allocation proposal map to insert

SSH/16: Land adjacent to Manor Road Burgess Hill

Site area – 4.1 hectares

Potential capacity –123 dwellings

This is a comparatively large site of 4.1ha located to the northeast of Burgess Hill, adjacent to Manor Road. It is currently used for agricultural purposes and adjoins existing residential developments on its northwest and southwest boundaries. To the northeast and east of the site is agricultural land. The southwestern boundary abuts Manor Road and consists of mature trees and hedgerow with residential dwellings on the opposite side of Manor Road. There is a telecommunications mast compound on the eastern side of the site.

Suitable access could be gained to the site from Manor Road although this would affect the hedgerow bounding the site. Alternatively, an additional access point via Welbeck Drive could be considered. The Environment Agency has raised the issue of drainage problems in the Worlds End area and this would be fully assessed by a Flood Risk Assessment, which would take into consideration surface water disposal before any development could commence. In addition, Southern Water has also stated improvements would be required to the sewers, with a pumping station.

It is considered that this site is suitable for residential allocation. The site is surrounded on three of its boundaries by existing residential development and the site is fairly well enclosed. It is relatively well served by services and facilities and public transport.

Currently there are exceptional infrastructure needs at Burgess Hill. In order to allow delivery of such infrastructure, particularly with regard to transport, sewerage and healthcare provision, the development of this site for housing will be phased such that no dwellings are to be occupied before 31st March 2011.

Policy SSH/16

Land adjacent to Manor Road, Burgess Hill (approximately 4.1 hectares) is allocated for residential development. At a density of 30 dwellings per hectare, this site could accommodate around 123 dwellings.

In addition to general policy requirements and contributions to necessary infrastructure provision, development will be subject to the following:

- a) development to be phased such that no dwellings are to be occupied before 31st March 2011;
- b) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;
- c) the preparation and submission of a Transport Assessment to include the consideration of the cumulative impact of this and the SSH/14 allocation in eastern Burgess Hill and to assist in the identification of any necessary off-site highway improvements;
- d) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Manor Road with possible additional / emergency access from Welbeck Drive if required;
- e) the provision of a comprehensive landscaping scheme paying particular attention to the north and west boundaries;
- f) the retention and protection of existing landscape features along the site boundaries with on-going maintenance programmed as part of the development;
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- h) the provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse; and
- i) a flood risk assessment should be undertaken in accordance with Planning Policy Guidance Note 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system. The flood risk assessment will also need to assess the potential for future flooding from the adjacent watercourse with a 20% allowance for climate change with any areas at risk of flooding to be kept free of built development.

Site allocation proposal map to insert

**SSH/17: Extension to Land west of Mackie Avenue, Hassocks
(Extension of existing site allocated under policy KH2 of Local Plan 2004)**

Site area – 7 hectares (including KH2)

Potential capacity - 130 dwellings (in addition to 120 previously allocated in Mid Sussex Local Plan)

The site is located on the northern edge of Hassocks and consists of open farmland with a large tract of woodland running along the western boundary. The eastern boundary abuts the rear gardens of properties along Mackie Avenue whilst the southern boundary is mostly undefined apart from adjoining a track in the southwest corner. The northern boundary is undefined.

This site was the subject of an objection to the Deposit Draft of the Mid Sussex Local Plan. The objector sought the allocation initially of land for 120 houses and a further allocation for an additional 80 houses (200 in total) to be developed post 2006. The Local Plan Inspector recommended that land for 120 houses should be allocated as a reserve-housing site to be developed only if it is required to meet the District's overall housing requirement. He also recommended that, in the event that the reserve site is not released prior to 2006, the whole site (i.e. for 200 houses) should be "...favourably considered as suitable for residential development after 2006 and so allocated now as a reserve housing site, dependent upon the perceived need to identify additional land in the District arising after that date". The Council accepted the first part of the recommendation and allocated land for 120 houses as a reserve site (6 hectares, which includes a buffer along the southern boundary of the site, policy KH2). Policy KH2 allocates the land to the north of the housing allocation for playing fields (5.5 hectares).

The 'reserve' designation was removed from KH2 and the Council approved a development brief in 2005. The site including the KH2 residential allocation totals 7 hectares.

In 2004 planning applications for 120 houses (full) and 250 houses (outline) were submitted. Planning permission was granted for both applications on appeal in March 2007. The permissions are conditional upon the upgrading of Hurstpierpoint pumping station. This work is expected to be completed in late 2007 or 2008.

Under the terms of a planning obligation, land has been made available for the development of a health centre on the site.

Policy SSH/17

Land west of Mackie Avenue, Hassocks, (as an extension to the existing site allocated under policy KH2 of the Local Plan 2004 - approximately 7 hectares in total), is allocated for residential development. At a density of 35 dwellings per hectare, this site could accommodate around 130 additional dwellings (total for whole site 250 dwellings).

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a)**
- a) the provision of affordable housing to meet locally identified needs, in accordance with Mid Sussex Local Plan Policy H4, or any replacement policy in the Local Development Framework;**
- b) the provision of satisfactory access to the site for motor vehicles, cyclists and pedestrians from Mackie Avenue with emergency access from Woodland Road;**
- c) provision of a pedestrian/ cycleway access from Woodland Road and Queen's Drive/Grand Avenue;**
- d) provision of informal public open space including existing woodland along the southern boundary of the site;**
- e) retention of the existing woodland alongside the railway line;**
- f) traffic calming measures in Grand Avenue and other local roads;**
- g) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;**
- h) provision of adequate foul and surface water infrastructure prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse, including the upgrading of Hurstpierpoint pumping station;**
- i) land to the north of the development to be laid out as informal open space; and**
- j) in accordance with Planning Policy Statement 25, a flood risk assessment to determine the appropriate form of sustainable drainage system, likely to be in the form of an attenuation type system.**

Site allocation proposal map to insert

SMALL SCALE HOUSING SITE ALLOCATIONS

C. RESERVE SITE ALLOCATION

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SSH/18: Land adjoining Ashplats House and to the rear of 240-258 Holtye Road, East Grinstead

Site Area – 5.4 hectares

Potential capacity – 140 dwellings

This 5.4-hectare site is located on the eastern edge of East Grinstead beyond the War Memorial track which runs north south from Holtye Road to Ashplats Wood. The site is excluded from the High Weald Area of Outstanding Natural Beauty.

To the north and north east lies existing housing including Ashplats House and The Lodge. To the east and west are Fairlight Lane and the War Memorial Track accesses to Ashplats Wood. There is existing housing beyond the War Memorial Track to the west. The southern boundary lies adjacent to Ashplats Wood Site of Nature Conservation Importance.

The site is well screened by existing vegetation. Trees along the northern and western boundaries are protected by Tree Preservation Orders.

The site can be satisfactorily accessed from the War Memorial Track to the west, which would link with the A264 Holtye Road where a right turn lane is likely to be necessary within the highway. There is potential to extend the track to provide controlled access to a car park for visitors to Ashplats Wood Site of Nature Conservation Importance. A secondary vehicular access may be required from Stirling Way. Off site highway improvements may be necessary to secure adequate visibility at the junction of Lancaster Drive and Holtye Road subject to a reassessment of visibility requirements against the latest national guidance. In any event pedestrian and cycle access should be provided to Stirling Way. Fairlight Lane is only suitable for pedestrian and (if necessary) emergency access.

The site would be subject to an ecological survey and, taking into account the site's proximity to the Ashplats Wood Site of Nature Conservation Importance, provision should be made for a suitable landscaped buffer to be provided to the south of the site together with the retention and enhancement of existing hedging around the site boundaries.

Policy SSH/18

Land adjoining Ashplats House and to the rear of 240-258 Holtye Road, East Grinstead (approximately 5.4 hectares) is identified as a reserve site for residential development if the Council concludes that its release is required to address a deficiency in housing supply that has been demonstrated by annual monitoring. At a density of 30 dwellings per hectare (net) this site could accommodate 140 dwellings.

In addition to general policy requirements, and contributions to necessary infrastructure provision, development will be subject to the following:

- a) the provision of affordable housing; to meet locally identified needs, in accordance with Mid Sussex Local Plan policy H4, or any replacement policy in the Local Development Framework;
- b) the provision of a satisfactory access to the site for motor vehicles, cyclists and pedestrians to Holtye Road via the War Memorial track to the west of the site with a secondary access to Stirling Way and pedestrian access to Fairlight Lane to which an emergency vehicular access may also be required;
- c) a contribution towards improved public transport provision;
- d) an ecological survey to be carried out and appropriate mitigation and enhancement measures to be undertaken;
- e) the protection of boundary trees and hedgerows to include the creation of a suitable landscaped buffer to the south of the site adjoining Ashplats Wood;
- f) a flood risk assessment should be undertaken in accordance with Planning Policy Statement 25, to determine the appropriate form of sustainable drainage system, likely to be in the form of an infiltration or combined infiltration/ attenuation type system;
- g) provision of adequate foul and surface water infrastructure, prior to the occupation of any dwellings, which does not cause a detrimental impact to any local watercourse; and
- h) the preparation and submission of a Transport Assessment and Travel Plan

Site allocation proposal map to insert

APPENDIX 1

MID SUSSEX DISTRICT HOUSING TRAJECTORY

Local Planning Authorities are required to prepare a housing trajectory. This provides a position statement comparing past performance on housing supply with anticipated future rates of housing development. The trajectory is updated each year as part of the Annual Monitoring Report. The two housing trajectories included below set out housing completions and projections for the period 2001-2016.

The first trajectory (figure 1 below) is taken from the District's Annual Monitoring Report (December 2007) and sets out the position as at 1st April 2007. This included provision for 1,307 new dwellings on small-scale greenfield and previously developed sites as proposed in the Small Scale Housing Allocations Document Submission Version (May 2006). The second trajectory, (figure 2 below), is a revised trajectory following the publication of the Inspectors Report for this Document in November 2007 and includes a provision for 1,446 new dwellings on small-scale greenfield and previously developed sites and a reduced windfall allowance. In both instances, the figures expect the strategic development of the 2,500 homes at East Grinstead to commence in 2011 and be completed in 2020, with only 1,300 homes completed by 2016.

In the trajectory as at 1st April 2007, an update of the West Sussex Structure Plan assumes a total of approximately 2,385 homes will be built on previously developed sites during the period 2007-2016, in addition to any previously developed sites already identified. The housing land supply figures also include a total of approximately 2,603 homes to be built on sites with planning permission or allocated in the Mid Sussex Local Plan. In the trajectory as at November 2007, approximately 1,501 homes will be built on previously developed sites during the period 2007-2016, in addition to any previously developed sites already identified. The housing land supply figures also include a total of approximately 2,608 homes to be built on sites with planning permission or allocated in the Mid Sussex Local Plan. Taking the updated situation into consideration, in total, 6,985 homes need to be completed in the period 2007-2016 to meet the Structure Plan requirements. The housing trajectory in figure 1 as at 1st April 2007 shows projected completions of 7,595 (net) homes over the 10-year period (including 1,307 homes identified for allocation in the Small Scale Housing Allocation Document Submission Document). The housing trajectory in figure 2 as at November 2007 shows projected completions of 6,856 (net) homes over the 10-year period (including 1,446 homes identified for allocation in the Small Scale Housing Allocation Document excluding the reserve site).

The November 2007 housing trajectory shows that in the period 2001 to date, housing completions fell below the required level to meet Structure Plan requirements. This is largely due to four major sites (totalling 1,100 units) allocated in the Local Plan, with planning permission, failing to come forward for development for reasons outside of the Council's control. The trajectory shows an increase in housing delivery from 2007 to 2011 as the outstanding allocations from the Mid Sussex Local Plan are completed and the first of the Small Scale Housing Allocation Document sites are completed. It is acknowledged that the trajectory may appear optimistic for this period. However, higher completion rates are achievable as many of the delayed housing sites from the Local Plan are expected to come forward. In addition, many of the sites allocated for completion pre-2011 in the Small Scale Housing Allocation Document should be completed during this time.

Any significant delay in allocating sites for the Small Scale Housing Allocation Document would affect the Council's ability to meet its housing requirements, especially considering the delay with the strategic development at East Grinstead. Any further significant delay with the strategic development at East Grinstead would have severe implications on the Council's ability to meet Structure Plan requirements.

Figure 1 – Mid Sussex District Housing Trajectory as reported in the Annual Monitoring Report December 2007 (as at 1st April 2007)

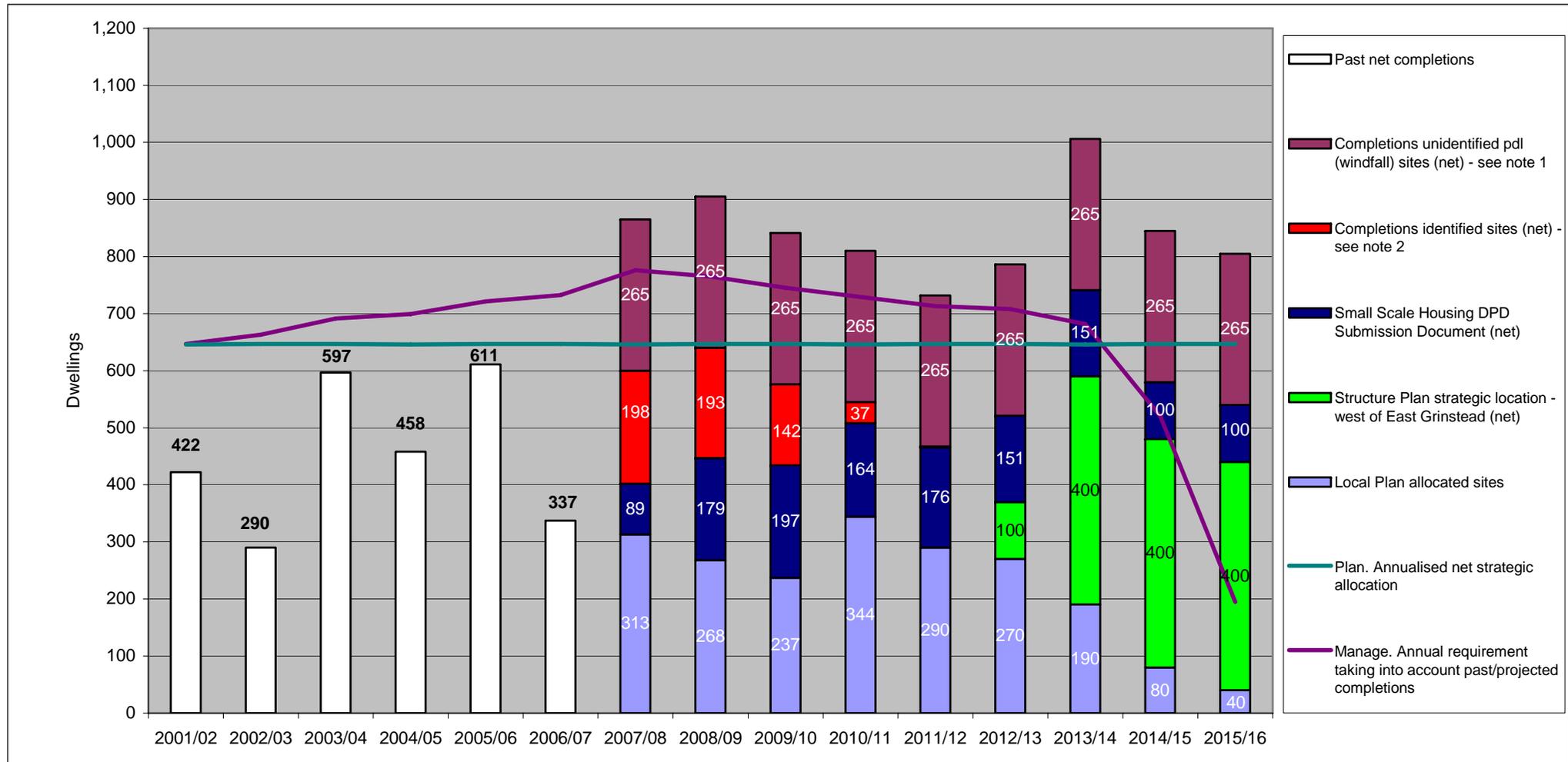


Figure 1a - Mid Sussex Housing Trajectory graph (monitor) – (as at 1st April 2007)

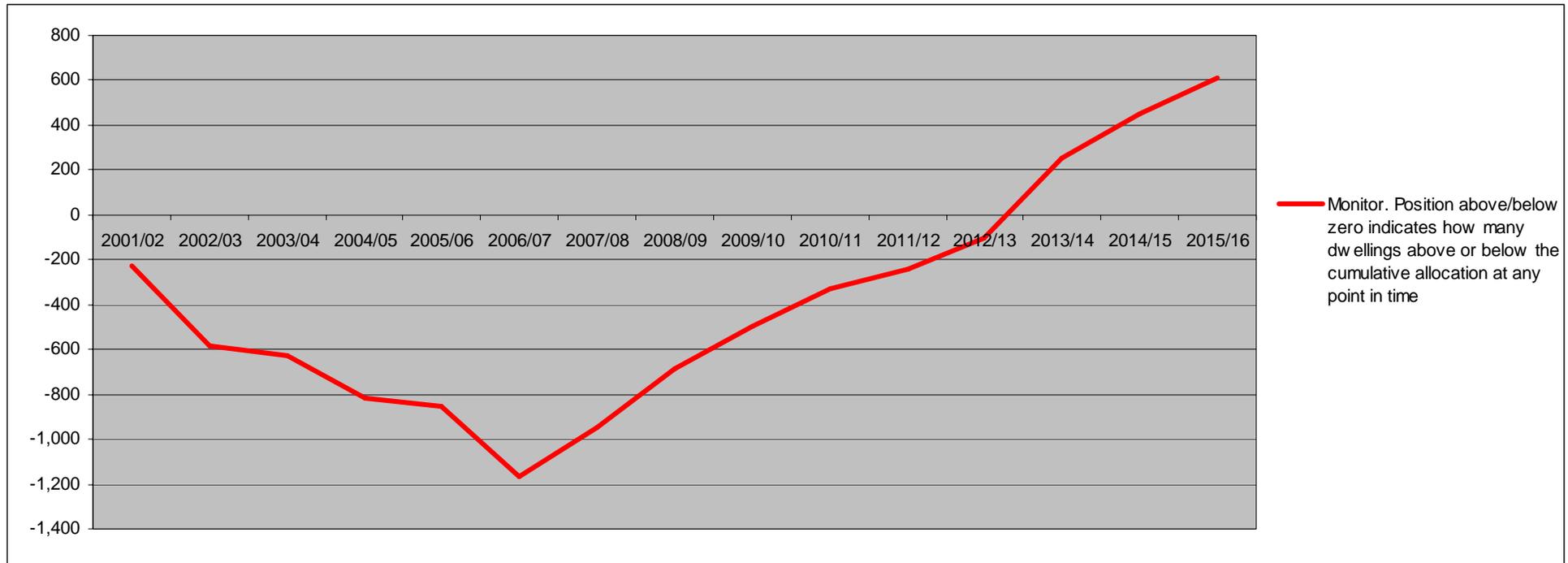


Figure 2 – Mid Sussex District Housing Trajectory as reported in the Annual Monitoring Report December 2007 (November 2007 update)

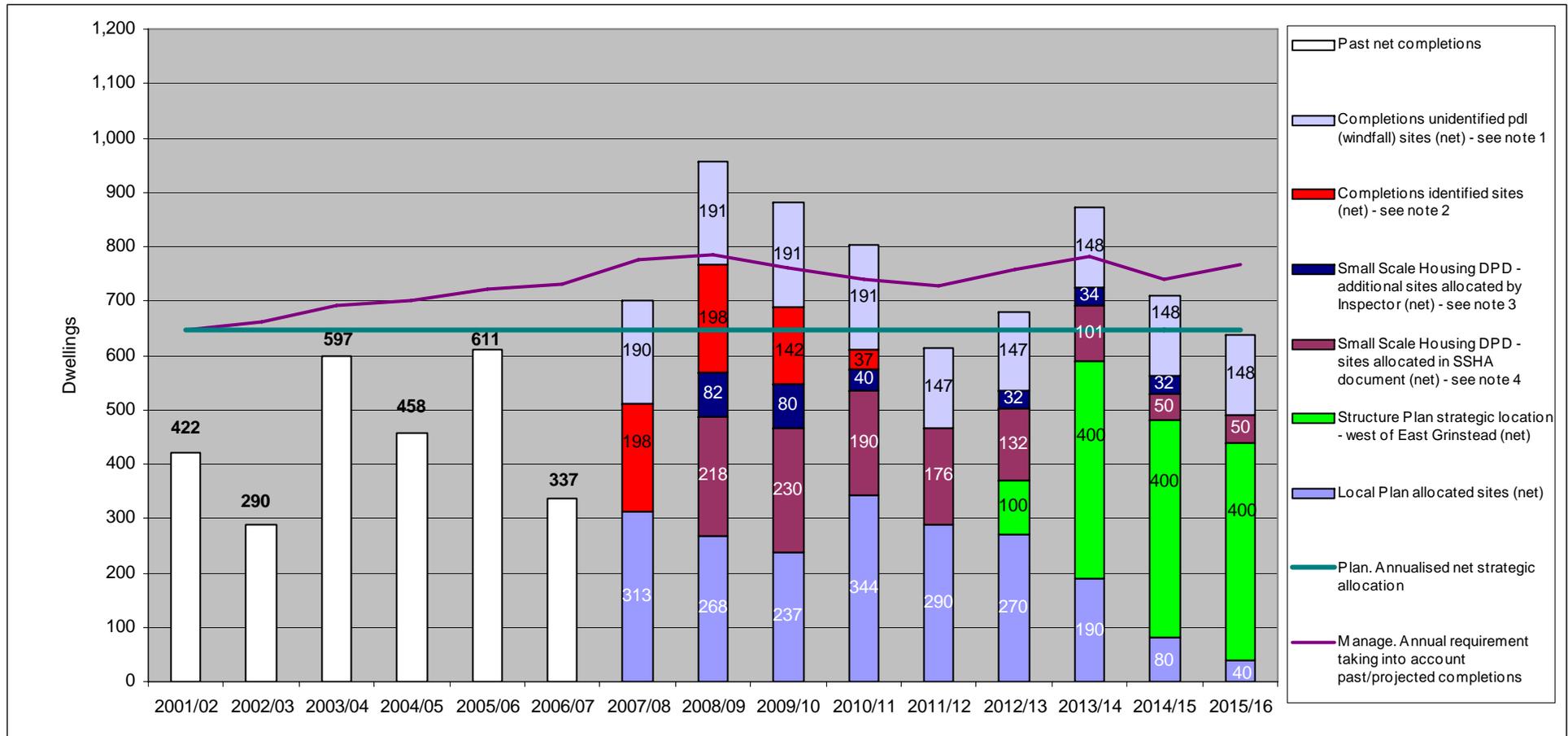
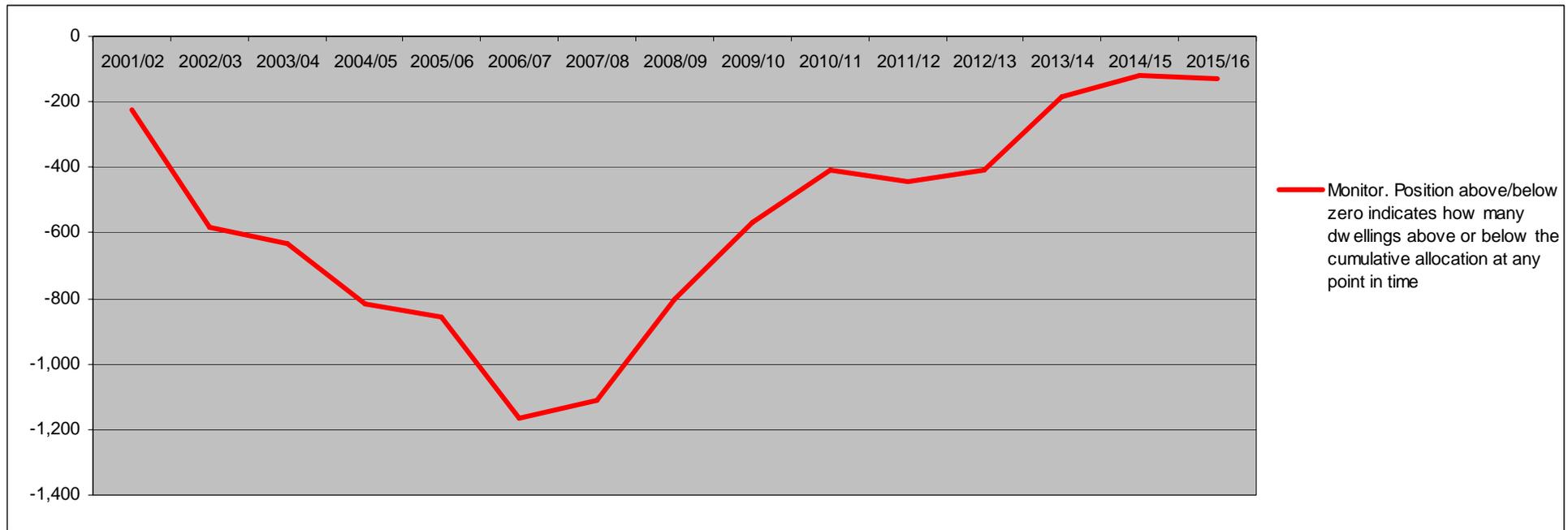


Figure 2a - Mid Sussex Housing Trajectory graph (monitor) – (November 2007 update)



APPENDIX 2 – SITE ALLOCATION CROSS REFERENCE TABLE

The reference numbers for the allocated housing sites have been revised in preparing this adoption version of the Small Scale Housing Allocations Document. The following schedule provides a cross-reference for the original and revised site reference numbers.

Current Site Ref No.	Site Location	Previous Site Ref No.
	Previously Developed Sites	
SSH/1	Dunnings Mill, Dunnings Road, East Grinstead	ALT/11
SSH/2	Land at the junction of Windmill Lane and London Road, East Grinstead	HS/3
SSH/3	Sandrocks, Rocky Lane, Haywards Heath	HS/4
SSH/4	Covers Timber Yard, Fairfield Road, Burgess Hill	HS/5
SSH/5	Gas Holder Station, Leylands Road, Burgess Hill	HS/6
SSH/6	Station Goods Yard, Hassocks	HS/7
	Greenfield Sites	
SSH/7	Land south of The Old Convent, Moat Road, East Grinstead	HS/1
SSH/8	Land adjoining Moatfield Surgery, St. Michael's Road, East Grinstead	HS/8
SSH/9	Land south of Grange Road, Crawley Down	ALT/9
SSH/10	Land northwest of Chatfield Road, Cuckfield	ALT/28
SSH/11	Land at Gravelye Lane/Lyoth Lane, Lindfield	HS/10
SSH/12	Land rear of Newton Road, Lindfield	ALT/33
SSH/13	Folders Meadow, Folders Lane, Burgess Hill	HS/13
SSH/14	Keymer Tile Works, Nye Road, Burgess Hill	HS/14
SSH/15	Land north of Maltings Park, Burgess Hill	HS/11
SSH/16	Land adjacent to Manor Road, Burgess Hill	HS/12
SSH/17	Land west of Mackie Avenue, Hassocks	HS/15
	Reserve Site	
SSH/18	Land adjoining Ashplats House and to rear of 240-258 Holtye Road, East Grinstead	Alt/14 and HS/9

