

Sustainability Appraisal/SHLAA – Housing Provision – Implications

Note: This version of MSDC 5 supersedes the version discussed at examination hearings on 13th January 2017. It has been revised as a result of discussions held at the hearings, predominantly around the classification of sites within the SHLAA (as either ‘3 tick’, ‘1 or 2 tick’, commitments or Neighbourhood Plan sites) and the impact this has on the numbers presented in the Parish Profiles. Appendix 1 has been revised in order to address these points. Other changes made to the text within the document appear in **red** text.

1. This note provides additional detail on the analysis of the sites within the District Council’s Strategic Housing Land Availability Assessment (SHLAA) and the impact on the District’s settlement hierarchy, environmental and infrastructure constraints based on a number of growth scenarios. This is in light of the Inspector’s comments at the first set of Housing Matters hearings (Nov/Dec 2016), testing whether there is further sustainable capacity to meet housing provision above 800dpa. This has informed the Sustainability Appraisal that accompanies the District Plan.

SUMMARY

- All sites currently assessed as suitable/available/achievable (‘3 tick sites’ as defined in the SHLAA) will be required in order to meet a plan provision of 800dpa. Sites in this category that are not currently allocated in the District Plan or Neighbourhood Plans will likely be required within the plan period in order to meet 800dpa, however there are insufficient sites in this category to meet higher provision numbers than 800dpa.
- **Based on available sites the Council believe that it does not have sufficient existing potential sites to meet a provision higher than 800dpa in the first five years. Although inevitably some constraints on some sites may be overcome or be mitigated in the short term it judges that the scale of these is more likely to improve the robustness of the 5 year land supply at 800dpa rather than allowing any real expansion of housing capacity.**
- There are no further deliverable/developable strategic sites (500+ dwellings) that could be allocated in the plan, however they are not ruled out indefinitely.
- It is therefore likely that smaller sites would be needed in order to meet higher provision levels. At present, this would have to be drawn from the pool of sites currently assessed as undeliverable/undevelopable (‘2 or 1 tick sites’). Therefore, in order to go beyond the Council’s 800 dpa submission draft requirement, evidence would be needed that the SHLAA assessment of these sites was erroneous.
- In terms of absolute numbers, to provide a requirement of 850pa, almost 40 additional sites currently listed as undeliverable/undevelopable would need to be developed. For an additional 900dpa, over 60 additional such sites would need to be developed. These sites have all been ruled out for suitability/availability/achievability reasons, often a combination of reasons, as the SHLAA indicates.
- Cumulative harm to protected landscapes (AONB), environmental designations and heritage assets is much greater at housing provision over

900dpa, worsening as housing provision increases. For example, just in terms of primary landscape designations, to meet 850dpa a further 8 sites (200+ units) are likely to be required within the AONB. To meet 900dpa, this increases to 12 sites, 300+ units.

- **Provision of over 900dpa would also require a large number of sites with highways, transport and access issues being developed. Whilst some might be capable of mitigation, there is little or no evidence on which to rely in this respect, and almost certainly mitigation would impact viability. Furthermore, these sites may not be achievable, and in-combination effects with current committed supply may arise.**
- **The re-casting of the draft plan by including provision for more than 800 dpa will change the character of the plan by (a) requiring allocation of non-strategic sites below 500 units in size and (b) requiring significant additional allocations within the areas covered by made Neighbourhood Plans, thereby undermining them and one of the fundamental aspects of the draft plan.**
- **The draft plan would narrowly demonstrate a 5 year housing land supply with a requirement of 800 dpa. Above that this position is very unclear. Many of the sites below 500 units currently assessed as undeliverable/undevelopable are unlikely to deliver within the first 5 years of the plan period because they are either unavailable, unachievable, or subject to constraints that could not be mitigated within this timescale.**

Introduction

2. This note provides additional detail on the analysis of the sites within the District Council's Strategic Housing Land Availability Assessment (SHLAA) and the impact on the District's settlement hierarchy, environmental and infrastructure constraints based on a number of growth scenarios. This is in light of the Inspector's comments at the first set of Housing Matters hearings (Nov/Dec 2016), testing whether there is further sustainable capacity to meet housing provision above 800dpa. This has informed the Sustainability Appraisal that accompanies the District Plan.
3. The analysis is important, particularly for determining the Council's ability to accommodate additional unmet needs. The Council notes that even if constraints to development should not be taken into account when determining the Objectively Assessed Need, they are a relevant factor when determining the plan provision, inclusive of the allowance made for assisting with unmet needs of neighbours.
4. The SHLAA identifies sites that are deliverable and developable (i.e. are suitable, available and achievable). All of these sites will be required in order to meet a provision of 800dpa. Therefore, to achieve higher provision levels, sites currently assessed as undeliverable/undevelopable (i.e. are either unsuitable, not available, or unachievable; or a combination) would need to be brought forward.
5. Provision above 800dpa in the first five years requires the allocation of smaller sites below the 500 dwellings threshold for the District Plan. This is because, based on the SHLAA and the Strategic Site Selection Paper (EP23), it is not possible to say with any certainty that there are further deliverable/developable strategic sites. However, as noted in MSDC1 there is a possibility that sites at Imberhorne Farm and Haywards Heath Golf Course may become

available but work is ongoing (notably on transport and site availability respectively) which need to be resolved before these sites can be allocated.

6. As also noted in MSDC1 the Council has a number of additional sites at appeal, although none are over 500 dwellings. These are likely to contribute towards meeting a housing provision of 800dpa rather than any increase above this.
7. The working assumption has been that any further housing provision is distributed amongst settlements in accordance with the settlement hierarchy, to best achieve sustainable development. Once the additional dwellings required per settlement is established (based on 3 scenarios of escalating housing requirements), the likely sites that would be required to meet these provision levels can be assessed.
8. This shows what the impacts of higher numbers are likely to be. This exercise is the basis District's Sustainability Appraisal. It provides further information to show how the constraints on development in Mid Sussex mean that higher requirement figures could not be sustainably delivered.

Options for Assessment – Housing Provision

9. The submitted District Plan is based on a housing provision of 800dpa. This was supported by the Sustainability Appraisal which concluded that provision higher than this figure would likely have severe negative impacts on environmental sustainability objectives. Whilst positive impacts would likely arise from higher housing provision on social and economic sustainability objectives, the benefits would not be outweighed by the environmental harm that would be caused. A planning balance exercise, weighing up harm versus benefit, concluded that 800dpa was the most sustainable housing provision level.
10. The Sustainability Appraisal assessed the following housing provision options:
 - 700dpa
 - 750dpa
 - 800dpa
 - 850dpa
 - 900dpa
 - 1000+dpa
11. As this summary of the analysis is concerned with the impact above 800dpa, it focuses on:
 - 850dpa
 - 900dpa
 - 950dpa
 - 1000+dpa

Options for Assessment – Housing Supply

12. The District Plan strategy is based on a 'bottom-up' approach- supporting development identified within Neighbourhood Plans whilst dealing with strategic matters and allocations within the District Plan.

Strategic Sites

13. There is no definition (in numerical terms) of a 'strategic site'. For the purposes of the District Plan, a site in excess of 500 dwellings has been considered 'strategic'. This is on the basis of:

- A yield of 500 units was a level considered 'strategic' for broad locations assessed in other Northern West Sussex authority SHLAAs (both the Crawley and Horsham SHLAAs jointly assess sites over 500 units as 'strategic').
- Growth of this scale is large in context with existing settlements within the District (Strategic Objective 2 of the District Plan is to ensure development reflects the District's distinctive towns and villages and retains their separate identity and character)
- A site of this size is likely (in viability terms) to be able to fund and provide new infrastructure (e.g. education, health, retail, employment) on-site to meet increased demand for additional services.
- A site of this size would be capable of meeting localised/District housing needs as well as housing need from neighbouring authorities.

14. The Sustainability Appraisal (SA) (BP17) and Strategic Site Selection Paper (SSP) (EP23) assessed 15 strategic site options. The SA appraised the sites against the full range of sustainability criteria (the 18 objectives within the 'sustainability framework') outlined within the methodology. The SSP included the most relevant (site-based) criteria from the SA but also incorporated further criteria based on deliverability, timescale and potential for meeting District and unmet needs from neighbouring authorities. The two assessments provide a comprehensive assessment of all sites, taking into account all relevant factors from each assessment document and comparing sites with one another in order to help determine the most appropriate sites for allocation within the District Plan.

15. Strategic Site options tested, and reasons for selection/rejection were as follows:

Table 1

Site	Units	Status	Reason
A: Northern Arc, Burgess Hill	3,500	Allocate	High prospect of delivery, significant contributions to housing need.
B: Kings Way, Burgess Hill	480	Allocate	Planning permission granted ahead of allocation, development has commenced.
D: West of Burgess Hill	2,500	Rejected	Scores relatively positively but this may change when considered in combination with the significantly progressed option (A). Land ownership issues.
E: Crabtree Park, E. Crawley	2,300	Rejected	Site is not being promoted, known constraints regarding sewerage and transport capacity in combination with 2 new neighbourhoods being developed at Crawley.
F: Mayfield Market Town	5,000	Rejected	Not a sustainable location, constraints will need to be mitigated. Has already been rejected by PINS in the Crawley and Horsham's local plans examination.
G: Cuckfield Bypass, Cuckfield	500	Rejected	Not being actively promoted and significant impacts on conservation area and listed buildings.
H: Great Harwoods Farm, East Grinstead	600	Rejected	Great weight on negative impact re: AONB location. However, unlike (M), this site isn't being actively promoted, is constrained by other designations, would make only small contributions to housing need and has severe transport issues.
I: North East Lindfield	1,200	Rejected	Constrained. Not being actively promoted and significant impacts on conservation area and listed buildings
K: Haywards Heath Golf Course	450	Rejected	Existing use and availability of site (particularly in short/medium term) outweigh any positive impacts.
L: Eastlands, Lindfield/Scaynes Hill	630	Rejected	Not being actively promoted and unlikely to make significant contribution towards unmet housing needs due to location.
M: Hardriding Farm, Pease Pottage	600	Allocate	Great weight on negative impact re: AONB location. However, a number of major positive impacts especially regarding unmet needs of Crawley, no other constraints and timescale of delivery. Site has subsequently been granted planning permission.

N: South of Pease Pottage	660	Rejected	Similar overall impacts as option (M) however this site is not being actively promoted and therefore there is no immediate prospect of the site being delivered – not sufficient evidence of deliverability to support allocation.
O: Lower Tilgate, Pease Pottage	1,750	Rejected	Great weight on negative impact re: AONB location. However, unlike (M), this site isn't being promoted, is constrained by other designations and has negligible landscape capacity.
P: North and East Ansty	3,000	Rejected	Promoted to District Plan but not at Focused Amendments stage. Constrained site, likely to have severe negative impacts when assessed in combination with site (A) which is significantly progressed. Lack of detail regarding land ownership/intentions/mitigation.
Q: Imberhorne Farm, East Grinstead	550	Rejected	Significant transport constraints and further mitigation required. Submitted to District Plan at a late stage.

(note: sites (C) and (J) were rejected at an early stage of the process, as yields for these sites reduced to below the level required to be considered a 'strategic site')

16. The SA and SSP therefore concluded that there are no further options for allocating a further strategic site at this stage, although does not rule out that this could be possible in the future (potentially through the proposed Site Allocations DPD) – either as further options are identified, or deliverability issues are resolved on some sites above.

SHLAA Sites

17. On the basis that there are no further deliverable/developable strategic sites, an increase to housing provision above 800dpa would therefore require a range of smaller sites to be delivered. This in itself has disadvantages, as:

- Sites of this size are unlikely to provide new facilities (such as schools/health facilities/community facilities) on site. Whilst they would make contributions (via S106/CIL) towards expanding or improving existing facilities, many of these are already at capacity (in terms of waiting lists, or physical site size).
- Small sites spread across the District are more likely to contribute to meeting locally generated needs as opposed to unmet needs from neighbouring authorities, due to their scale and location.
- It is inevitable that multiple smaller sites will be required to deliver the same number of dwellings as 1 larger site – this will therefore involve multiple applications, delivery rates, etc and will lead to greater uncertainty of delivery.

18. The Strategic Housing Land Availability Assessment (SHLAA) contains a 'pool' of sites that have been assessed for their suitability, availability and achievability, in accordance with Planning Practice Guidance (the PPG). The SHLAA includes both strategic sites (500+ dwellings) and smaller sites (6+ dwellings).

19. This exercise used the SHLAA as its source, identifying the most likely scale, quantity and location of sites that would need to be delivered to meet higher housing provision options. Based on the provision options to be tested, the likely number of additional units to be found on smaller sites (i.e. those less than 500 dwellings) is as follows:

20. On the basis that there are no further deliverable/developable strategic sites at this time, an additional 850-3,400 units would be required from smaller sites dependant on the housing provision chosen.

21. This exercise summarises the assessed impact of delivering additional units above 800dpa, based on:

- The likely quantity of sites that will be required to meet higher provision levels
- The likely location of these sites and the impact on settlements, including the Settlement Hierarchy (as established within the Settlement Sustainability Review (2015, EP52))
- The likely location of these sites and the impact on constraints – both environmental and infrastructure

SHLAA – Current Findings (updated as at December 2016)

Table 2

Status		Sites	Potential Yield	Notes
Suitable	✓	182	11,988	Deliverable and Developable
Available	✓			
Achievable	✓			
Suitable	✗	74	13,797	These sites are constrained by designations or landscape. All would require significant mitigation. Some have constraints that could not be overcome. <i>Note:</i> this yield is inclusive of 6,390 units on strategic sites that have already been rejected within the SA/Strategic Site Selection Paper.
Available	✓			
Achievable	✓			
Suitable	✓	27	1,313	Not currently available. Many have viable existing uses (i.e. business, schools, community buildings) or landowner isn't willing to develop – unlikely to be developed in the plan period.
Available	✗			
Achievable	✓			
Suitable	✓	2	134	In these cases, cost of developing the site would not be viable – unlikely to be developed in the plan period.
Available	✓			
Achievable	✗			
Suitable	✓	9	1,157	These are both not viable for development and the site is not available - there is no likely prospect of delivery within the plan period.
Available	✗			
Achievable	✗			
Suitable	✗	19	6,407	These sites have been promoted but are constrained and development is not achievable – no likely prospect of development within the plan period.
Available	✓			
Achievable	✗			
Suitable	✗	22	1,796	Whilst potentially viable, these sites are constrained and are not being promoted/not available for development - no likely prospect of development within the plan period.
Available	✗			
Achievable	✓			
Suitable	✗	9	5,620	It is unlikely these sites would be developed as they do not meet any criteria within the SHLAA.
Available	✗			
Achievable	✗			

22. The above is inclusive of both strategic sites and smaller sites. It is also inclusive of current commitments (including previous Local Plan and Small Scale Housing DPD allocations, Neighbourhood Plan allocations, and sites with extant planning permission).

23. As at end December 2016 there had been 1,498 completions in the first two years of the plan period. With a plan provision of 800dpa, this equates to a requirement of 13,600 over the plan period 2014-2031. Accounting for completions, the residual to be found is 12,102 – both from strategic and smaller sites. Note that some of these are already commitments, or proposed for allocation within the District Plan (i.e. Pease Pottage, Kings Way and the Northern Arc).

Table 3

Provision – Per Annum	800
Provision – Plan Period	13,600
Completions (2014/15 and 2015/16)	1,498
Residual (2016-2031)	12,102

24. In order to meet a plan provision of 800dpa, every site currently assessed as Suitable, Available and Achievable within the SHLAA is likely to be required. However, there are caveats:

- This assumes that the status of these sites remains unchanged – i.e. they remain available/achievable throughout the plan period.
- This assumes that yields from these sites remains unchanged. Some may reduce in size due to mitigation required, others may increase due to density changes or viability reasons.
- This is based on a desktop and site assessment, further information regarding site layout/design/mitigation may render some sites unsuitable/unviable at some point in the plan period.
- Further sites may be identified as Suitable/Available/Achievable, including those already assessed in the SHLAA, should further information be provided.

25. It is therefore not possible to definitively allocate these sites now, although they will likely form the pool of sites when preparing the forthcoming Site Allocations DPD.

26. In order to achieve a housing provision above 800dpa, sites that are currently assessed as undeliverable and/or undevelopable in the SHLAA would be required. These are likely to be the “2 tick” sites, i.e. they are ruled out on only one of the three criteria, probably those ruled out on the basis of suitability. For the purposes of this exercise, “1 tick” sites are not ruled out, however there is much greater uncertainty regarding their deliverability within the plan period and the Council does not consider it to be prudent to base plan-making decisions on those sites in the absence of substantially more evidence than has been produced by any interested party in the past, or which would be proportionate to the plan-making process.

27. Based on available sites the Council believe that it does not have sufficient existing potential sites to meet a provision higher than 800dpa in the first five years. Although inevitably issues some constraints on some sites may overcome or be mitigated in the short term it judges that the scale of these is more likely to improve the robustness of the 5 year land supply at 800dpa rather than allowing any real expansion of housing capacity.

Methodology

28. This exercise assessed the likely impact of the need to deliver sites currently assessed as undeliverable and or undevelopable, to varying extents based on the housing provision number chosen. The methodology uses a 3 stage approach.

Stage 1:

29. A revised housing provision of 850dpa would require (for example) an additional 850 dwellings to be delivered over the plan period. However, there are a number of permutations as to how/where this could be delivered (i.e. spatial distribution, size of site, etc), with varying impacts. A range of development distribution scenarios were identified in order to best predict where additional dwellings are likely to arise, therefore a robust assessment of impacts on constraints can be carried out.

30. Development Distribution scenarios assessed included:

- Distribution based on settlement hierarchy established within the Settlement Sustainability Review (EP52) (therefore a more sustainable and strategic approach to housing provision) and an equal distribution amongst settlements in each category. Category 1 settlements would receive proportionately more growth than Category 2, which would receive more than Category 3, etc. based on sensible distribution ratios.
- As above, but weighted to account for current 'knowns' i.e. Northern Arc, Neighbourhood Plan allocations, potential supply, etc, i.e. re-allocating the distributions to re-address the balance of development.
- Proportional distribution based on current proportion of households (note this may be similar to 2 above).

Stage 2:

31. This comprised an assessment of "2 tick" and "1 tick" sites. This was based on information within the SHLAA regarding constraints and assessment against the 3 SHLAA criteria. This ordered sites from least constrained to most constrained, using judgement to give appropriate weight to the various constraints (e.g. within AONB would carry more weight than distance from services) and potential for mitigation.
32. It was assumed that sites assessed as being least constrained are preferred ahead of those more constrained and would be the first to be developed in order to meet higher provision numbers than 800dpa.
33. Impact on individual parishes and the District as a whole was then carried out. This allowed a picture of each parish/settlement to be built up, in order to better understand the individual sustainability of each settlement, any current constraints to development that may not be capable/viable to mitigate, or any in-combination effects that could arise should multiple SHLAA sites be delivered in the area.
34. This not only assessed potential future impact on the settlement, but the amount of development currently proposed (through existing allocations, Neighbourhood Plans and other commitments). It has been possible that some settlements are 'at capacity' before any increase in housing provision above 800dpa.

Stage 3:

35. Findings were used to provide the evidence to justify the scoring ('++' to '-' '-') against the various Sustainability Appraisal objectives, particularly the likely impact on infrastructure and environment, based on logical assumptions as to which sites will be needed to meet higher housing provision levels, and where.

STAGE 1: Development Distribution

36. In order to best assess the likely impact on the District of varying housing provision numbers, the likely location and quantity of development at each location has been estimated.

37. The District Plan Sustainability Appraisal assessed the most sustainable strategy for development distribution. This concluded:

“Focus development towards areas where housing and economic need is arising, including need arising from outside Mid Sussex. This will predominantly be within or adjacent to the three towns (Burgess Hill, East Grinstead, Haywards Heath), but encourages villages to take growth to support the provision of additional services and meet local needs. It will also focus development at strategic locations that could best assist in meeting the District housing need and the unmet needs of neighbouring authorities.”

38. This approach also accords with the Settlement Hierarchy set out in the Settlement Sustainability Review (EP52).

39. To meet 800dpa (as proposed in the Submission District Plan), over three quarters of commitments are at category 1 settlements. This is, however, heavily influenced by the allocation of 3,500 units at Burgess Hill. However, taking this into account, current commitments largely follows the settlement hierarchy.

40. For provision above 800dpa, it is logical and sustainable to follow the settlement hierarchy as set out in the Settlement Sustainability Review:

Table 4

Category 1	Burgess Hill	Benefit from a comprehensive range of employment, retail, health, education and leisure services and facilities and are most sustainable.
	East Grinstead	
	Haywards Heath	
Category 2	Cuckfield	Is a local service centre, has a peak hour public transport service to significant employment opportunities and an off peak public transport service to nearest town/local service centre.
	Hassocks	
	Hurstpierpoint and Sayers Common	
	Lindfield	
	Worth	
Category 3	Albourne	Is a local or limited local service centre, has an off peak public transport service to the nearest town/local service centre.
	Ardingly	
	Ashurst Wood	
	Balcombe	
	Bolney	
	Horsted Keynes	
	Lindfield Rural	
	Slaugham	
	Turners Hill	
	West Hoathly	
Category 4	Ansty and Staplefield	Have few services and facilities, often only serving the settlement itself.
	Twineham	

41. The additional provision above 800dpa would, on this basis, be focussed towards category 1 settlements first, then category 2, then 3 and 4. However, the amount and location of additional housing over 800dpa is unknown. There are many permutations for distributing additional provision, and therefore a number of development ‘scenarios’ have been

established so that the impact of development on settlement character, infrastructure and constraints can be predicted. These are as follows:

Scenario 1: Equal Distribution of additional provision amongst settlements in the same hierarchy Category

42. This scenario has been based on the settlement hierarchy, and distributing most growth to the settlements at the top of the hierarchy. This is then evenly distributed amongst all the settlements in each category. For example, it is proposed that 55% of additional development is distributed to Category 1 settlements, of which there are 3. Therefore, each settlement will receive 18.3% of additional growth above 800dpa. The proposed split for each settlement category is based upon the amount of development focused on each category to meet 800dpa (i.e. those currently committed "Current Commitments Split"), with an attempt to re-address the balance to best fit the plan's distribution strategy. Within the submitted District Plan, nearly 2/3rds of development is focussed towards Category 1 settlements, and more development is committed (through Neighbourhood Plans) to Category 3 settlements than Category 2. It is therefore proposed that any further supply above 800dpa will be focussed more towards Category 2 settlements and a slightly reduced percentage (compared to current commitments) towards Category 1 due to the amount of growth there already.

Table 5 - Current Commitments distribution (based on 800dpa)

	Current Commitments Split ¹	Proposed Split for additional units	Settlements in this category	% Split per Settlement
Category 1	64.4%	55%	3	18.3
Category 2	15.2%	30%	5	6
Category 3	19.8%	14%	10	1.4
Category 4	0.6%	1%	2	0.5

¹ Excluding the Northern Arc

SCENARIO 1

	Category % Split	Settlement	Settlement % Split	Additional Dwellings Required			
				850 dpa	900 dpa	950 dpa	1000+ dpa
Cat 1	55	Burgess Hill	18.3	156	312	468	623
		East Grinstead					
		Haywards Heath					
Cat 2	30	Cuckfield	6	51	102	153	204
		Hassocks					
		Hurstpierpoint and Sayers Common					
		Lindfield					
		Worth					
Cat 3	14	Albourne	1.4	12	24	36	48
		Ardingly					
		Ashurst Wood					
		Balcombe					
		Bolney					
		Horsted Keynes					
		Lindfield Rural					
		Slaugham					
		Turners Hill					
		West Hoathly					
Cat 4	1	Ansty and Staplefield	0.5	4	9	13	17
		Twineham					

Table 6

Scenario 2: Weighted Distribution of additional provision amongst settlements in the same Hierarchy Category, based on capacity and 'knowns'

43. Scenario 1 presents an equal split to all settlements within each category. However, this may not be a fair distribution based on the amount of development some settlements are taking already (e.g. Northern Arc at Burgess Hill, 'made' neighbourhood plan promoting substantial development above previous levels) or settlements that may have exhausted the supply of sites within that settlement (e.g. there are no further '2 tick' sites within Turners Hill).

Location of '2 tick' sites

	Settlement	% of '2 tick' sites	% of Commitments + '2 tick' Sites
Cat1	Burgess Hill	8.9	25.7
	East Grinstead	15.6	10.6
	Haywards Heath	2.6	7.6
Cat2	Cuckfield	3.8	2.5
	Hassocks	0.6	1.2
	Hurstpierpoint and Sayers Common	5.5	4.3
	Lindfield	7.9	5.0
	Worth	18.6	14.3
Cat 3	Albourne	0.2	0.1
	Ardingly	1.7	1.2
	Ashurst Wood	0.7	0.7
	Balcombe	0.1	0.2
	Bolney	1.7	1.3
	Horsted Keynes	0.3	0.2
	Lindfield Rural	13.6	9.3
	Slaugham	16.3	13.7
	Turners Hill	0.0	0.4
	West Hoathly	0.1	0.3
Cat 4	Ansty and Staplefield	1.8	1.3
	Twineham	0.0	0.0

Table 7

44. Therefore, accounting for sites currently committed and potential future supply from '2 tick' sites, the following distribution is proposed to "re-address the balance" so that all settlements receive similar levels of growth (excluding Northern Arc) across the plan period.

SCENARIO 2

	Category % Split	Settlement	Settlement % Split	Additional Dwellings Required			
				850 dpa	900 dpa	950 dpa	1000+ dpa
Cat1	55	Burgess Hill	10	85	170	255	340
		East Grinstead	25	213	425	638	850
		Haywards Heath	20	170	340	510	680
Cat2	30	Cuckfield	7	60	119	179	238
		Hassocks	5	43	85	128	170
		Hurstpierpoint and Sayers Common	5	43	85	128	170
		Lindfield	10	85	170	255	340
		Worth	3	26	51	77	102
Cat 3	14	Albourne	0.5	4	9	13	17
		Ardingly	1	9	17	26	34
		Ashurst Wood	0.5	4	9	13	17
		Balcombe	2	17	34	51	68
		Bolney	4	34	68	102	136
		Horsted Keynes	1	9	17	26	34
		Lindfield Rural	4	34	68	102	136
		Slaugham	0.5	4	9	13	17
		Turners Hill	0	0	0	0	0
		West Hoathly	0.5	4	9	13	17
Cat 4	1	Ansty and Staplefield	0.5	4	9	13	17
		Twineham	0.5	4	9	13	17

Table 8**Scenario 3: Proportional Split of additional provision based on size of settlement**

45. This distribution is based on current settlement size as a proportion of the District's total households, as at Census 2011. This disregards the settlement hierarchy and will mean larger settlements receive a greater proportion of additional growth by virtue of their size.

SCENARIO 3

	Settlement	Settlement % Split	Additional Dwellings Required			
			850 dpa	900 dpa	950 dpa	1000+ dpa
Cat1	Burgess Hill	22.38	190	380	571	761
	East Grinstead	19.09	162	325	487	649
	Haywards Heath	18.96	161	322	483	645
Cat2	Cuckfield	2.59	22	44	66	88
	Hassocks	5.91	50	100	151	201
	Hurstpierpoint and Sayers Common	4.91	42	83	125	167
	Lindfield	4.64	39	79	118	158
	Worth	7.21	61	123	184	245
Cat 3	Albourne	0.45	4	8	11	15
	Ardingly	1.21	10	21	31	41
	Ashurst Wood	1.29	11	22	33	44
	Balcombe	1.33	11	23	34	45
	Bolney	0.88	7	15	22	30
	Horsted Keynes	1.16	10	20	30	39
	Lindfield Rural	1.88	16	32	48	64
	Slaugham	1.84	16	31	47	63
	Turners Hill	1.39	12	24	35	47
	West Hoathly	1.57	13	27	40	53
Cat 4	Ansty and Staplefield	1.12	10	19	29	38
	Twineham	0.19	2	3	5	6

Table 9

SUMMARY OF DEVELOPMENT SCENARIOS

	Settlement	Additional Dwellings Required			
		850 dpa	900 dpa	950 dpa	1000+ dpa
Cat1	Burgess Hill	85-190	170-380	255-571	340-761
	East Grinstead	156-213	312-340	468-510	623-680
	Haywards Heath	156-170	312-340	468-510	623-680
Cat2	Cuckfield	22-60	44-119	66-179	88-238
	Hassocks	43-51	85-102	128-153	170-204
	Hurstpierpoint and Sayers Common	42-51	83-102	125-153	167-204
	Lindfield	39-85	79-170	188-255	158-340
	Worth	26-61	51-123	77-184	102-245
Cat 3	Albourne	4-12	8-24	11-36	15-48
	Ardingly	9-10	17-24	26-36	34-48
	Ashurst Wood	4-12	9-34	13-36	17-48
	Balcombe	11-17	23-34	34-51	45-68
	Bolney	7-34	15-68	22-102	30-136
	Horsted Keynes	9-12	17-24	26-36	34-48
	Lindfield Rural	12-34	24-68	36-102	48-136
	Slaugham	4-16	9-31	13-47	17-63
	Turners Hill	12	24	35-36	47-48
	West Hoathly	4-13	9-27	13-40	17-53
Cat 4	Ansty and Staplefield	4-10	9-19	13-29	17-38
	Twineham	2-4	3-9	5-13	6-17

Table 10

STAGE 2: Site Assessments and Implications

Site Assessments

46. Sites within the SHLAA that are assessed as Suitable/Available/Achievable will all be required in order to meet a plan provision of 800dpa.
47. In order to achieve higher plan provision levels, and in the absence of a deliverable/developable strategic site at the current time, smaller sites will be required (i.e. sites of between 6-499 units). **At present, the pool of sites that could reach higher provision levels are assessed as undeliverable and undevelopable (i.e. they are '2 tick' or '1 tick' sites).** They have all been ruled out for a reason, based on planning judgement. All of these sites are likely to have a significant impact on environmental constraints or infrastructure, or are unavailable or unviable at the current time. These sites are therefore not 'oven ready', and unlikely to deliver in the first 5 years. Whilst some of these sites could mitigate against negative impacts, many may not.

Parish Profiles

48. Parish Profiles (Appendix 1) identify the key constraints in each parish, the current commitments (that are contributing towards 800dpa), and the additional sites within the SHLAA that would be needed in order to reach the 'additional dwellings required' numbers

identified above. This is based on the least constrained sites within the SHLAA being developed first, bearing in mind that the '3 tick' sites are already required to meet 800dpa. In most settlements, this represents development in excess of previous levels – this has been supported by Neighbourhood Plans which have allocated development to meet parish needs for housing, infrastructure, and the need to protect the environment.

49. This exercise re-presents information already published within the Parish chapters of the SHLAA, the District Plan Sustainability Appraisal, or evidence submitted as part of Neighbourhood Plan examinations (including their individual Sustainability Appraisal reports).

Overall Impact on Key Constraints – Including Cumulative Impacts

50. Based on the likely numbers likely to arise at each settlement, and the likely sites that would be delivered in order to meet higher provision levels (based on least constrained being developed first), the following quantity of sites and dwellings is expected which would impact on the following key constraints.

51. This is an estimated number based on the exercise undertaken, and therefore represents an 'up to' figure.

Table 11

Total Sites (Up to)	Additional Sites Required			
	850dpa	900dpa	950dpa	1000dpa
Total Additional Sites	38	66	85	102
AONB	8	12	19	26
Ashdown Forest 7km Zone²	8	24	32	37
Low Landscape Capacity	10	14	16	20
Ancient Woodland	4	7	15	19
Transport Constraint	10	17	27	35
Air Quality Management Area	1	3	4	5

Table 12

Total Dwellings (Up to)	Additional Dwellings Required			
	850dpa	900dpa	950dpa	1000dpa
Total Additional Dwellings	850	1,700	2,550	3,350
AONB	201	329	812	1,266
Ashdown Forest 7km Zone	434	746	950	1,352
Low Landscape Capacity	274	398	673	797
Ancient Woodland	122	168	366	474
Transport Constraint	596	700	1,360	1,643
Air Quality Management Area	60	130	182	193

Environmental Impact

52. The number of sites required to meet higher development levels is significant. Whilst it is inevitable that some sites currently assessed as undeliverable/undevelopable may be appropriate within the plan period, or may be deliverable/developable once more information on mitigation is known, this is highly unlikely to be the case on over 60 sites in order to achieve development levels of over 900dpa. Many of these sites have significant constraints including

² The Ashdown Forest 7km Zone is proposed in policy DP15. Residential development within this zone will have to contribute towards mitigation through providing a Suitable Alternative Natural Greenspace (SANG) and contributions towards the Strategic Access Management and Monitoring (SAMM) strategy to mitigate impacts on the European designated site.

cumulative impacts on national designations, high quality countryside, and infrastructure (for example, a further site constrained by transport may be acceptable, but not multiple sites in a particular location).

53. It should be noted that a number of undeliverable/undevelopable sites subject to this exercise are constrained by more than just one factor – e.g. sites that are in the AONB and 7km zone which suffer from transport constraints.
54. It should also be noted that realisation of any scenario relies on the above sites coming forward. In practice this is an unrealistic assumption based on past experience. It would probably therefore be necessary to over-allocate in order to ensure delivery. This means that to achieve any of the above numbers would require many of the sites in the next scale category. So, for example, to achieve 850dpa may require more than 8 sites in the AONB, the final mix depending on the relative significance of the individual constraints. In general, sites within the AONB and those of low landscape capacity are by their nature subject to less tangible constraints beyond the designation itself although would be among the most controversial. Based on the Council's analysis substantial release of AONB sites would be a necessary approach to deliver sites within the first five years as the more tangible constraints take longer to overcome.
55. In relation to Habitats constraints, it should be noted that an additional Suitable Alternative Natural Greenspace (SANG) may be required for any development level above 800dpa.

Infrastructure Impact

56. Education capacity is a valid infrastructure constraint. The Parish Profiles suggest the following:

Table 13

Capacity	Nearing Capacity	At Capacity
<ul style="list-style-type: none"> Burgess Hill (250 spaces) Cuckfield (87 spaces) East Grinstead (195 spaces) Haywards Heath (235 spaces) Horsted Keynes (28 spaces) Hurstpierpoint (90 spaces) Lindfield (91 spaces) West Hoathly (25 spaces) 	<ul style="list-style-type: none"> Albourne (14 spaces) Ansty and Staplefield (8 spaces) Ardingly (17 spaces) Ashurst Wood (13 spaces) Bolney (12 spaces) Hassocks (14 spaces) Lindfield Rural (10 spaces) Twineham (7 spaces) 	<ul style="list-style-type: none"> Balcombe (over capacity) Slaugham (over capacity) Turners Hill (at capacity) Worth (at capacity)

57. Whilst there appears to be adequate primary school capacity at the three towns (as at October 2015) and some of the larger Category 2 settlements, this is likely to be reduced as it is these settlements that will experience the most growth over the plan period. Whilst financial contributions will be made towards new education facilities and improvements to existing, some schools are at the physical capacity of the site (for instance, within the smaller villages and at Hassocks) and a new school site may need to be identified in order to achieve higher growth levels. There are also likely to be delays while sufficient funding is secured to finance the required new capacity.
58. For most small settlements, the school place capacity will be inadequate to cope with the levels of growth identified (for example – scenarios anticipate growth of 30+ dwellings at

Bolney and Hassocks at 850dpa yet may be nearer to 100 at 950dpa, yet there are only 12 and 14 school spaces respectively).

59. In terms of transport, there are a number of site specific issues. These range from access constraints (including no feasible access), contribution to existing congestion (including severe congestion, particularly at East Grinstead) which would likely require a comprehensive solution to improve/mitigate, in-combination effects with nearby allocated/strategic sites, and in-combination effects with other nearby sites. This includes the likely acquisition of 'third party' land necessary for highway improvements. Sites in Hassocks are in proximity to the District's only Air Quality Management Area at Stonepound Crossroads, and the impacts upon this would need to be assessed, with land and property acquisition required to secure the delivery of mitigation. The number of sites with severe transport constraints that would need to be delivered increases markedly at housing provision levels above 900dpa. Whilst some of these sites could be deliverable with mitigation, this comes at a cost and timescale. This does not mean that sites of this nature are ruled out indefinitely, nor that issues could not be overcome, however it does mean that delivery of these sites is very uncertain – particularly as between 10-17 sites would be required to meet 850-900dpa. It may also be that a combination of these sites in any one location may exacerbate existing transport problems, and some sites may also be affected by other non-transport related constraints.
60. At a detailed site level there are also constraints in terms of wastewater facilities, particularly in the southern part of the District (i.e. those sites that would drain to Goddards Green Wastewater Treatment Works). The constraints of this treatment works relate to both the works themselves and the effect on water quality of the discharge. These issues are longstanding and have been a consistent capacity constraint which was debated heavily as part of the South East Plan (as referred to in the Capacity of Mid Sussex to Accommodate Development Study).
61. A number of sites, notably those within Haywards Heath, also require the relocation of existing economic uses or car parking as well as the postal sorting office, etc. The feasibility of these moves has not been demonstrated and they are unlikely to be achieved quickly.

Overall Parish Impacts - Conclusion

62. This section summarises the findings by Parish. Many of the findings of the Council are supported by Examiners conclusions into their respective neighbourhood plans, where these have been examined.

Albourne

63. Albourne is a category 3 settlement with a 'made' neighbourhood plan. Part of the Parish is within the South Downs National Park, school places are nearing capacity and there is limited public transport. Current commitments and delivery in the first 2 years of the plan period totals 11 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 4-48 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, there is only 1 additional site. This has been ruled out due to its detachment from the village – it is therefore considered unsustainable to accommodate further growth in the Parish at the current time. Further development would be in conflict with the made Neighbourhood Plan.

Ansty and Staplefield

64. Ansty and Staplefield is a category 4 settlement with a 'made' neighbourhood plan allocating 26 units. Part of the Parish is within the AONB, school places are nearing capacity and there are concerns regarding traffic due to the proximity to the A23. Current commitments and delivery in the first 2 years of the plan period totals 83 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 4-38 units. In terms of sites

currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as they are poorly related to services and public transport, low landscape capacity and poor access – it is therefore considered unsustainable to accommodate further growth in the Parish at the current time. Further development would be in conflict with the made Neighbourhood Plan.

Ardingly

65. Ardingly is a category 3 settlement with a 'made' neighbourhood plan which allocates units that have received planning permission. The entire Parish is within the AONB, the majority is within the 7km zone of influence for the Ashdown Forest SPA, school places are nearing capacity and there are concerns regarding speed and volume of traffic with roads poorly suited to accommodate it. Current commitments and delivery in the first 2 years of the plan period totals 38 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 9-48 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as unsuitable for development due to their location within the AONB, low/medium landscape capacity and recent history of planning refusals at appeal. A number of sites have not been actively progressed or promoted. It is therefore considered unsustainable to accommodate further growth in the Parish at the current time. Further development would be in conflict with the made Neighbourhood Plan.

Ashurst Wood

66. Ashurst Wood is a category 3 settlement with a 'made' neighbourhood plan which allocates 87 units. The entire Parish is within the AONB and the 7km zone of influence for the Ashdown Forest SPA, school places are nearing capacity and there are concerns regarding speed and volume of traffic with roads, particularly vehicles accessing the A22 and rat-running. Current commitments and delivery in the first 2 years of the plan period totals 88 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 4-48 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as they are within the AONB, low landscape capacity, and detached from the Built Up Area. It is therefore considered unsustainable to accommodate further growth in the Parish at the current time. Further development would be in conflict with the made Neighbourhood Plan.

Balcombe

67. Balcombe is a category 3 settlement with a 'made' neighbourhood plan which allocates 42 units. The entire Parish is within the AONB and a small part is within the 7km zone of influence for the Ashdown Forest SPA, school places are over capacity and traffic congestion is an issue due to traffic flow increases in recent years (particularly accessing junction 10a of the A23). Current commitments and delivery in the first 2 years of the plan period totals 44 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 11-68 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as they are within the AONB, low landscape capacity, no recent site promotion. Higher numbers would require sites partially/completely covered by ancient woodland, or with access issues. Due to the limited number of 2 and 1 tick sites in this Parish, there would be no capacity beyond 57 dwellings even if all sites were developed. It is therefore considered unsustainable to accommodate further growth in the Parish at the current time. Further development would be in conflict with the made Neighbourhood Plan.

Bolney

68. Bolney is a category 3 settlement with a 'made' neighbourhood plan which allocates 42 units. Part of the Parish is within the AONB, school places are near capacity and the local road network is not suitable for carrying large amounts of traffic. Current commitments and delivery

in the first 2 years of the plan period totals 51 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 7-136 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as there is poor site access, disconnected from services/facilities, within the AONB and with significant tree coverage. It is therefore considered unsustainable to accommodate further growth in the Parish at the current time. Further development would be in conflict with the made Neighbourhood Plan.

Burgess Hill

69. Burgess Hill is a category 1 settlement with a 'made' neighbourhood plan which allocates units which have already received planning permission. There is localised school capacity (although some schools are nearing/at capacity), transport improvements will be required to support the proposed development of the Northern Arc (up to 3,500 dwellings), although developers have recently reduced their delivery trajectory. Current commitments and delivery in the first 2 years of the plan period totals 5,662 units, inclusive of the Northern Arc. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 85-761 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as there are likely transport implications above those planned to be mitigated through the Northern Arc development (they are in the southern area of the town), have not been promoted/progressed, are unavailable or unachievable. It is therefore unlikely that further planned growth at Burgess Hill can be considered deliverable at the current time, with many site proposals also unsustainable. Burgess Hill is already receiving high levels of growth with a District provision of 800dpa. Burgess Hill may be able to accommodate further growth over the longer term which will be considered through the site allocations DPD.

Cuckfield

70. Cuckfield is a category 2 settlement with a 'made' neighbourhood plan which allocates 29 units. Part of the Parish is within the AONB, there is capacity in terms of school places, however the local road network suffers from peak hour congestion particularly in term time. Current commitments and delivery in the first 2 years of the plan period totals 79 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 22-238 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as there are a number of sites with significant access issues, impact on the AONB and areas of low/medium landscape capacity, poorly related to public transport, and for higher numbers no recent promotion or intention to bring the sites forward for development. It is therefore unlikely that further planned growth at Cuckfield can be considered deliverable at the current time, with many site proposals also unsustainable. Further development would be in conflict with the made Neighbourhood Plan.

East Grinstead

71. East Grinstead is a category 1 settlement with a 'made' neighbourhood plan which allocates 411 units. Part of the Parish is within the AONB and the entire Parish is within the 7km zone of influence for the Ashdown Forest SPA. There is localised school capacity (although some schools are nearing/at capacity) and significant transport constraints with extended periods of congestion in peak hours. Current commitments and delivery in the first 2 years of the plan period totals 1,214 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 156-850 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as sites have been classified as unavailable with no prospect of delivery or no prospect of existing uses wanting to move/alternative sites found, some have not been promoted for a significant period of time. The majority of sites are unachievable, costs of delivery are prohibitive. Higher numbers would be constrained by ancient woodland, AONB or have significant on-site transport constraints which would be difficult to mitigate. Work is ongoing to assess whether transport issues can be addressed to allow the allocation of Imberhorne Farm. It is unlikely that further planned growth

at East Grinstead can be considered deliverable at the current time, with many site proposals also unsustainable. Further development would be in conflict with the made Neighbourhood Plan.

Hassocks

72. Hassocks is a category 2 settlement with an emerging neighbourhood plan which seeks to allocate 290 units. Part of the Parish is adjacent to the South Downs National Park, school places are near capacity with a shortage predicted and there is an AQMA at Stonepound Crossroads. Current commitments and delivery in the first 2 years of the plan period totals 545 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 43-204 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as they would be in proximity to the AQMA, would have poor access, have not been recently progressed/promoted or are deemed unavailable for development as the landowner has expressed no intention to develop. It is therefore unlikely that further planned growth at Hassocks can be considered deliverable at the current time, with many site proposals also unsustainable.

Haywards Heath

73. Haywards Heath is a category 1 settlement with a 'made' neighbourhood plan which allocates 637 units. There is localised school capacity (although some schools are nearing/at capacity). Current commitments and delivery in the first 2 years of the plan period totals 1,982 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 156-680 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as sites have been classified as unavailable with no prospect of delivery or no prospect of existing uses wanting to move/alternative sites found, some have not been promoted for a significant period of time. The majority of sites are unachievable, costs of delivery are prohibitive. Higher numbers would be constrained by significant on-site transport constraints which would be difficult to mitigate, or have impacts on the adjacent AONB. It is therefore unlikely that further planned growth at Haywards Heath can be considered deliverable at the current time, with many site proposals also unsustainable. Further development would be in conflict with the made Neighbourhood Plan.

Horsted Keynes

74. Horsted Keynes is a category 3 settlement in the early stages of preparing a Neighbourhood Plan. The Parish is within the AONB, entirely within the 7km zone of influence for the Ashdown Forest SPA there is capacity in terms of school places. Current commitments and delivery in the first 2 years of the plan period totals 13 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 9-48 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as sites are covered by TPOs, low capacity in landscape terms, have transport constraints, and are within the AONB. It is therefore considered unsustainable to accommodate further growth in the Parish at the current time.

Hurstpierpoint and Sayers Common

75. Hurstpierpoint and Sayers Common is a category 2 settlement with a 'made' neighbourhood plan which allocates 30-40 units. The southern part of the Parish is within the South Downs National Park, there is capacity in terms of school places but there is significant transport congestion in Hurstpierpoint High Street, and potential impact on the Stonepound Crossroads AQMA in Hassocks. Current commitments and delivery in the first 2 years of the plan period totals 255 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 42-204 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as sites have low landscape capacity,

poorly related to existing services/facilities (particularly public transport) and have impact on ancient woodland. It is therefore considered unsustainable to accommodate further growth in the Parish at the current time. Further development would be in conflict with the made Neighbourhood Plan.

Lindfield Rural

76. Lindfield Rural is a category 3 settlement with a 'made' neighbourhood plan. Part of the Parish is within the AONB, school places are near capacity, the eastern half is within the 7km zone of influence for the Ashdown Forest SPA. Current commitments and delivery in the first 2 years of the plan period totals 203 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 12-136 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, there are only 2 site options. These have been rejected as both suffer from significant transport constraints, remote from public transport, poor access to local services, low/medium capacity in landscape terms, and have no recent history of promotion to the SHLAA. One site has been deemed unavailable and unachievable, prospect of delivery is slim. It is therefore unlikely that further planned growth at Lindfield Rural can be considered deliverable at the current time, with both site proposals also unsustainable. Further development would be in conflict with the made Neighbourhood Plan.

Lindfield

77. Lindfield Rural is a category 2 settlement with a 'made' neighbourhood plan. Part of the Parish is within the AONB, there is capacity in terms of school places. Current commitments and delivery in the first 2 years of the plan period totals 88 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 39-340 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable these have been rejected as sites are affected by ancient woodland, have known transport constraints which would impact on the highways network, have low capacity in landscape terms or have no recent history of site promotion/progression. It is therefore unlikely that further planned growth at Lindfield can be considered deliverable at the current time, with site proposals also unsustainable. Further development would be in conflict with the made Neighbourhood Plan.

Slaugham

78. Slaugham is a category 3 settlement. The entire Parish is within the AONB, school places are over capacity and capacity at M23 junctions within the parish is at/nearing capacity. Current commitments and delivery in the first 2 years of the plan period totals 867 units, inclusive of a site of 600 units proposed in the District Plan which has received planning consent. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 4-63 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as the sites are within the AONB, have poor access to public transport, low capacity in landscape terms, partly/considerably covered by ancient woodland and have no recent history of promotion/progression to the SHLAA. Sites required for higher numbers are considered unavailable for development. It is therefore considered unsustainable to accommodate further growth in the Parish at the current time.

Turners Hill

79. Turners Hill is a category 3 settlement. The entire Parish is within the AONB and the eastern half of the Parish is within the 7km zone of influence for the Ashdown Forest SPA, school places are over capacity. Current commitments and delivery in the first 2 years of the plan period totals 94 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 12-48 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, there is only 1 further site option. This is unavailable for development, has low landscape capacity, within the AONB and has no recent history of being promoted/progressed to the SHLAA. It is therefore unlikely that further planned growth at

Turners Hill can be considered deliverable at the current time, with the site proposal also unsustainable. Further development would be in conflict with the made Neighbourhood Plan.

Twineham

80. Twineham is a category 4 settlement with a 'made' neighbourhood plan which allocates 20 units. School places are near capacity. Current commitments and delivery in the first 2 years of the plan period totals 20 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 2-17 units. There are no further site options within this Parish, according to the SHLAA. It is therefore unlikely that further planned growth at Turners Hill can be considered deliverable at the current time. Further development would be in conflict with the made Neighbourhood Plan.

West Hoathly

81. West Hoathly is a category 3 settlement with a 'made' neighbourhood plan which allocates 55 units. The entire Parish is within the AONB and the 7km zone of influence for the Ashdown Forest SPA, there is capacity in terms of school places. Current commitments and delivery in the first 2 years of the plan period totals 59 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 4-53 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable, these have been rejected as they are within the AONB, would impact on the conservation area and listed buildings, low landscape capacity, limited access to public transport and are unachievable in viability terms. For higher numbers, sites have no recent history of promotion/progression to the SHLAA. It is therefore unlikely that further planned growth at West Hoathly can be considered deliverable at the current time, with the site proposals also unsustainable. Further development would be in conflict with the made Neighbourhood Plan.

Worth

82. Worth is a category 2 settlement with a 'made' neighbourhood plan at Crawley Down, and Copthorne at an early stage. Part of the Parish is within the AONB and the 7km zone of influence for the Ashdown Forest SPA, school places are over capacity, and there is risk of increasing congestion on the M23. Current commitments and delivery in the first 2 years of the plan period totals 722 units. Based on additional growth over 800dpa, the Parish would be expected to deliver an additional 26-245 units. In terms of sites currently assessed within the SHLAA as undeliverable/undevelopable these have been rejected as sites are affected by ancient woodland, remote from public transport, have no recent history of promotion/progression to the SHLAA. Sites required for higher numbers are not available for development (some in active use) and/or have significant transport constraints. It is therefore unlikely that further planned growth at Worth can be considered deliverable at the current time, with site proposals also unsustainable. Further development in Crawley Down would be in conflict with the made Neighbourhood Plan for Crawley Down.

Overall District Impact - Conclusion

83. This exercise demonstrates the constraints that would need to be overcome in order to reach housing provision over 800dpa and the impact of higher housing provision on protected landscapes, environmental and heritage assets and infrastructure.
84. At the current time, all deliverable/developable sites in the SHLAA would be required in order to deliver 800dpa. Therefore, housing provision above 800dpa would require a range of sites that are currently ruled out for suitability, availability or achievability reasons (often a combination of more than one).

85. These sites have been assessed through the SHLAA process and been ruled out individually for justifiable reasons. However, it is recognised that weight has to be given to the over-riding need for housing within Mid Sussex and in neighbouring authority areas, and in some cases this need for housing is greater than the negative impacts that may arise from development. This is the planning balance exercise described in the NPPF (para 14).

86. However, a number of sites have been ruled out for more than one reason, including the fact that development could not be mitigated, would have demonstrable and/or detrimental impact in environmental terms, or is unavailable/not being promoted/not being progressed which means deliverability cannot be guaranteed at this time.

Table 14

Housing Requirement	Additional Dwellings (plan period, above 800dpa)	Summary of Impact (above impact generated by 800dpa)
850dpa	850	<ul style="list-style-type: none"> • Sites predominantly ruled out on suitability grounds • Would require around 200 additional units at each Category 1 settlements, over 50 units to each Category 2 settlement, and around 20 units to each Category 3 settlement. • Would have impact on the AONB • Would represent levels of development within the 7km zone of influence above current capacity of the existing SANG. An additional SANG(s) would be required.
900dpa	1,700	<ul style="list-style-type: none"> • Sites predominantly ruled out on suitability grounds • Would require around 300-400 additional units at each Category 1 settlements, over 100 units to each Category 2 settlement, and around 30 units to each Category 3 settlement. • Would have major impact on the AONB • Education capacity likely to be stretched, particularly in the south of the District • Individual settlements at/near capacity in terms of additional sites needed to meet additional housing provision (particularly category 3)
950dpa	2,550	<ul style="list-style-type: none"> • Sites predominantly ruled out on suitability and availability grounds (i.e. they are not being promoted for development or have no prospect of development over the plan period) • Would require around 400-500 additional units at each Category 1 settlements, over 150 units to each Category 2 settlement, and around 40 units to each Category 3 settlement. • Would have major impact on the AONB • Would have major transport impacts – sites to meet this level of development have on-site transport constraints • Would require significant amounts of land with low capacity for development in landscape terms • Education need very likely to be over-capacity, particularly in the south of the District • Individual settlements at/near capacity in terms of additional sites needed to meet additional housing provision (particularly category 2 and 3)
1000dpa	3,350	<ul style="list-style-type: none"> • Sites predominantly ruled out on suitability and availability grounds (i.e. they are not being promoted for development or have no prospect of development over the plan period) • Would require around 600 additional units at each Category 1 settlements, over 200 units to each Category 2 settlement, and

		<p>around 50 units to each Category 3 settlement.</p> <ul style="list-style-type: none"> • Would have significant impact on the AONB • Would represent levels of development within the 7km zone of influence above current capacity of the SANG. An additional SANG(s) would be required. • Would have significant transport impacts – sites to meet this level of development have on-site transport constraints • Would require significant amounts of land with low capacity for development in landscape terms • Education need will be over-capacity, particularly in the south of the District • Individual settlements at capacity in terms of additional sites needed to meet additional housing provision
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Conclusion

87. Overall there is a clear distinction between the impact of delivering 800dpa as opposed to higher numbers. At higher numbers, impacts become more negative. Housing levels above 800dpa would require a large number of sites - potentially over 38 sites currently assessed as unsuitable/unavailable for development. Whilst it is likely that some of these sites could be mitigated, and therefore suitability achieved, this is highly unlikely to be achieved for all the required sites.
88. In terms of the short-term 5 year supply, this can be achieved at 800dpa. In order to meet housing provision over 800dpa, this would require either a deliverable/developable strategic site (over 500 units) or a number of smaller sites. As further strategic site options have been rejected, these are not considered capable of contributing towards the 5 year supply – any mitigation required to make these sites deliverable would mean these could not be developed in the short-term. If a number of smaller sites are required, these too have been ruled out within the SHLAA and therefore unlikely to be capable of contributing towards the 5-year supply. Whilst some may be developable over the plan period, the quantity of sites required to meet provision levels of 850+ places great uncertainty on deliverability, particularly in the short-term.
89. Submissions from the Developers Forum in the Statement of Common ground indicate that, based on their assumptions there is an overall shortfall (i.e. not yet identified in the planning process) for the Plan period based on 800dpa totalling 2,052 units. It is the District Council's position that this figure is 793 units – this is the total number of sites still to be identified, for example through revisions to Neighbourhood Plans or the programmed Site Allocations DPD.
90. Therefore, if the Forum is correct, further sites currently assessed as being '1 or 2 ticks' will be required even to meet 800dpa, before sites to meet a higher number are required. The impact of this is that even more sites that are considered unsuitable for development and subject to an increasing number of constraints will be required to meet a housing requirement over 800dpa. Based on this, it is likely that the conclusions reached for 950dpa within this paper would apply just to meet 800dpa, should the Forum be correct in their position.
91. The Forum state that the Council has been over-optimistic regarding the delivery of sites within its 5 year supply, as well as supply over the whole plan period, but at the same time state that the Council has been too cautious in its assessment of sites within the SHLAA (particularly those not assessed as developable). It appears that the Forum is changing its argument against the Council to suit the position it is arguing at the time. This undermines the Forum argument both against the 5 year supply and the SHLAA.

APPENDIX 1 – Parish Profiles

Albourne

Key Constraints

Settlement Category	3	
AONB	x	
South Downs National Park	?	The southern part of Albourne Parish falls within the South Downs National Park
Ashdown Forest 7km	x	
Flood Zones	?	A small part of the mid-section of Albourne Parish falls within Flood Zone 3
Education	?	Albourne Primary School is currently near capacity (93% - 14 spaces as at Oct 2015)
Transport	?	Limited public transport
Neighbourhood Plan Status	✓	Allocates 1 site delivering 2 new units

Commitments and Past Delivery

Completions 2014/16	11
Commitments - Large	0
Commitments - Small	7
Neighbourhood Plan	2
Total	20

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	0
Total (to meet 800dpa) Commitments + '3 ticks'	20

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	4	9	13	17
Scenario 3: Proportion Split based on Settlement Size	4	8	11	15

Implications	
850	<ul style="list-style-type: none"> An additional 4-12 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean developing 1 additional site currently assessed as undeliverable/ undevelopable. The site is currently assessed as being unsuitable for development given its detachment from the village.
900	<ul style="list-style-type: none"> An additional 8-24 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean developing 1 additional site currently assessed as undeliverable/ undevelopable. The site is currently assessed as being unsuitable for development given its detachment from the village.
950	<ul style="list-style-type: none"> An additional 11-36 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean developing 1 additional site currently assessed as undeliverable/ undevelopable. However, there would not be any capacity beyond 30 dwellings (there are no further 2 or 1 tick sites within the Parish).

1000	<ul style="list-style-type: none"> • An additional 15-48 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean developing 1 additional site currently assessed as undeliverable/ undevelopable. However, there would not be any capacity beyond 30 dwellings.
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Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	20	32	44	56	68
Scenario 2: Settlement Hierarchy Logical Distribution		24	29	33	37
Scenario 3: Proportion Split based on Settlement Size		24	28	31	35

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Albourne

Commitments

There are no large site (6+ units) commitments within the Parish.

Neighbourhood Plan Sites

ID	Address	Units	Comments
Small site	L/A Village Allotments, Hay Lane	2	
TOTAL		2	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

There are no '3 tick' deliverable/developable sites in the SHLAA

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
58	Hazeldens Nursery, Albourne	30	N	Y	Y	N	N	N	N	Y	N	Y	Y	Y	N	Y	N	N	Y	N	Y	

Ansty and Staplefield

Key Constraints

Settlement Category	4	
AONB	✓	The central and northern part of Ansty & Staplefield Parish fall within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✗	
Flood Zones	?	A small part of the southern section of Ansty & Staplefield Parish falls within Flood Zone 3
Education	?	St Mark's Primary School in Staplefield is currently near capacity (92% - 8 spaces as at Oct 2015)
Transport	✗	Parish affected by volume/speed of traffic accessing the A23. Potential for this to worsen once Northern Arc is developed (although mitigation is planned)
Neighbourhood Plan Status	✓	Allocates 3 sites, delivering 26 Units (Referendum Jan '17)

Commitments and Past Delivery

Completions 2014/16	42
Commitments - Large	15
Commitments - Small	6
Neighbourhood Plan	26
Total	89

Note: sites adjacent to Haywards Heath within Ansty and Staplefield parish have been re-assigned to Haywards Heath for the purposes of this exercise

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	8
Total (to meet 800dpa) Commitments + '3 ticks'	97

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	4	9	13	17
Scenario 2: Settlement Hierarchy Logical Distribution	4	9	13	17
Scenario 3: Proportion Split based on Settlement Size	10	19	29	38

Implications	
850	<ul style="list-style-type: none"> An additional 4-10 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. These sites are poorly located to local services and public transport. These sites have low capacity for development in landscape terms with one suffering from poor access.
900	<ul style="list-style-type: none"> An additional 9-19 dwellings would be required in excess of those already committed Same implications as 850 dwellings.
950	<ul style="list-style-type: none"> An additional 13-29 dwellings would be required in excess of those already committed Same implications as 850/900 dwellings.
1000	<ul style="list-style-type: none"> An additional 17-38 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 3 sites currently assessed as undeliverable/undevelopable being developed. As 850/900/950, additionally:

- | | |
|--|--|
| | ○ Would require development of a site within the AONB. |
|--|--|

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	97	101	106	110	114
Scenario 2: Settlement Hierarchy Logical Distribution		101	106	110	114
Scenario 3: Proportion Split based on Settlement Size		107	116	126	135

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Ansty and Staplefield

Commitments

ID	Address	Units	Comments
627	Holly Bank	7	Commitment before allocated in NP
668	Hook Place, Cuckfield Road, Burgess Hill	8	
TOTAL		15	

Neighbourhood Plan

ID	Address	Units	Comments
626	Land south of Barn Cottage, Cuckfield Road, Ansty	8	
629	Land at Bolney Road, Ansty	18	
TOTAL		26	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
631	Challoners, Cuckfield Road, Ansty	8
TOTAL		8

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
576	Land at Ansty Farm, Cuckfield Road, Ansty.	90	N	Y	N	N	N	N	N	N	Y	Y	N	Y	N	Y	Y	N	N	N	Y	
596	Tanyards Field, Tanyard Lane, Staplefield	6	N	Y	Y	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	Y	N	Y	
630	Land at Little Orchard, Cuckfield Road, Ansty	30	N	Y	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N	N	N	Y	
644	Ansty Cross Garage, Cuckfield Road, Ansty	7	N	Y	Y	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	Y	N	Y	
736	Broad location North and East of Ansty	3000	N	Y	N	N	Y	N	N	N	Y	Y	Y	Y	N	Y	Y	N	Y	Y	N	

Ardingly

Key Constraints

Settlement Category	3	
AONB	✓	Entirely within AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	The majority of Ardingly Parish is within the 7km zone of influence for the Ashdown Forest SPA
Flood Zones	?	Part of Ardingly Parish falls within Flood Zone 3 (the area linked to Ardingly Reservoir)
Education	?	St Peter's Primary School in Ardingly is currently near capacity (88% - 17 spaces as at Oct 2015)
Transport	?	Ardingly is adversely affected by the volume, nature and speed of traffic with roads poorly suited to accommodate it.
Neighbourhood Plan Status	✓	Allocates 1 site delivering 0 new units (counted as commitment before Plan was made)

Commitments and Past Delivery

Completions 2014/16	2
Commitments - Large	36
Commitments - Small	6
Neighbourhood Plan	0
Total	44

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	0
Total (to meet 800dpa) Commitments + '3 ticks'	44

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	9	17	26	34
Scenario 3: Proportion Split based on Settlement Size	10	21	31	41

Implications	
850	<ul style="list-style-type: none"> An additional 9-12 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean the development of 1 additional site currently assessed as undeliverable/ undevelopable. This site is within the Ashdown Forest 7km zone of influence and would therefore need to provide/contribute towards a SANG and make contributions towards SAMM in accordance with DP15. This site is currently assessed as being unsuitable for development. It is within the AONB with low/ medium landscape capacity. It has recent planning history of a refusal for planning permission on such grounds upheld at appeal.
900	<ul style="list-style-type: none"> An additional 17-24 dwellings would be required in excess of those already committed Same implications as 850 dwellings.
950	<ul style="list-style-type: none"> An additional 26-36 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. As 850, additionally:

	<ul style="list-style-type: none"> Site has not had any recent history of promotion
1000	<ul style="list-style-type: none"> An additional 34-48 dwellings would be required in excess of those already committed Same implications as 950 dwellings.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	44	56	68	80	92
Scenario 2: Settlement Hierarchy Logical Distribution		53	61	70	78
Scenario 3: Proportion Split based on Settlement Size		54	65	75	85

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Ardingly

Commitments

ID	Address	Units	Comments
187	Land between Lodgeland and Standgrove Place, College Lane, Ardingly	36	Commitment before allocated in NP
TOTAL		36	

Neighbourhood Plan

There are no Neighbourhood Plan sites (Plan allocates 1 site, however is now a commitment).

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

There are no '3 tick' deliverable/developable sites in the SHLAA

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
261	Land at Lindfield Road, Ardingly	160	N	Y	Y	N	Y	N	N	N	Y	N	Y	Y	N	Y	Y	Y	N	N	Y	
495	Butchers Field, south of Street Lane, Ardingly	35	N	Y	Y	N	Y	Y	N	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	
568	Middle Lodge and land to south, Lindfield Road, Ardingly	57	N	Y	Y	N	Y	N	N	N	Y	N	Y	Y	N	Y	Y	Y	N	N	Y	
691	Land east of High Street, Ardingly	80	N	Y	N	N	Y	N	N	Y	Y	N	Y	Y	N	Y	N	Y	Y	N	N	

Ashurst Wood

Key Constraints

Settlement Category	3	
AONB	✓	Entirely within AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	Within the 7km zone of influence for the Ashdown Forest SPA
Flood Zones	?	Very small section of the northern part of Ashurst Wood Parish falls within Flood Zone 3
Education	?	Ashurst Wood Primary School is currently near capacity (91% - 13 spaces as at Oct 2015)
Transport	?	Parts of the village are adversely affected by the volume, and nature of traffic, particularly the movement of heavy goods vehicles using the A22. Other parts are impacted by rat-running between A22 and A264 through the village centre.
Neighbourhood Plan Status	✓	Allocates 5 sites delivering 87 new units

Commitments and Past Delivery

Completions 2014/16	13
Commitments - Large	0
Commitments - Small	7
Neighbourhood Plan	87
Total	107

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	20
Total (to meet 800dpa) Commitments + '3 ticks'	127

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	4	9	13	17
Scenario 3: Proportion Split based on Settlement Size	11	22	33	44

Implications	
850	<ul style="list-style-type: none"> An additional 4-12 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean the development of 1 additional site currently assessed as undeliverable/ undevelopable. This site is within the Ashdown Forest 7km zone of influence and would therefore need to provide/contribute towards a SANG and make contributions towards SAMM in accordance with DP15. This site is currently assessed as being unsuitable for development. It is within the AONB with low landscape capacity, distinct from the built up area of the settlement.
900	<ul style="list-style-type: none"> An additional 9-24 dwellings would be required in excess of those already committed Same implications as 850 dwellings.
950	<ul style="list-style-type: none"> An additional 13-36 dwellings would be required in excess of those already committed Same implications as 850/900 dwellings.
1000	<ul style="list-style-type: none"> An additional 17-48 dwellings would be required in excess of those already committed Same implications as 850/900/950 dwellings.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	127	139	151	163	175
Scenario 2: Settlement Hierarchy Logical Distribution		131	136	140	144
Scenario 3: Proportion Split based on Settlement Size		138	149	160	171

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Ashurst Wood

Commitments

There are no commitments in this Parish

Neighbourhood Plan

ID	Address	Units	Comments
Small site	Mount Pleasant Nursery, Cansiron Lane	3	
139	Land between 98 and 104 Maypole Road	5	
Small site	Willow Trees and Spinney Hill, Lewes Road	4	
470	Wealden House, Lewes Road (EDF)	50	
757	Wealden House, Lewes Road (LIC)	25	
TOTAL		87	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
138	Land south of Hammerwood Road, Ashurst Wood	20
TOTAL		20

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
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186	Land east of Beeches Lane, Ashurst Wood	45	N	Y	Y	N	Y	N	N	N	Y	N	Y	Y	N	Y	Y	Y	N	N	N	Site access very difficult
464	Land adjacent to playing fields, Maypole Road, Ashurst Wood	9	Y	N	Y	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	N	N	Y	Site owner has expressed not available
465	Ashurst Wood Recreation Ground, Ashurst Wood	48	N	N	Y	N	N	N	N	Y	N	N	Y	Y	N	N	Y	Y	N	N	Y	Well used recreation ground
467	Land adjacent to 2 Dirty Lane, Ashurst Wood	39	N	Y	Y	N	N	N	N	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	
468	Land northeast of Woods Hill Lane, Ashurst Wood	60	N	Y	Y	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	Y	N	N	N	Site access extremely difficult
469	Springhill, Beeches Lane, Ashurst Wood	27	N	N	Y	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Site owner has expressed not available
634	Land west of Dirty Lane, Ashurst Wood	8	N	Y	N	N	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	N	N	N	Site access extremely difficult

Balcombe

Key Constraints

Settlement Category	3	
AONB	✓	Entirely within AONB
South Downs National Park	✗	
Ashdown Forest 7km	?	Very small part of Balcombe Parish is within the 7km zone of influence for the Ashdown Forest SPA
Flood Zones	?	A small part of Balcombe Parish falls within Flood Zone 3
Education	?	Balcombe Primary School is currently over capacity (104% as at Oct 2015)
Transport	?	Village has seen significant traffic flow increases in recent years following opening of Junction 10A on the M23 and becomes congested at peak times.
Neighbourhood Plan Status	✓	Allocates 3 sites delivering 42 new units

Commitments and Past Delivery

Completions 2014/16	2
Commitments – Large	0
Commitments – Small	7
Neighbourhood Plan	42
Total	51

Potential Additional Housing Provision

Not In Planning Process (‘3 tick’ sites) to meet 800dpa	0
Total (to meet 800dpa) Commitments + ‘3 ticks’	51

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	17	34	51	68
Scenario 3: Proportion Split based on Settlement Size	11	23	34	45

Implications	
850	<ul style="list-style-type: none"> An additional 11-17 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean the development of 1-2 additional sites currently assessed as undeliverable/ undevelopable. The sites are currently assessed as being unsuitable for development. Both are within the AONB with low landscape capacity, one with no recent history of promotion.
900	<ul style="list-style-type: none"> An additional 23-24 dwellings would be required in excess of those already committed Same implications as 850 dwellings.
950	<ul style="list-style-type: none"> An additional 34-51 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean the development of 3-4 additional sites currently assessed as undeliverable/ undevelopable. As 850, additionally: <ul style="list-style-type: none"> This would require the development of sites with partial of complete coverage of ancient woodland with access issues and no recent history of promotion,
1000	<ul style="list-style-type: none"> An additional 45-68 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 4 sites currently assessed as undeliverable/undevelopable being developed.

- As 950, additionally:
- There would be **no capacity** beyond 57 dwellings,

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	51	63	75	87	99
Scenario 2: Settlement Hierarchy Logical Distribution		68	85	102	119
Scenario 3: Proportion Split based on Settlement Size		62	74	85	96

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Balcombe

Commitments

There are no commitments in this Parish.

Neighbourhood Plan

ID	Address	Units	Comments
150	Balcombe House, Haywards Heath Road, Balcombe	14	
191	Barn Field, Haywards Heath Road, Balcombe	14	
188	North of Station House, London Road, Balcombe	14	
TOTAL		42	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

There are no '3 tick' deliverable/developable sites in the SHLAA

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
23	Vintens Nursery, Oldlands Avenue, Balcombe	15	N	Y	N	N	Y	N	N	N	Y	N	Y	N	N	Y	Y	N	Y	N	Y	
26	Glebe Farm, Haywards Heath Road, Balcombe	12	N	Y	Y	N	Y	N	N	N	Y	N	Y	N	N	Y	Y	N	Y	N	Y	
165	Land south of Oldlands Avenue, Balcombe	15	N	Y	N	N	Y	N	N	N	Y	N	Y	N	N	Y	Y	N	Y	N	N	

418	Land south of Barn Meadow, Balcombe	15	N	N	N	N	N	Y	N	Y	N	N	Y	N	N	Y	Y	N	N	N	Y	
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Bolney

Key Constraints

Settlement Category	3	
AONB	✓	Parish is roughly 1/3 AONB
South Downs National Park	✗	
Ashdown Forest 7km	✗	
Flood Zones	?	A very small part of Bolney Parish falls within Flood Zone 3
Education	?	Bolney Primary School is currently near capacity (89% - 12 spaces as at Oct 2015)
Transport	?	The local roads serving Bolney village are narrow rural roads inappropriate for carrying significant volumes of traffic.
Neighbourhood Plan Status	✓	Allocates 3 sites delivering 45 new units

Commitments and Past Delivery

Completions 2014/16	1
Commitments – Large	10
Commitments – Small	19
Neighbourhood Plan	45
Total	75

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	68
Total (to meet 800dpa) Commitments + '3 ticks'	143

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	34	68	102	136
Scenario 3: Proportion Split based on Settlement Size	7	15	22	30

Implications	
850	<ul style="list-style-type: none"> An additional 7-34 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean the development of 1 additional sites currently assessed as undeliverable/ undevelopable. The site is currently assessed as being unsuitable for development. It has poor access gained via a single track. In addition, it is not well located to local services and public transport and has low to medium landscape capacity.
900	<ul style="list-style-type: none"> An additional 15-68 dwellings would be required in excess of those already committed Same implications as 850 dwellings.
950	<ul style="list-style-type: none"> An additional 22-102 dwellings would be required in excess of those already committed Same implications as 850 dwellings.
1000	<ul style="list-style-type: none"> An additional 30-136 dwellings would be required in excess of those already committed As 850, additionally: Based on the SHLAA, this would mean the development of 2 additional sites currently assessed as undeliverable/ undevelopable. Would require the development of a site mostly within the AONB with significant tree coverage.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	143	155	167	179	191
Scenario 2: Settlement Hierarchy Logical Distribution		177	211	245	279
Scenario 3: Proportion Split based on Settlement Size		150	158	165	173

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Bolney

Commitments

ID	Address	Units	Comments
707	Land west of London Road, Bolney	10	
TOTAL		10	

Neighbourhood Plan

ID	Address	Units	Comments
543	Former Queens Head Pub	30	
82	G+W Motors	10	Note: Inclusive of 6 units allocated within the Local Plan
711 Small site	Bolney House	3-5	
TOTAL		45	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
156	Pine Lodge and Pine Cottage, London Road, Bolney	6
264	Land south of Ryecroft Road, Bolney	6
526	Land east of Paynesfield, Bolney	20
527	Land north of Ryecroft Road, Bolney	6
617	Land at Foxhole Farm, Bolney	30
TOTAL		68

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
541	Land Adjacent to Packway House, Bolney	30	N	Y	Y	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	Significant tree coverage
665	Hangerwood Farm, Foxhole Lane, Bolney	100	N	Y	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	Not related to BUA
741	Land to west of London Road, Bolney	24	N	Y	Y	N	Y	N	N	N	Y	N	Y	Y	N	Y	N	N	N	N	N	Complete woodland coverage
749	Gleblands Field, Lodge Lane, Bolney	110	N	Y	Y	N	N	N	N	N	Y	Y	Y	Y	N	Y	N	N	N	N	N	Poor access (single track)

Burgess Hill

Key Constraints

Settlement Category	1	
AONB	x	
South Downs National Park	x	
Ashdown Forest 7km	x	
Flood Zones	?	A small area to the west of Burgess Hill falls within Flood Zone 3
Education	?	Continued growth expected given Northern Arc development until new provision is created to serve the Northern Arc housing development. <u>Primary schools</u> Birchwood Grove Primary School - south east of town – capacity (87% - 55 spaces) Gattons Infant School – west of town – near capacity (96% - 11 spaces) London Meed Primary School - south of town – over capacity (103%) Manor Field Primary School – north east of town - capacity (81% - 124 spaces) Sheddingdean Primary School – north of town – capacity (85% - 32 spaces) Southway Junior School – west of town – near capacity (92% - 28 spaces) St Wilfred's Catholic School – centre of town – (at capacity 100%) <u>Secondary schools</u> Oakmeeds – capacity – (63% - 470 spaces) St Paul's Catholic College – over capacity (106%) All as at October 2015
Transport	?	Improvements will need to the transport network in Burgess Hill to accommodate the Northern Arc Housing development including promoting alternatives to the private car and significant investment in public transport.
Neighbourhood Plan Status	✓	Allocates 5 sites, delivering 180 new units (rest already included as commitments)

Commitments and Past Delivery

Completions 2014/16	189
District Plan - Allocation	3,500
Commitments – Large	1,755
Commitments – Small	63
Neighbourhood Plan	180
Total	5,687

Note: includes Northern Arc (3,500) which is within Ansty and Staplefield Parish, for the purposes of this exercise.

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	136
Total (to meet 800dpa) Commitments + '3 ticks'	5,823

Distribution Scenario	Additional Provision			
	850	900	950	1000

Scenario 1: Settlement Hierarchy Even Distribution	156	312	468	623
Scenario 2: Settlement Hierarchy Logical Distribution	85	170	255	340
Scenario 3: Proportion Split based on Settlement Size	190	380	571	761

Implications	
850	<ul style="list-style-type: none"> • An additional 85-190 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. • These sites are currently assessed as being unsuitable for development given impact on landscape relation to the South Downs National Park and likely conflict with unneighbourly land uses; and potential severe transport issues on local roads given location to the south of the town in relative close proximity to each other.
900	<ul style="list-style-type: none"> • An additional 170-380 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 3 sites currently assessed as undeliverable/undevelopable being developed. • As 850 additionally: <ul style="list-style-type: none"> ○ Constrained due to potential severe impact on local roads particularly given sites to south of town in relatively close proximity to those considered at 850. ○ Development would also impact upon features of landscape value.
950	<ul style="list-style-type: none"> • An additional 255-571 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 3, possibly 4 sites currently assessed as undeliverable/undevelopable being developed. • As 900, additionally (for 4 sites): <ul style="list-style-type: none"> ○ Constrained due to potential impact on local roads particularly given sites to south of town in relatively close proximity to those considered at 900 and 850 ○ Does not have any recent history of promotion or indication of developer interest
1000	<ul style="list-style-type: none"> • An additional 623-761 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 6 sites currently assessed as undeliverable/undevelopable being developed. • As 950, additionally: <ul style="list-style-type: none"> ○ Sites would require relocation of comprehensive areas of open space but with no evidence this is achievable ○ Other options are unavailable as landowner does not wish to develop ○ Other options would require relocation of existing uses but with no evidence this is achievable.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	5,823	5,979	6,135	6,291	6,446
Scenario 2: Settlement Hierarchy Logical Distribution		5,908	5,993	6,078	6,163
Scenario 3: Proportion Split based on Settlement Size		6,013	6,203	6,394	6,584

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Burgess Hill

Commitments

ID	Address	Units	Comments
83	Station yard/car park Burgess Hill	150	
73	Covers Timber Yard 107 Fairfield Road Burgess Hill	15	
84	The Oaks Centre Junction Road Burgess Hill	12	
88	North of Faulkners Way Burgess Hill	20	
45	Former Sewage Treatment Works, Burgess Hill	325	
739	Land at 152 Leylands Road, Burgess Hill	6	
91	Keymer Tile Works Nye Road Burgess Hill	475	
233	Land East of Kingsway Burgess Hill	480	
92	Open air market Burgess Hill	0	
419	Osborne House Station Road Burgess Hill	14	
535	70 Station Road, Burgess Hill	13	
693	71 Victoria Road, Burgess Hill	14	
730	69 Victoria Road, Burgess Hill	14	
501	67 Victoria Road, Burgess Hill	12	
528	Burgess Hill Town Centre, Civic Way, Burgess Hill	142	Part of Neighbourhood Plan allocation. Site split
46	Land off Kings Way, East of Gerald Close, Burgess Hill	63	
Total		1,755	
Northern Arc		3,500	
Total		5,435	

Burgess Hill – Neighbourhood Plan

ID	Address	Units	Comments
242	The Brow Quarter	100	The Martlets permission 142 units
544	Victoria Road Industrial Estate	80	

TOTAL	180
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Burgess Hill – ‘3 tick’ Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
159	30-32 Station Road, BH	14
206	Land to the rear of 60a-78 Folders Lane, BH	10
343	Land rear of 1- 49 Valebridge Road and 2 - 44 Leylands Road	9
365	6-10 Junction Road, BH	6
408	Oaklands, Keymer Road, BH	6
446	48-50 Junction Road, BH	6
536	112 Station Road, Burgess Hill	60
588	Burnetts Printing Works, 34 Cyprus Road, BH	7
589	273 London Road, Burgess Hill	9
646	The Garage, 1 Janes Lane, Burgess Hill	9
TOTAL		136

Burgess Hill – ‘1 tick’ and ‘2 tick’ sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
4	Wintons Farm, Folders Lane, Burgess Hill	120	N	Y	Y	N	N	N	N	N	Y	N	N	Y	N	Y	N	N	N	N	Y	
92	Open air market, Cyprus Road, Burgess Hill	16	Y	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	Allocated site but not available
160	Land in Valebridge Road, Burgess Hill	10	N	Y	Y	N	N	Y	N	N	Y	N	N	N	N	Y	N	N	N	Y	Y	
169	Land east of Coopers	14	Y	N	Y	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	Y	

	Close, Burgess Hill																					
172	Scout Centre, Station Road, Burgess Hill	24	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y	Not available
231	Land to the north/east of Burgess Hill	150	Y	N	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	
245	Victoria Business Park (larger site), Burgess Hill	1000	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
342	R/O Applewalk and Sussex Lodge, Upper St Johns Road, Burgess Hill	28	N	N	Y	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	Y	Not available; no access
345	St. Wilfrids Catholic Primary School, School Close, Burgess Hill	75	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y	Not available
463	255-269 London Road, Burgess Hill	80	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
505	Telephone Exchange, Cyprus Road, Burgess Hill	20	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
511	Land at Poveys Close/Southway Recreation Ground (Burgess Hill Rugby Club), Burgess Hill	95	N	Y	Y	N	N	N	N	Y	N	N	Y	Y	N	N	N	N	N	N	Y	
534	Land rear of 88 Folders Lane, Burgess Hill	74	N	Y	Y	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	N	N	N	
555	Pollards Farm, Ditchling Common, Burgess Hill	60	N	Y	N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	N	Y	Y	
557	Land south of Folders Lane and east of Keymer Road, Burgess Hill (excluding site 738)	300	N	Y	Y	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	Y	
560	Land south of Janes Lane, Burgess Hill	210	Y	N	Y	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N	Y	
594	Land South of Southway, Burgess Hill	50	N	Y	Y	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	
623	Southway Junior School,	44	Y	N	Y	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	Y	Not available

	Burgess Hill																					
624	Gattons Infant School, Royal George Road, Burgess Hill	25	Y	N	Y	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y	Not available
738	Land east of Greenacres, Keymer Road and south of Folders Lane (formerly part of site 557)	80	N	Y	Y	N	N	N	N	N	Y	N	N	N	N	Y	N	N	N	N	N	
740	Broad location to the West of Burgess Hill	2500	N	Y	N	N	Y	N	Y	N	N	N	N	N	N	Y	N	N	N	N	N	

Cuckfield

Key Constraints

Settlement Category	2	
AONB	✓	Western edge of Cuckfield Parish is within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✗	
Flood Zones	✗	
Education	?	Holy Trinity Primary School in Cuckfield has capacity (79% - 87 spaces) Warden Park Academy (secondary education) is near capacity (99% - 17 spaces) All as at Oct 2015
Transport	?	Traffic flow is generally reasonable but peak hour congestion occurs and congestion also occurs close to the schools during term time.
Neighbourhood Plan Status	✓	Allocates 4 sites delivering 29 new units

Commitments and Past Delivery

Completions 2014/16	59
Commitments – Large	19
Commitments – Small	15
Neighbourhood Plan	29
Total	122

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	55
Total (to meet 800dpa) Commitments + '3 ticks'	177

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	51	102	153	204
Scenario 2: Settlement Hierarchy Logical Distribution	60	119	179	238
Scenario 3: Proportion Split based on Settlement Size	22	44	66	88

Implications	
850	<ul style="list-style-type: none"> • An additional 22-60 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean the development of 2 additional sites currently assessed as undeliverable/ undevelopable. • Would have an impact on area with low/medium landscape capacity • Would require development of sites with significant site access issues • Potential for impact upon SNCI • Potential coalescence issues with Haywards Heath
900	<ul style="list-style-type: none"> • An additional 44-119 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean the development of 4 additional sites currently assessed as undeliverable/ undevelopable. • As 850, additionally: <ul style="list-style-type: none"> ○ Would require development within AONB ○ Would require development of sites with significant site access issues ○ Would require development of sites poorly located to public transport

	<ul style="list-style-type: none"> ○ Would require development of sites with no recent history of promotion
950	<ul style="list-style-type: none"> • An additional 66-179 dwellings would be required in excess of those already committed. • Based on the SHLAA, this would mean the development of 6 additional sites currently assessed as undeliverable/ undevelopable. • As 900, additionally: <ul style="list-style-type: none"> ○ Would require the development of open space within the AONB with significant access issues. ○ No landowner intention to bring forward for development
1000	<ul style="list-style-type: none"> • An additional 88-238 dwellings would be required in excess of those already committed • Same implications as 950 dwellings.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	177	228	279	330	381
Scenario 2: Settlement Hierarchy Logical Distribution		237	296	356	415
Scenario 3: Proportion Split based on Settlement Size		199	221	243	265

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Cuckfield

Commitments

ID	Address	Units	Comments
37	Land Parcel East of Ardingly Road, Cuckfield, West Sussex,	9	
695	Yew Tree Court, London Lane, Cuckfield	10	
TOTAL		19	

Neighbourhood Plan

ID	Address	Units	Comments
649 Small site	Horsgate House	5	
545 Small site	11 Manor Drive	3	
177	The Manor House, 14 Manor Drive, Cuckfield	11	(net)
480	Courtmeadow School, Hanlye Lane, Cuckfield	10	
TOTAL		29	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
89	Land at Whitemans Green, Cuckfield	15
479	Land at Hanlye Lane to the east of Ardingly Road, Cuckfield	40

TOTAL	55
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'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
11	Land at Wheatsheaf Lane, Cuckfield	30	N	Y	N	N	Y	N	N	N	Y	N	Y	Y	N	Y	N	N	N	N	Y	
63	Land north of Riseholme, Broad Street, Cuckfield	45	N	Y	Y	N	Y	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	
65	Land south of Cuckfield Village, Cuckfield	700	N	N	Y	N	Y	N	N	N	Y	N	Y	Y	N	Y	N	N	N	N	Y	
176	Land off Polestub Lane, Cuckfield	39	N	N	N	N	N	Y	N	Y	Y	N	N	Y	N	Y	N	N	N	N	Y	
179	Land east of Crouchlands Farm, Cuckfield	18	N	N	Y	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	
227	Land to the north of Glebe Road, Cuckfield	70	N	Y	N	N	N	N	N	N	Y	N	Y	Y	N	Y	N	N	N	N	Y	
240	Land north of Cuckfield by-pass, Cuckfield	500	N	Y	Y	N	Y	N	N	N	Y	N	N	Y	N	Y	N	N	N	N	Y	
420	Land north of Brainsmead, Cuckfield	90	N	N	Y	N	N	Y	Y	Y	Y	N	Y	Y	N	Y	Y	N	N	N	Y	Open space for SHLAA ID: 54 (developed)
550	Land east of Whitemans Green, Cuckfield	36	N	Y	Y	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	N	N	N	Y	
567	Land to East of Polestub Lane, Cuckfield	120	N	N	N	N	N	N	N	N	Y	N	N	Y	N	Y	N	N	N	N	Y	No intention to develop

East Grinstead

Key Constraints

Settlement Category	1	
AONB	✓	South and east areas of the Parish are AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	Parish is entirely within the 7km zone of influence.
Flood Zones	?	Small sections to the south and east of the Parish are within flood zone 2/3.
Education	?	<p>There are currently sufficient school places in East Grinstead but growth particularly in the secondary school education sector is being monitored. There are cross-border factors with East Sussex, Surrey and Kent children attending East Grinstead schools which play a part in the rising demand.</p> <p><u>Primary Schools</u> Baldwins Hill Primary School (north west of town) – over capacity (104%) Blackwell Primary School (north of town) – capacity (71% - 123 places) Escots Primary School (east of town) – at capacity (100%) Halsford Park Primary School (west of town) - near capacity (99% - 4 places) Meads Primary School (south of town) – capacity (81% - 60 spaces) St Peter's Catholic Primary School – near capacity (96% - 8 spaces)</p> <p><u>Secondary Schools</u> Imberhorne School – capacity (91% - 161 spaces) Sackville School – capacity (93% - 118 spaces)</p> <p>(all as at October 2015)</p>
Transport	✓	Significant town-wide transport issues with extended periods of congestions throughout the day particularly during peak periods.
Neighbourhood Plan Status	✓	Allocates 12 sites, (3 already committed, 1 completed) delivering a remaining 447 Units

Commitments and Past Delivery

Completions 2014/16	365
Commitments – Large	438
Commitments – Small	64
Neighbourhood Plan	447
Total	1,314

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	89
Total (to meet 800dpa) Commitments + '3 ticks'	1,403

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	156	312	468	623
Scenario 2: Settlement Hierarchy Logical Distribution	213	425	638	850

Scenario 3: Proportion Split based on Settlement Size	162	325	487	649
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Implications	
850	<ul style="list-style-type: none"> • An additional 156-213 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. • These sites are within the Ashdown Forest 7km zone of influence • These sites are currently assessed as being unavailable for development – there is no prospect that existing uses are willing to move (and if so, further land would be required to do so)
900	<ul style="list-style-type: none"> • An additional 312-425 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 8-14 sites currently assessed as undeliverable/undevelopable being developed. • These sites are within the Ashdown Forest 7km zone of influence • All sites are currently assessed as being unavailable for development – there is no prospect that existing uses are willing to move (and if so, further land would be required to do so) • The majority of sites are assessed as being unachievable. Costs of delivering the site are prohibitive. • The majority of sites have only fair-poor access to public transport • Nearly all additional sites required to meet this level of provision have not been promoted/progressed since the SHLAA was originally produced in 2008
950	<ul style="list-style-type: none"> • An additional 468-638 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 17-19 sites currently assessed as undeliverable/undevelopable being developed. • As 900, additionally: <ul style="list-style-type: none"> ○ Sites would be constrained by ancient woodland ○ Sites have poor access to public transport ○ Sites are likely to have an impact on the AONB
1000	<ul style="list-style-type: none"> • An additional 623-850 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 20+ sites currently assessed as undeliverable/undevelopable being developed. • As 950, additionally: <ul style="list-style-type: none"> ○ Sites would be severely constrained by ancient woodland ○ Sites have specific transport/access constraints, mitigation could make them unviable ○ Sites are likely to have a severe impact on the AONB

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	1,403	1,559	1,715	1,871	2,026
Scenario 2: Settlement Hierarchy Logical Distribution		1,616	1,828	2,041	2,253
Scenario 3: Proportion Split based on Settlement Size		1,565	1,728	1,890	2,052

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

East Grinstead

Commitments

ID	Address	Units	Comments
52	adj Ashplats House, Holtye Rd, East Grinstead	8	
96	Stonequarry Woods East Grinstead	40	
97	South of The Old Convent & St Margarets Convent, Adj to Moatfield Road, East Grinstead	56	
101	Tennis & Squash Club Ship Street East Grinstead	0	
259	218 London Road, East Grinstead	14	
313	Farringdon House, Wood Street, East Grinstead	41	
409	Sussex House, London Road, East Grinstead	8	
412	1 Christopher Road, East Grinstead	16	
412	1 Christopher Road, East Grinstead	10	
439	St Lukes House Vicarage, Holtye Road, East Grinstead	14	
444	The Vinesong Trust, Warrenside, College Lane, East Grinstead, West Sussex, RH19 3LR,	14	
449	4-6 Swan Court, London Road, East Grinstead	3	
513	Land at Blackwell Farm Road, East Grinstead	10	
524	Former Caffyns Garage, King Street, East Grinstead	12	
548	17 Copthorne Road, Felbridge, East Grinstead	25	
577	St James House, 150 London Road, East Grinstead	31	
577	St James House, 150 London Road, East Grinstead	4	
577	St James House, 150 London Road, East Grinstead	6	
639	Parish Hall, De La Warr Road, East Grinstead	8	
696	1 - 25 Bell Hammer, East Grinstead	3	
697	Garland Court, Garland Road, East Grinstead	49	
729	Land adj to Greenstede House, Wood Street, East Grinstead	11	
737	Mead House, Cantelupe Road, East Grinstead	5	
746	South of Phoenix House, Cantelupe House, East Grinstead	12	

758	151 London Road, East Grinstead	4	
758	151 London Road, East Grinstead	12	
759	Tower Car Sales, Tower Close, East Grinstead	7	
766	Home, 3 Cantelupe Mews, East Grinstead	8	
773	Superdrug, 78 London Road, East Grinstead	7	
TOTAL		438	

Neighbourhood Plan

ID	Address	Units	Comments
324	Medway Garage	9	
510	Imberhorne Lane Car Park	18	
441	67 – 69 Railway Approach	7	
559	Post Office, 76 London Road, East Grinstead	12	
81	Imberhorne Lower School, Windmill Lane	200	
723	Ashplatts House	45	
768	Queens Walk	121	Now pending s106
102	Land at the junction of Windmill Lane and London Road	35	
TOTAL		447	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
21	Land south of Copthorne Road, Felbridge	32
224	Land at Brooklands Park, west of Orchard Way, EG	10
520	75-77 Railway Approach, East Grinstead	9
547	Land rear of 'Mulberry Gate', Copthorne Road, Felbridge	11

696	1 - 25 Bell Hammer, East Grinstead	3
763	Carpet Right, 220 - 228 London Road, East Grinstead	24
TOTAL		89

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
5	Land adjoining Acacia Cottage, 151 Crawley Down Road, Felbridge	6	N	Y	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	Y	
17	Land adj. Great Harwood Farm House off Harwoods Lane, East Grinstead	600	N	Y	Y	N	Y	N	Y	N	Y	N	N	Y	N	Y	Y	Y	N	N	N	
22	Land to rear of Dunnings Mill Sports Club Dunnings Rd, East Grinstead	13	N	Y	Y	N	N	Y	N	Y	N	N	Y	Y	N	N	Y	Y	N	N	N	Marked as open space but inconclusive
51	East Grinstead Football Club and Rifle Club, East Court, East Grinstead	80	N	Y	Y	N	Y	N	N	Y	N	N	N	Y	N	N	N	Y	N	N	Y	
101	Tennis and Squash Club, Ship Street, East Grinstead	40	Y	N	Y	N	N	N	N	Y	N	N	N	Y	N	N	N	Y	Y	N	Y	2 tick but MSLP allocated site
145	Land east of Fairlight Lane, Holtye Road, East Grinstead	12	N	Y	Y	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	Y	N	N	Y	Access issues re transport
146	Land at Worsted Farm, East Grinstead	120	N	Y	N	N	Y	Y	N	N	Y	Y	Y	Y	N	Y	Y	Y	N	N	Y	Access issues re transport
196	Land south of Crawley	87	N	Y	N	N	N	N	Y	N	Y	N	N	Y	N	Y	N	Y	N	N	N	Access issues re transport

	Down Road, Felbridge																					
197	Land rear of 17- 47 Crawley Down Road, Felbridge	78	Y	Y	N	N	N	N	N	N	Y	N	Y	Y	N	Y	N	Y	N	N	Y	
222	Charlwoods Industrial Estate, East Grinstead	200	Y	N	Y	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	N	N	NP supported
254	Land adjacent to Shelley Road, East Grinstead	15	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	
323	Premier House, Garland Road, East Grinstead	14	Y	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	N	
339	Pine Lodge, Blair House, Avondene and Varenna, Ship Street, East Grinstead	12	Y	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	Y	Y	N	Y	
369	53-59 Lingfield Road, East Grinstead	9	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Pending decision
370	Garages at Buckhurst Close, East Grinstead	10	N	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	Y	
378	1, 3 & 5 Halsford Park Road, East Grinstead	11	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	
397	Land at 2 Sackville Lane and rear gardens of 4 Sackville Lane, 10 Felbridge Close and Waikiki and Stone House, London Road, East Grinstead	9	Y	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	Y	
422	Turley Cottage, Ship Street, East Grinstead	10	Y	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	Y	
433	Beckford and The Little House, Lewes Road, East Grinstead	7	Y	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	Y	N	N	Y	
462	2-4 Crescent Road, East Grinstead	10	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Deemed unachievable - perhaps should apply to other similar sites in EG?

486	Station Car Park, Grosvenor Road, East Grinstead	60	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	
561	Land to the west of East Grinstead (land at Imberhorne Farm)		Y	N	Y																	See #770 - was assessed as delivering 190 units
562	Land at Hill Place Farm to the south west of East Grinstead, west and east of the Bluebell Railway Line	200	N	Y	Y	N	Y	N	N	N	Y	Y	N	N	N	Y	Y	Y	Y	N	N	
580	Land north of Hill Place Farm and south of Worth Way, East Grinstead	90	Y	N	Y	N	Y	N	N	N	Y	Y	N	Y	N	Y	N	Y	N	N	Y	
593	147 - 149 London Road, East Grinstead	17	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Y	Achievable?
598	Land south of Edinburgh Way, East Grinstead	24	N	Y	Y	N	Y	N	N	N	Y	N	N	Y	N	Y	Y	Y	Y	N	N	Was 90 but given appeal refused for 24 potential capacity should be reduced to 24 or lower?
615	Land east of Stuart Way, East Grinstead		N	Y	Y																	Assessed as #17 - was assessed at delivering 120 units
733	Land between 43 and 59 Hurst Farm Road, East Grinstead	45	N	Y	Y	N	N	N	N	N	Y	N	N	N	N	Y	Y	Y	N	N	N	
769	Queens Road Car Park, East Grinstead	10	Y	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	N	N	Y	
770	Land south and west of Imberhorne Upper School, Imberhorne Lane, East Grinstead	550	N	Y	Y	N	Y	N	N	N	Y	Y	N	Y	N	Y	N	Y	Y	N	N	

Hassocks

Key Constraints

Settlement Category	2	
AONB	✗	
South Downs National Park	✓	SDNP boundary runs close to southern boundary of Hassocks and immediately abuts eastern boundary.
Ashdown Forest 7km	✗	
Flood Zones	✓	Areas of Flood Zone 3 within and adjacent to settlement and within open countryside in Parish.
Education	✓	Shortage of primary places and it is proposed that a new primary school is built in Hassocks. Work underway to identify a new site for a primary school. Further expansion at secondary school may be required in the future. An extra form of entry was provided from September 2016. Hassocks Infant School – near capacity (95% - 14 spaces) Windmills Junior School – capacity (88% - 45 spaces) Downlands Community School (secondary education) – near capacity (97% - 31 spaces) All as at October 2015
Transport	✓	Stonepound Cross Roads AQMA
Neighbourhood Plan Status	?	Emerging Neighbourhood Plan seeks to allocate 3 sites delivering 290 new units

Commitments and Past Delivery

Completions 2014/16	41
Commitments – Large	84
Commitments – Small	22
Neighbourhood Plan (emerging)	290
Total	437

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	240
Total (to meet 800dpa) Commitments + '3 ticks'	677

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	51	102	153	204
Scenario 2: Settlement Hierarchy Logical Distribution	43	85	128	170
Scenario 3: Proportion Split based on Settlement Size	50	100	151	201

Implications	
850	<ul style="list-style-type: none"> An additional 43-51 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean the development of 1 additional site currently assessed as undeliverable/ undevelopable. Would potentially require site in close proximity to Stone Pound Crossroad Air Quality Management Area Would potentially require land abutting SDNP Would potentially require site with poor access issues
900	<ul style="list-style-type: none"> An additional 85-102 dwellings would be required in excess of those already committed

	<ul style="list-style-type: none"> Based on the SHLAA, this would mean the development of 3 additional sites currently assessed as undeliverable/ undevelopable. As 850, additionally: <ul style="list-style-type: none"> Would require land within Flood Zone 3 Would require land with no recent history of promotion Would require land in close proximity to Stone Pound Crossroad Air Quality Management Area
950	<ul style="list-style-type: none"> An additional 128-153 dwellings would be required in excess of those already committed. Based on the SHLAA, this would mean the development of 4 additional sites currently assessed as undeliverable/ undevelopable. Same implications as 900 dwellings.
1000	<ul style="list-style-type: none"> An additional 170-204 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean the development of 7 additional sites currently assessed as undeliverable/ undevelopable. As 900, additionally: <ul style="list-style-type: none"> Would require sites not available for development

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	677	728	779	830	881
Scenario 2: Settlement Hierarchy Logical Distribution		720	762	805	847
Scenario 3: Proportion Split based on Settlement Size		727	777	828	878

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Hassocks

Commitments

ID	Address	Units	Comments
472	Stafford House 91 Keymer Road Hassocks	14	
106	Station Goods Yard Hassocks	70	
TOTAL		84	

Neighbourhood Plan (note: emerging, not 'made')

ID	Address	Units	Comments
690	Hassocks Golf Club	130	Resolution to grant PP
753	Land north of Clayton Mills	140	
375	National Tyre Centre	20	
TOTAL		290	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
221	Land to the north of Shepherds Walk, Hassocks	140
286	Land at the Ham, Hassocks	100
TOTAL		240

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
210	Land opposite Stanford Avenue, London Road, Hassocks	59	N	N	Y	Y	N	Y	N	N	N	N	N	N	N	Y	N	N	N	N	Y	
374	Telephone exchange, Windmill Avenue, Hassocks	9	N	N	Y	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	Y	Not available
554	Hassocks Delivery Office, 36 Keymer Road, Hassocks	8	Y	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
742	Russell Nursery, Hurst Road, Hassocks	60	N	Y	Y	Y	N	Y	N	N	N	N	N	N	Y	Y	N	N	N	N	N	
752	Land north of Friars Oak, London Road, Hassocks	52	N	Y	Y	Y	N	N	Y	N	N	Y	N	N	N	Y	N	N	N	N	N	
754	Land west of Birch Way, Hassocks	11	N	Y	Y	Y	N	Y	Y	Y	N	N	N	N	N	Y	N	N	N	N	N	
755	27 and rear of 25/25a Hurst Road, Hassocks	11	N	Y	Y	Y	N	Y	N	N	N	N	N	N	Y	Y	N	N	N	N	N	

Haywards Heath

Key Constraints

Settlement Category	1	
AONB	x	
South Downs National Park	x	
Ashdown Forest 7km	x	
Flood Zones	?	Small areas to the north and east of Haywards Heath fall within Flood Zone 3
Education	?	<p>Primary school places have been in high demand but expansion plans are underway subject to funding confirmation. Secondary school places are sufficient in the short-term but are being monitored.</p> <p><u>Primary Schools</u></p> <p>Bolnere Village Primary School – south west of town - capacity (81% - 80 spaces)</p> <p>Harlands Primary School – north west of town – at capacity – (100%)</p> <p>Northlands Wood Primary School – east of town – near capacity - (98% - 7 spaces)</p> <p>St Joseph's Catholic School – centre of town – near capacity – (97% - 14 spaces)</p> <p>St Wilfred's School- near centre of town – near capacity (98% - 9 spaces)</p> <p>Warden Park Primary Academy – centre of town – capacity (70% 125 spaces)</p> <p><u>Secondary Schools</u></p> <p>Oathall – capacity – (66% - 510 spaces)</p> <p>All as at October 2015</p>
Transport	?	
Neighbourhood Plan Status	✓	Allocates 7 sites delivering 637 new units

Commitments and Past Delivery

Completions 2014/16	432
Commitments – Large	1,004
Commitments – Small	80
Neighbourhood Plan	637
Total	2,153

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	174
Total (to meet 800dpa) Commitments + '3 ticks'	2,327

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	156	312	468	623
Scenario 2: Settlement Hierarchy Logical Distribution	170	340	510	680
Scenario 3: Proportion Split based on Settlement Size	161	322	483	645

Implications	
850	<ul style="list-style-type: none"> • An additional 156-170 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 12 sites currently assessed as undeliverable/undevelopable being developed. • Most of the sites are unavailable for development due to a lack of evidence of options for relocation as in viable commercial use / use without evidence of intent to develop. • Most sites have no recent history of promotion for development.
900	<ul style="list-style-type: none"> • An additional 312-340 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 16 sites currently assessed as undeliverable/undevelopable being developed. • As 850, additionally: <ul style="list-style-type: none"> ◦ Most of the sites are unavailable for development due to a lack of evidence of options for relocation (including open space and a community building) or are in viable commercial use / use without evidence of intent to develop.
950	<ul style="list-style-type: none"> • An additional 468-510 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 19 sites currently assessed as undeliverable/undevelopable being developed. • As 900, additionally: <ul style="list-style-type: none"> ◦ Would require land with poor access. ◦ Would require land with low/medium capacity for development. ◦ Would require land with no recent history of promotion. ◦ Would include land with potential to cause harm to setting of Grade II* Listed Building.
1000	<ul style="list-style-type: none"> • An additional 623-680 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 21 sites currently assessed as undeliverable/undevelopable being developed. • As 950, additionally: <ul style="list-style-type: none"> ◦ Would require land with poor and/or no immediate means to gain access ◦ Will require land adjacent to AONB

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	2,327	2,483	2,639	2,795	2,950
Scenario 2: Settlement Hierarchy Logical Distribution		2,497	2,667	2,837	3,007
Scenario 3: Proportion Split based on Settlement Size		2,488	2,649	2,810	2,972

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Haywards Heath

Commitments

ID	Address	Units	Comments
57	Land at Gamblemead, Fox Hill, Haywards Heath	99	
94	North of Rookery Farm Rocky Lane Haywards Heath	55	
109	East of hospital playing field (Parcel Y), Haywards Heath	17	
110	Bolnore Village Phases 4b & 5, south west of Haywards Heath	136	
110	Bolnore Village Phase 4a	6	
199	Land to rear of 151 Western Road, Haywards Heath	14	
239	Land South of Rocky Lane, Haywards Heath (Phase 1)	64	
247	Penland Farm, Balcombe Road, Hayward Heath	210	
289	Grosvenor Hall, Bolnore Road, Haywards Heath	10	
329	Beacon Heights, 4 Church Road	24	
334	L/A Larchwood, Anscombe Woods Crescent, Haywards Heath	10	
334	Land between The Willows and Bennetts Rise, Southdowns Park, Haywards Heath	13	
448	Land to the West of Beech Hurst, Butlers Green Road, Haywards Heath	10	
454	The Oaks, 36 Paddockhall Road, Haywards Heath, West Sussex, RH16 1HL,	9	
485	Land South of Rocky Lane, Haywards Heath (Phase 2)	101	
531	North of 99 Reed Pond Walk Franklands Village Haywards Heath	18	
700	Oldfield, 55 Lewes Road, Haywards Heath	10	
701	1 - 3 Church Road, Haywards Heath	43	
702	6 Heath Square, Boltro Road, Haywards Heath	9	
706	Mid Sussex Magistrates Court, Bolnore Road, Haywards Hath	36	
708	Burns House, Harlands Road, Haywards Heath	8	
726	Milton House, Milton Road, Haywards Heath	28	
745	Land to north of Rocky Lane, Haywards Heath	30	

760	Norris House, Burrell Road, Haywards Heath	30	
767	11 Boltro Road, Haywards Heath	7	
771	L/A Oldfield, 55 Lewes Road, Haywards Heath	7	
TOTAL		1,004	

Neighbourhood Plan

ID	Address	Units	Comments
246	Land at Hurst Farm	350	
496	Land south of Rocky Lane and Weald Rise	190	
507	Caru Hall	12	
597	Devon Villas	10	
619	Beech Hurst Depot	15	
744	Harlands Road Car Park	40	
750	Downlands Park	20	
TOTAL		637	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
296	52 Sussex Road, HH	9
304	Maplehurst, 53 Oathall Road, HH	8
330	Land to the north of 1 & 3 Church Road, HH	15
351	Private car park to the south of Trevelyan Place, Church Road, HH	30
379	10-14 Sydney Road, HH	20
407	Woodlands, Paddockhall Road, HH	10
445	5 Ashenground Road, HH	6
551	38-42 South Road 1st and 2nd floor, Haywards Heath	6
590	Barclay Court, 1-3 Market Place, Haywards Heath	12

592	26-28 Sussex Road, Haywards Heath	10
732	The Priory, Syresham Gardens, Haywards Heath	41
767	11 Boltro Road, Haywards Heath	7
TOTAL		174

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
32	Land south of Sunte House, Birchen Lane, Haywards Heath	8	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	Granted PP 16-09-2016
33	Land North of Wickham Way and East of Birchen Lane, Haywards Heath	38	N	Y	Y	N	Y	N	N	N	Y	Y	Y	N	N	Y	N	N	N	N	N	Assessment / site area needs to reflect situation post Birchen Lane
299	Muster Green Car Park, Haywards Heath	10	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Not available
326	Mid Sussex Timber Company, College Road, Haywards Heath	11	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
327	Car parks at Hazelgrove Road, Haywards Road and to the rear of the Orchards, Haywards Heath	56	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
328	45-47 Perrymount Road, Haywards Heath	11	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	15/3256 - demolition
352	Garage area, Newton Court, Perrymount Road, Haywards Heath	9	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available

353	Concord House, Balcombe Road, Haywards Heath	8	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
354	38-42 Perrymount Road, Haywards Heath	18	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
356	Telephone Exchange, Paddockhall Road, Haywards Heath	17	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
357	59 Perrymount Road, Haywards Heath	9	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Not available
361	Land r/o Priory Court, Triangle Road, Haywards Heath	6	N	N	N	N	N		N	N		N	N	Y			N	Y		N		
382	11-17 Oathall Road, Haywards Heath	12	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Review availability
436	Fir Trees, Hazelgrove Road, Haywards Heath	9	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Nothing since 2007
443	Rockwood House, Perrymount Road, Haywards Heath	50	N	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	2007 preapp
461	Drill Hall, 85 Eastern Road, Haywards Heath	18	N	N	Y	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	Logged as open space (community facility)
490	Hanbury Stadium, Allen Road, Haywards Heath	80	N	Y	Y	N	N	N	N	Y	N	N	N	Y	N	N	N	N	N	N	Y	No location for move
497	Iona Way / Syresham Gardens, Haywards Heath	9	N	Y	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	Y	Garage area
509	MSDC Offices, Oaklands Road Campus, Haywards Heath	80	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	Not available
556	Land east of Borde Hill Lane, Haywards Heath	255	N	Y	Y	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	
587	Royal Mail Delivery Office, Mill Green Road, Haywards Heath	20	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	No evidence of availability?
667	Playing Field at Central	90	N	Y	Y	N	Y	N	N	Y	Y	N	N	N	Y	N	N	N	N	N	Y	Transport issues around

	Sussex College, Penland Road, Haywards Heath																					access
673	Land north of Butlers Green Road, Haywards Heath	12	N	Y	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	N	Y	N	Y	

Horsted Keynes

Key Constraints

Settlement Category	3	
AONB	✓	Parish is within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	Parish is entirely within the 7km zone of influence.
Flood Zones	?	Small sections to the south, west and central area of the Parish are within flood zone 2/3.
Education	?	St Giles CE Primary School – capacity (81% - 28 spaces)
Transport	✗	
Neighbourhood Plan Status	✗	No draft Neighbourhood Plan published. Regulation 14 proposes 3 sites for 16 new units.

Commitments and Past Delivery

Completions 2014/16	1
Commitments – Large	12
Commitments – Small	2
Neighbourhood Plan	0
Total	15

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	118
Total (to meet 800dpa) Commitments + '3 ticks'	133

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	9	17	26	34
Scenario 3: Proportion Split based on Settlement Size	10	20	30	39

Implications	
850	<ul style="list-style-type: none"> • An additional 9-12 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 1 site currently assessed as undeliverable/undevelopable being developed. • This site is within the AONB • This site is partly covered by TPOs although these could be mitigated • Site has good-fair access to local services • Site has low capacity in landscape terms • Site is within the 7km zone of influence
900	<ul style="list-style-type: none"> • An additional 17-24 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 1-2 sites currently assessed as undeliverable/undevelopable being developed. • As per 850, additionally: <ul style="list-style-type: none"> ○ Site has transport constraints, no evidence these can be mitigated ○ Site would impact on heritage assets
950	<ul style="list-style-type: none"> • An additional 26-36 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 1-2 sites currently assessed as undeliverable/undevelopable being developed. • As 900

1000	<ul style="list-style-type: none"> • An additional 34-48 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. • As 950
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Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	133	145	157	169	181
Scenario 2: Settlement Hierarchy Logical Distribution		142	150	159	167
Scenario 3: Proportion Split based on Settlement Size		143	153	163	172

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Horsted Keynes

Commitments

ID	Address	Units	Comments
728	Ravenswood Hotel, Horsted Lane, Sharpthorne	12	
TOTAL		12	

Neighbourhood Plan

There is no 'made' Neighbourhood Plan in this Parish.

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
68	Farm Buildings, Jefferys Farm, Horsted Keynes	6
183	Constance Wood Recreation Ground, Hamsland, Horsted Keynes	28
184	Land south of St. Stephens Church, Hamsland, Horsted Keynes	34
216	Land at Birch Grove Road/Danehill Lane, Horsted Keynes	10
748	The Old Rectory, Church Lane, Horsted Keynes	40
		118

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
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MSDC 5a

69	Ludwell Field adj Keysford and Sugar Lane	28	N	Y	Y	N	N	Y	N	N	Y	N	Y	Y	N	Y	Y	Y	Y	N	N	DM/16/3974 pending 42 dwellings
70	Front field (Village field), Jeffreys Farm, Horsted Keynes	20	N	Y	Y	N	N	Y	N	N	N	N	Y	Y	N	Y	Y	Y	N	N	N	DM/16/3974 pending 42 dwellings

Hurstpierpoint & Sayers Common

Key Constraints

Settlement Category	2	
AONB	✗	
South Downs National Park	✓	Southern part of the Parish is within the South Downs National Park
Ashdown Forest 7km	✗	
Flood Zones	?	Four small areas of flood zone 3
Education	?	St Lawrence CofE Primary School – capacity (86% - 90 spaces)
Transport	?	Hurstpierpoint High Street suffers from congestion. Development at Hurstpierpoint can impact on the Stonepound Crossroads AQMA.
Neighbourhood Plan Status	✓	Allocates 5 sites, delivering a remaining 40 Units (other units already counted as commitments)

Commitments and Past Delivery

Completions 2014/16	66
Commitments – Large	224
Commitments – Small	34
Neighbourhood Plan	40*
Total	364

*Note: 40 units allocated towards the Sayers Common area, but no sites specified

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	216
Total (to meet 800dpa) Commitments + '3 ticks'	580

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	51	102	153	204
Scenario 2: Settlement Hierarchy Logical Distribution	43	85	128	170
Scenario 3: Proportion Split based on Settlement Size	42	83	125	167

Implications	
850	<ul style="list-style-type: none"> An additional 42-51 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 3 sites currently assessed as undeliverable/undevelopable being developed. Sites have fair-poor access to existing services Sites have low capacity in landscape terms
900	<ul style="list-style-type: none"> An additional 83-102 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 4 sites currently assessed as undeliverable/undevelopable being developed. As 850
950	<ul style="list-style-type: none"> An additional 125-153 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 4-5 sites currently assessed as undeliverable/undevelopable being developed. As 900, additionally: <ul style="list-style-type: none"> Site would impact on ancient woodland

1000	<ul style="list-style-type: none"> • An additional 167-204 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 5-6 sites currently assessed as undeliverable/undevelopable being developed. • As 950
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Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	580	631	682	733	784
Scenario 2: Settlement Hierarchy Logical Distribution		623	665	708	750
Scenario 3: Proportion Split based on Settlement Size		622	663	705	747

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Hurstpierpoint & Sayers Common

Commitments

ID	Address	Units	Comments
284	Land north of Fairfield Recreation Ground, Chalkers lane, Hurstpierpoint, West Sussex	61	
377	Sussex House 23 Cuckfield Road, Hurstpeirpoint	6	
238	Land to north of Little Park Farm, Hurstpierpoint	140	
2	Land north of Highfield Drive, Hurstpierpoint	17	
TOTAL		224	

Hurstpierpoint & Sayers Common – Neighbourhood Plan

There are no Neighbourhood Plan sites (Plan allocates 5 site, however these are now a commitment or not site-specific).

Hurstpierpoint & Sayers Common – ‘3 tick’ Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
3	Land at Trinity Road, Hurstpierpoint	6
13	Land west of Kemps, Hurstpierpoint	84
164	Land to the rear of 78 Wickham Hill , Hurstpierpoint	6
220	Land north of Kingsland Laines, Sayers Common	40
452	Pickett White Ltd, Albourne Road, Hurstpierpoint	12
613	Land at Whitehorse Lodge, Furzeland Way, Sayers Common	8
669	Kings Business Centre, Reeds Lane, Sayers Common	60
TOTAL		216

Hurstpierpoint & Sayers Common – ‘1 tick’ and ‘2 tick’ sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
19	Land east of College Lane, Hurstpierpoint	81	N	Y	Y	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N	
166	Land north of Oaklands, Sayers Common	6	N	Y	Y	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	Y	
173	Land north of 149 College Lane, Hurstpierpoint	14	N	Y	Y	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	
283	Land at Hurst Wickham, Hurstpierpoint	24	N	Y	Y	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	Y	
442	Allotment gardens, Sayers Common	20	N	Y	Y	N	N	N	N	Y	N	Y	Y	Y	N	Y	N	N	N	N	Y	
491	Land south of Furzeland Way, Sayers Common	10	N	Y	N	N	N	N	N	N	N	Y	Y	Y	N	N	N	N	N	N	N	
514	Car Park at Brown Twins Road, Hurstpierpoint	6	Y	N	Y	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y	
582	South of Hurst Wickham Barn, College Lane, Hurstpierpoint	10	N	Y	Y	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	
601	Land at Coombe Farm, London Road, Sayers Common	400	N	Y	Y	N	Y	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N	
687	Land East of Tilley's Copse, Chalkers Lane, Hurstpierpoint	75	N	Y	Y	N	Y	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	
751	Land north of the Kings Business Centre, Reeds Lane, Sayers Common	210	N	Y	Y	N	N	N	N	N	N	Y	Y	Y	N	Y	N	N	N	N	N	

Lindfield Rural

Key Constraints

Settlement Category	3	
AONB	✓	North east section of the Parish is within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	Eastern half of the Parish is within the 7km zone of influence
Flood Zones	✓	Flood zone 3 runs across the parish
Education	?	St Augustine's CofE Primary nearing capacity (90% - 10 spaces)
Transport	✗	
Neighbourhood Plan Status	✓	Made: No allocations

Commitments and Past Delivery

Completions 2014/16	31
Commitments – Large	183
Commitments – Small	13
Neighbourhood Plan	0
Total	227

Potential Additional Housing Provision

Not In Planning Process (‘3 tick’ sites) to meet 800dpa	215
Total (to meet 800dpa) Commitments + ‘3 ticks’	442

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	34	68	102	136
Scenario 3: Proportion Split based on Settlement Size	16	32	48	64

Implications	
850	<ul style="list-style-type: none"> An additional 12-34 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. There are only 2 sites within the SHLAA currently assessed as being undeliverable/undevelopable within Lindfield Rural. One site is not available or achievable, and therefore the prospect of delivery is small. Both sites have significant transport constraints Both sites are remote from public transport Both sites have fair-poor access to local services Both sites have low/medium capacity in landscape terms Neither site has been promoted/progressed since the SHLAA was originally produced in 2008.
900	<ul style="list-style-type: none"> An additional 24-68 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. As 850
950	<ul style="list-style-type: none"> An additional 36-102 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 2+ sites currently assessed as undeliverable/undevelopable being developed. As 900

1000	<ul style="list-style-type: none"> • An additional 48-136 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2+ sites currently assessed as undeliverable/undevelopable being developed. • As 950
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Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	442	454	466	478	490
Scenario 2: Settlement Hierarchy Logical Distribution		476	510	544	578
Scenario 3: Proportion Split based on Settlement Size		458	474	490	506

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Lindfield Rural

Commitments

ID	Address	Units	Comments
494	Land to the east of Gravelye Lane and south of Scamps Hill, Lindfield	158	
586	Buxshalls, Ardingly Road, Lindfield, West Sussex,	19	
761	Springfield Farm, Lewes Road, Scaynes Hill	6	
TOTAL		183	

Neighbourhood Plan

There are no Neighbourhood Plan sites (plan is 'made' but does not allocate sites).

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
6	Land at Gravelye Lane and Scamps Hill, Lindfield	135
151	Land east of Portsmouth Wood Close, Lindfield	50
725	Land adjacent to Barn Cottage, Lewes Road, Scaynes Hill	30
TOTAL		215

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
484	Land south of Woodcutters, Scaynes Hill	15	Y	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	N	N	N	N	Y	
515	Eastlands, Lewes Road, Scaynes Hill	630	N	Y	Y	N	N	Y	N	N	Y	Y	N	Y	N	Y	N	N	N	N	Y	

Lindfield

Key Constraints

Settlement Category	2	
AONB	✓	North-eastern boundary of the Parish is within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✗	
Flood Zones	?	Small part of the central section of the Parish is within flood zone 2/3.
Education	?	Lindfield Primary School – capacity (85% - 91 spaces as at Oct 2015) Blackthorns Community Primary School at capacity (99% - 1 space as at Oct 2015)
Transport	✗	
Neighbourhood Plan Status	✓	Made, 0 allocations

Commitments and Past Delivery

Completions 2014/16	88
Commitments – Large	0
Commitments – Small	3
Neighbourhood Plan	0
Total	91

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	0
Total (to meet 800dpa) Commitments + '3 ticks'	91*

*note that sites on the edge of Lindfield are within Lindfield Rural parish

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	51	102	153	204
Scenario 2: Settlement Hierarchy Logical Distribution	85	170	255	340
Scenario 3: Proportion Split based on Settlement Size	39	79	118	158

Implications	
850	<ul style="list-style-type: none"> An additional 39-85 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 1 site currently assessed as undeliverable/undevelopable being developed. This site has medium capacity in landscape terms
900	<ul style="list-style-type: none"> An additional 79-170 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 1 site currently assessed as undeliverable/undevelopable being developed. As 850
950	<ul style="list-style-type: none"> An additional 118-255 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. As 900, additionally: <ul style="list-style-type: none"> Sites are affected by ancient woodland Sites have known transport problems, would have severe impact on the highway

	<ul style="list-style-type: none"> network, or have known access issues ○ Sites have low capacity in landscape terms ○ Sites have not been promoted/progressed since first inclusion in the SHLAA 5 years ago.
1000	<ul style="list-style-type: none"> • An additional 158-340 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. • As 950

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	91	142	193	244	295
Scenario 2: Settlement Hierarchy Logical Distribution		176	261	346	431
Scenario 3: Proportion Split based on Settlement Size		130	170	209	249

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Lindfield

Commitments

There are no commitments in this Parish (note that sites on the edge of Lindfield are within Lindfield Rural parish).

Neighbourhood Plan

There are no Neighbourhood Plan sites (plan is 'made' but does not allocate sites).

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

There are no '3 tick' deliverable/developable sites in the SHLAA

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
29	Land off Snowdrop Lane, Lindfield, Haywards Heath	105	N	Y	Y	N	Y	N	N	N	Y	N	Y	Y	N	Y	N	N	N	N	Y	Previous application for COU to open space
76	East of High Beech Lane, Haywards Heath	280	N	Y	Y	N	Y	N	N	N	Y	N	Y	Y	N	Y	N	N	N	N	Y	
77	Spring Lane, Lindfield	360	N	Y	Y	N	Y	Y	N	N	Y	N	Y	Y	N	Y	N	N	Y	N	N	
237	Land to the north of Scamps Hill, Lindfield	300	N	N	Y	N	Y	N	Y	Y	N	N	N	Y	N	Y	N	N	Y	Y	Y	
483	Land South of Scamps Hill, Lindfield	200	N	Y	Y	N	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	
498	Land north east of Lindfield	1200	N	Y	Y	N	Y	Y	Y	N	Y	N	Y	Y	N	Y	N	Y	Y	N	Y	

503	Haywards Heath Golf Course, High Beech Lane, Haywards Heath	500	N	Y	Y	N	Y	N	N	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	
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Slaugham

Key Constraints

Settlement Category	3	
AONB	✓	Parish is within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✗	
Flood Zones	?	Small sections to the south of the Parish are within flood zone 2/3.
Education	?	Warninglid Primary School near capacity (91% - 6 spaces as at Oct 2015) Handcross Primary School over capacity (109%)
Transport	?	Capacity at M23 junctions (Pease Pottage) nearing/at capacity
Neighbourhood Plan Status	✗	No draft Neighbourhood Plan published

Commitments and Past Delivery

Completions 2014/16	55
Commitments – Large	812
Commitments – Small	13
Neighbourhood Plan	0
Total	880

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	102
Total (to meet 800dpa) Commitments + '3 ticks'	982

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	4	9	13	17
Scenario 3: Proportion Split based on Settlement Size	16	31	47	63

Implications	
850	<ul style="list-style-type: none"> • An additional 4-16 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 1 site currently assessed as undeliverable/undevelopable being developed. • This site is within the AONB • This site has poor access by public transport • This site has low capacity in landscape terms • This site is assessed as being unachievable. Costs of delivering the site are prohibitive.
900	<ul style="list-style-type: none"> • An additional 9-31 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. • As per 850, additionally: <ul style="list-style-type: none"> ○ Site has not been actively promoted/progressed within the SHLAA within the last 5 years. Intention to develop is not clear. ○ Site is partly covered by ancient woodland
950	<ul style="list-style-type: none"> • An additional 13-47 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2-3 sites currently assessed as undeliverable/undevelopable being developed.

	<ul style="list-style-type: none"> As 900, additionally: <ul style="list-style-type: none"> Site considerable covered by ancient woodland Site is unavailable for development
1000	<ul style="list-style-type: none"> An additional 17-63 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 3-4 sites currently assessed as undeliverable/undevelopable being developed. As 950

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	982	994	1006	1018	1030
Scenario 2: Settlement Hierarchy Logical Distribution		986	991	995	999
Scenario 3: Proportion Split based on Settlement Size		998	1013	1029	1045

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Slaugham

Commitments

ID	Address	Units	Comments
704	Land at Caburn and St Georges House, Brighton Road, Handcross	7	
600	Golf Course Driving Range, Horsham Road, Pease Pottage	95	
321	Seaspace House, Brighton Road, Handcross	7	
517+ 647	Land at Hyde Estate, Handcross	90	
762	Sherwood Works, Brighton Road, Handcross	7	
709	Allotment Gardens, High Street, Handcross	6	
666	Hardriding Farm, Pease Pottage	600	DP allocation (with Planning Permission)
TOTAL		812	

Neighbourhood Plan

There is no 'made' Neighbourhood Plan in this Parish.

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
127	Land at St. Martin Close and Coos Lane, Handcross	50
218	Golf House, Horsham Road, Pease Pottage	25
648	Old Brighton Road South, Pease Pottage	21
670	Land at Coos Lane, horsham Road, Handcross	6
TOTAL		102

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
153	Land south of Pease Pottage	69	N	N	Y	N	Y	N	N	Y	N	Y	Y	Y	N	Y	Y	N	N	N	Y	
181	Land west of Truggers, Handcross	76	N	Y	Y	N	Y	Y	N	Y	N	N	Y	Y	N	Y	Y	N	Y	N	N	
243	Land at Lower Tilgate, East of Pease Pottage	1750	N	Y	Y	N	Y	N	N	N	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	
603	Land south of Pease Pottage, west of Old Brighton Road	660	N	Y	Y	N	Y	N	N	Y	Y	Y	N	Y	N	Y	Y	N	N	N	Y	
632	Land south of Freefold, Horsham Road, Handcross	10	N	Y	N	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	
674	Land north of Pease Pottage, West of Old Brighton Road, Pease Pottage	260	N	Y	N	N	Y	N	N	N	Y	Y	Y	Y	N	Y	Y	N	N	N	Y	
709	Land north of the Old Club House (Allotment Gardens), High Street, Handcross	6	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	Y	N	N	N	N	Handcross; DM/15/0359 6 units
731	Land to west of 63 Horsham Road, Pease Pottage	45	N	Y	N	N	Y	N	N	N	Y	Y	Y	Y	N	Y	Y	N	N	N	N	Pease Pottage; all ancient woodland

Turners Hill

Key Constraints

Settlement Category	3	
AONB	✓	Parish is within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	Eastern half of the parish is within the 7km zone of influence for the Ashdown Forest SPA
Flood Zones	?	Small part of the western boundary is within flood zone 2/3
Education	?	Turners Hill CofE Primary School at capacity (99% - 2 spaces as at Oct 2015)
Transport	✗	
Neighbourhood Plan Status	✓	Made: Allocates 1 site, delivering 44 Units

Commitments and Past Delivery

Completions 2014/16	3
Commitments – Large	47
Commitments – Small	2
Neighbourhood Plan	44
Total	96

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	0
Total (to meet 800dpa) Commitments + '3 ticks'	96

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	12	24	36	48
Scenario 3: Proportion Split based on Settlement Size	12	24	35	47

Implications	
850	<ul style="list-style-type: none"> An additional 12 dwellings would be required in excess of those already committed There is only 1 site option within the SHLAA at Turners Hill. This is for 51 units. This site is unavailable for development This site has low landscape capacity This site is within the AONB This site has not been promoted/progressed since it was first submitted to the SHLAA in 2008.
900	<ul style="list-style-type: none"> An additional 24 dwellings would be required in excess of those already committed There is only 1 site option within the SHLAA at Turners Hill. This is for 51 units. As per 850.
950	<ul style="list-style-type: none"> An additional 35-36 dwellings would be required in excess of those already committed There is only 1 site option within the SHLAA at Turners Hill. This is for 51 units. As per 950.
1000	<ul style="list-style-type: none"> An additional 47-48 dwellings would be required in excess of those already committed There is only 1 site option within the SHLAA at Turners Hill. This is for 51 units. As per 1,000.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	96	108	120	132	144
Scenario 2: Settlement Hierarchy Logical Distribution		96	96	96	96
Scenario 3: Proportion Split based on Settlement Size		108	120	131	143

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Turners Hill

Commitments

ID	Address	Units	Comments
116	Clock Field, North Street, Turners Hill	47	
TOTAL		47	

Neighbourhood Plan

ID	Address	Units	Comments
492	Old Vicarage Field, Church Road, Turners Hill	44	
TOTAL		44	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

There are no '3 tick' deliverable/developable sites in the SHLAA

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
569	Land rear of Withypitts, Selsfield Road, Turners Hill	51	N	N	Y	N	N	N	N	N	Y	N	N	Y	N	Y	Y	Y	N	N	Y	Not available for development

Twineham

Key Constraints

Settlement Category	4	
AONB	x	
South Downs National Park	x	
Ashdown Forest 7km	x	
Flood Zones	✓	River Adur crosses the central section of the parish, and falls within Flood Zone 3
Education	?	Twineham CofE Primary School nearing capacity (93% - 7 spaces as at Oct 2015)
Transport	x	
Neighbourhood Plan Status	✓	Made: delivers 20 Units but not site specific

Commitments and Past Delivery

Completions 2014/16	0
Commitments – Large	0
Commitments – Small	5
Neighbourhood Plan	20*
Total	25

*Note: 20 units allocated, but no sites specified

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	0
Total (to meet 800dpa) Commitments + '3 ticks'	25

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	4	9	13	17
Scenario 2: Settlement Hierarchy Logical Distribution	4	9	13	17
Scenario 3: Proportion Split based on Settlement Size	2	3	5	6

Implications	
850	<ul style="list-style-type: none"> An additional 2-4 dwellings would be required in excess of those already committed There are no further site options at Twineham.
900	<ul style="list-style-type: none"> An additional 3-9 dwellings would be required in excess of those already committed There are no further site options at Twineham.
950	<ul style="list-style-type: none"> An additional 5-13 dwellings would be required in excess of those already committed There are no further site options at Twineham.
1000	<ul style="list-style-type: none"> An additional 6-17 dwellings would be required in excess of those already committed There are no further site options at Twineham.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	25	29	34	38	42
Scenario 2: Settlement Hierarchy Logical Distribution		29	34	38	42
Scenario 3: Proportion Split based on Settlement Size		27	28	30	31

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Twineham

Commitments

There are no commitments in this Parish

Neighbourhood Plan

There are no Neighbourhood Plan sites (Plan allocates 20 units but is not site specific).

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

There are no '3 tick' deliverable/developable sites in the SHLAA

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
678	Broad location West of A23	5000	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	Y	N	N	

West Hoathly

Key Constraints

Settlement Category	3	
AONB	✓	Entire parish is within the AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	Parish is entirely within the 7km zone of influence.
Flood Zones	?	Small sections to the southern part of the Parish are within flood zone 2/3.
Education	?	West Hoathly CofE school has capacity (82% - 25 spaces as at Oct 2015)
Transport	✗	
Neighbourhood Plan Status	✓	Made: Allocates 3 sites, delivering 55 Units

Commitments and Past Delivery

Completions 2014/16	4
Commitments – Large	0
Commitments – Small	18
Neighbourhood Plan	55
Total	77

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	27
Total (to meet 800dpa) Commitments + '3 ticks'	104

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	12	24	36	48
Scenario 2: Settlement Hierarchy Logical Distribution	4	9	13	17
Scenario 3: Proportion Split based on Settlement Size	13	27	40	53

Implications	
850	<ul style="list-style-type: none"> • An additional 4-13 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 1 site currently assessed as undeliverable/undevelopable being developed. • Site is within the AONB • Site would have a negative impact on the adjacent conservation area/listed buildings • This site is within the Ashdown Forest 7km zone of influence • This site is assessed as being unachievable. Costs of delivering the site are prohibitive. • Site has limited access to public transport
900	<ul style="list-style-type: none"> • An additional 9-27 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 2 sites currently assessed as undeliverable/undevelopable being developed. • As 850, additionally: <ul style="list-style-type: none"> ◦ Site has low capacity in landscape terms
950	<ul style="list-style-type: none"> • An additional 13-40 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 3 sites currently assessed as undeliverable/undevelopable being developed. • As 950, additionally: <ul style="list-style-type: none"> ◦ Site is covered by ancient woodland

	<ul style="list-style-type: none"> Site has not been promoted/progressed to the SHLAA since its original submission in 2008
1000	<ul style="list-style-type: none"> An additional 17-53 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 4 sites currently assessed as undeliverable/undevelopable being developed. As 950, additionally: <ul style="list-style-type: none"> Sites are '0 ticks' i.e they are not suitable, available or achievable and therefore have little prospect of delivery. Sites are in active use, or not available for development

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	104	116	128	140	152
Scenario 2: Settlement Hierarchy Logical Distribution		108	113	117	121
Scenario 3: Proportion Split based on Settlement Size		117	131	144	157

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

West Hoathly

Commitments

There are no commitments in this Parish

Neighbourhood Plan

ID	Address	Units	Comments
148	Land north of Top Road, Sharpthorne	24	
477	Land adjacent to Cookhams, south of Top Road, Sharpthorne	16	
645	Bluebell Woodland, Sharpthorne	15	
TOTAL		55	

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
406	West Hoathly Garage, Selsfield Road, West Hoathly	12
656	Hangdown Mead Business Park, Top Road, Sharpthorne	15
TOTAL		27

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
147	West Hoathly Station Goods Yard, Station Road,	15	N	Y	Y	N	Y	Y	N	N	N	Y	Y	Y	N	Y	Y	Y	N	N	Y	

	Sharpthorne																					
386	Ibstock Brickworks, Sharpthorne	93	N	N	N	N	Y	N	N	N	N	Y	Y	Y	N	Y	Y	Y	N	N	Y	Active use as brickworks
476	Land to the rear of 1-33 Broadfield, West Hoathly	20	N	N	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	Y	Y	N	Y	Not available for development
653	Webbs Mead, Land West of Broadfield, West Hoathly, RH19 4QR	20	N	Y	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	Y	Y	N	N	
657	Rear of 9 Bayhams Field, Sharpthorne	6	N	Y	N	N	N	N	N	N	Y	N	Y	Y	N	Y	Y	Y	N	N	N	Steep gradient

Worth

Key Constraints

Settlement Category	2	
AONB	✓	South-western part of the Parish is AONB
South Downs National Park	✗	
Ashdown Forest 7km	✓	Eastern area around Crawley Down is within the 7km zone
Flood Zones	?	Small sections to the south and east of the Parish are within flood zone 2/3.
Education	?	Crawley Down Village CofE in Crawley Down is currently over capacity (100% - 0 spaces as at Oct 2015) Cophorne CofE in Cophorne is currently over capacity (100% - 0 spaces as at Oct 2015) Fairway Infant School in Cophorne is currently nearing capacity (97% - 6 spaces as at Oct 2015)
Transport	?	Junctions with the M23 at risk of congestion
Neighbourhood Plan Status	?	Crawley Down: Made. No sites allocated. Cophorne: No draft plan published

Commitments and Past Delivery

Completions 2014/16	111
Commitments – Large	639
Commitments – Small	35
Neighbourhood Plan	0
Total	785

Potential Additional Housing Provision

Not In Planning Process ('3 tick' sites) to meet 800dpa	100
Total (to meet 800dpa) Commitments + '3 ticks'	885

Distribution Scenario	Additional Provision			
	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	51	102	153	204
Scenario 2: Settlement Hierarchy Logical Distribution	26	51	77	102
Scenario 3: Proportion Split based on Settlement Size	61	123	184	245

Implications	
850	<ul style="list-style-type: none"> An additional 26-51 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 1 site currently assessed as undeliverable/undevelopable being developed. This site is within the Ashdown Forest 7km zone of influence This site is affected by ancient woodland This site is remote from public transport This site is assessed as having medium landscape capacity
900	<ul style="list-style-type: none"> An additional 51-123 dwellings would be required in excess of those already committed Based on the SHLAA, this would mean an additional 3-4 sites currently assessed as undeliverable/undevelopable being developed. As 850, additionally:

	<ul style="list-style-type: none"> ○ Sites above 850 have not been promoted or progressed since their original submission to the SHLAA in 2008
950	<ul style="list-style-type: none"> • An additional 77-184 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 5 sites currently assessed as undeliverable/undevelopable being developed. • As 900, additionally: <ul style="list-style-type: none"> ○ Sites significantly constrained by Ancient Woodland ○ Sites are not available for development – they are in active use (including residential) ○ Potential impact on the transport network, with no suggested mitigation
1000	<ul style="list-style-type: none"> • An additional 102-245 dwellings would be required in excess of those already committed • Based on the SHLAA, this would mean an additional 6 sites currently assessed as undeliverable/undevelopable being developed. • As 950, additionally: <ul style="list-style-type: none"> ○ Site would have severe impact on the highway network/known access issues.

Total Plan Period Housing Provision (Commitments + Additional Provision)

Distribution Scenario	Total Plan Period Housing Provision				
	800	850	900	950	1000
Scenario 1: Settlement Hierarchy Even Distribution	885	936	987	1,038	1,089
Scenario 2: Settlement Hierarchy Logical Distribution		911	936	962	987
Scenario 3: Proportion Split based on Settlement Size		946	1,008	1,069	1,130

Sites: Key

Y	Site is affected by this constraint
N	Site is unaffected by this constraint
Services / Bus / Train	Site is judged as affected ('Y') if only Fair or Poor access to these facilities
Promoted	Site is judged as affected ('Y') if not promoted/progressed within the last 5 years
Site Name	Site is 'strategic' (i.e. over 500 units) and has therefore also been assessed in the Strategic Site Selection Paper and Sustainability Appraisal.

Worth

Commitments

ID	Address	Units	Comments
7	Pasture Wood, Hophurst Lane, Crawley Down	9	
518	Land east of Woodlands Close, Crawley Down (phase 1)	3	
672	Land off Woodlands Close, Crawley down (Phase 2)	51	
268	Land at Holly Farm, Copthorne Way, Copthorne	45	
38	Land west of Copthorne, Copthorne Way	500	
272	Land at Wychwood, Turners Hill Road, Crawley Down	23	
488	Palmers Autocentre Turners Hill Road Crawley Down	8	
TOTAL		639	

Neighbourhood Plan

There are no Neighbourhood Plan sites (Crawley Down plan is 'made' but does not allocate sites).

'3 tick' Deliverable/Developable Sites (Required to meet 800dpa)

ID	Address	Units
686	Land to the rear of The Martins (south of Hophurst Lane), Crawley Down	100
TOTAL		100

'1 tick' and '2 tick' sites

ID	Address	Units	Suitable	Available	Achievable	AQMA	Anc. Wood	TPO	Flooding	Open Space	Transport	Services	Bus	Train	SDNP	Landscape	AONB	7km	Heritage	SNCI	Promoted	Comments
18	Crabtree Park, Old Hollow, Near Crawley	2300	N	Y	N	N	Y	N	N	N	Y	Y	N	Y	N	Y	N	N	Y	N	Y	Not actively promoted
61	Land to the north of Cophthorne Road, Cophthorne	240	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	N	N	N	N	
213	Land at Winch Well, Crawley Down	45	N	N	Y	N	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N	Y	Residential - still occupied
271	Land to the west of The Pheasantry, Turners Hill Road, Crawley Down (part of site previously assessed as of site 688)	30	N	Y	Y	N	Y	Y	N	N	N	N	Y	Y	N	Y	N	Y	N	N	N	DM/15/3614 - call in
275	Land adjacent to the Haven Centre, Hophurst Lane, Crawley Down	150	N	N	Y	N	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N	Y	
281	Land south of Hazel Close, Crawley Down	60	N	Y	Y	N	Y	N	N	N	N	N	N	Y	N	Y	N	Y	N	N	N	DM/15/4094 - call in
437	Inglenook Cottage, Laurel Bank & Little Acorns, Brookhill Road, Cophthorne	6	Y	N	Y	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y	Residential still occupied - 2007 pre-app
519	Land north of Burleigh Lane, Crawley Down	35	N	Y	Y	N	N	N	N	N	Y	N	Y	Y	N	Y	N	Y	N	N	Y	
677	Land south of Burleigh Lane, Crawley Down	30	N	Y	Y	N	N	N	N	N	Y	N	Y	Y	N	Y	N	Y	N	N	Y	
688	Land to west of Turners Hill Road, Crawley Down	300	N	Y	Y	N	Y	N	N	N	Y	Y	N	Y	N	Y	N	Y	N	N	N	
713	Land north of Redcourt South, Cuttinglye Lane,	24	N	Y	Y	N	N	Y	N	N	N	N	Y	Y	N	Y	N	Y	N	N	N	Site virtually blanket TPO

	Crawley Down																					
717	Land at Redcourt Barn, Cuttinglye Lane, Crawley Down	30	N	Y	Y	N	N	Y	N	N	N	N	Y	Y	N	Y	N	Y	N	N	N	Site virtually blanket TPO

